

MISSION VALLEY SHOPPING CENTER

2223 AVENT FERRY ROAD RALEIGH, NC 27601



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HIGHLIGHTS

- West Raleigh submarket, between NCSU and NCSU Centennial Campus and Capital Broadcasting
- Traffic counts at Western Blvd and Avent Ferry Road exceed 30,000 CPD
- Tremendous pedestrian traffic with over 2,500 apartments within 1/4 mile
- NCSU is the largest university in the state with over 33,000 students

AVAILABILITY

Suite 2	+/- 31,095 SF
Suite 4-2b	+/- 2,111 SF
Suite 6	+/- 3,600 SF
Suite 8	+/- 1,200 SF
Suite 28b	+/- 3,000 SF

RATE

\$28.00 PSF NNN

\$5.05 PSF TICAM

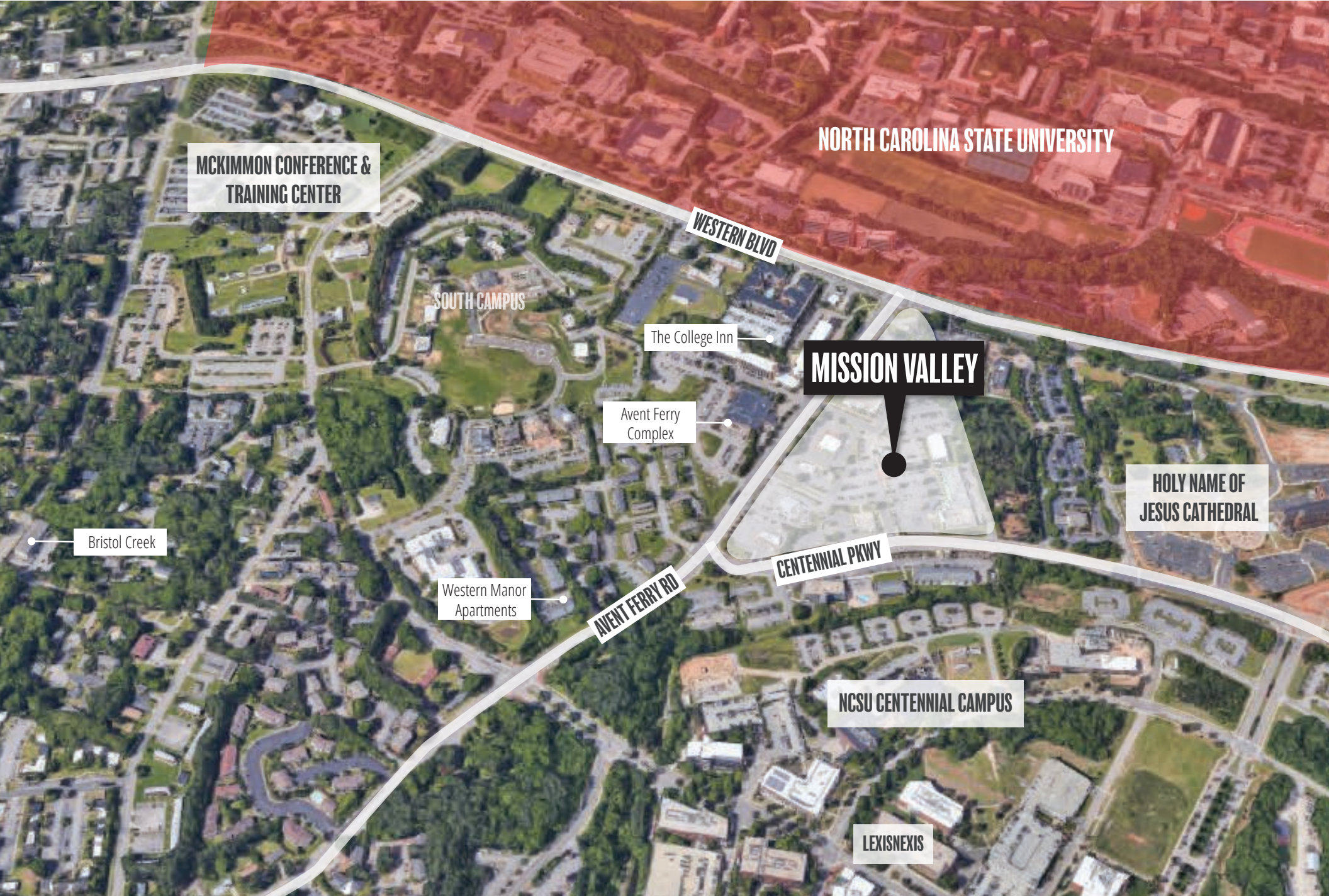


SITE PLAN



1	Papa Johns	1,926 SF
2	AVAILABLE	31,095 SF
3	ABC	4,000 SF
4-1	Tattoo	1,656 SF
4-2	Revolution Smoke & Vape	1,648 SF
4-2B	AVAILABLE	2,111 SF
4-3	Personal Training	1,641 SF
4-4	Leased	1,641 SF
5	Baja Burrito	1,600 SF
6	AVAILABLE	3,600 SF
7	Great Clips	1,200 SF
8	AVAILABLE	1,200 SF
9	Akari Express	1,200 SF
10	Convenience	3,600 SF
11	El Cerro	5,845 SF
12	Bruegger's Bagels	2,164 SF
13	Sammy's Tap	3,831 SF
14	Burger King	3,200 SF
15/B1	Chicken Bee	2,200 SF
15/B2	The Cookie People	1,200 SF
15/B3	School Kids	1,700 SF
16	Dollar Tree	9,600 SF
17	Ruckus Pizza	1,800 SF
18	Nail World	1,512 SF
19	N Style Hair	1,188 SF
20	Undead Electronics	1,188 SF
21	Nur Grocery	2,376 SF
22/23	Jerusalem Deli	2,375 SF
24	China Queen	2,376 SF
25	Cloos' Coney	1,188 SF
26	Jerusalem Meats	1,188 SF
28	Uptown Cheapskate	5,000 SF
28b	AVAILABLE	3,000 SF

LOCATION



MCKIMMON CONFERENCE & TRAINING CENTER

NORTH CAROLINA STATE UNIVERSITY

WESTERN BLVD

SOUTH CAMPUS

The College Inn

MISSION VALLEY

Avent Ferry Complex

HOLY NAME OF JESUS CATHEDRAL

Bristol Creek

Western Manor Apartments

AVENT FERRY RD

CENTENNIAL PKWY

NCSU CENTENNIAL CAMPUS

LEXISNEXIS



RALEIGH ACCOLADES

- 2020 2nd Best in Quality of Life
- 2020 Raleigh Ranks in The 10 Most Recession Resistant Cities
- 2020 #3 in The 50 Best Places in America for Starting a Business
- 2019 Most Educated City Award for the State of NC
- 2019 11th Big City to Live in
- 2019 14th Among America's Top 150 Most Dynamic Urban Centers
- 2019 4th Among 6 Incredible US Cities Hiding in Plain Sight

-numbeo



2023 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	20,353	105,437	217,060
Households	5,118	43,504	91,878
Avg. Household Income	\$59,598	\$94,517	\$91,841
Daytime Poplation	8,075	92,176	195,174

