

MISSION VALLEY SHOPPING CENTER

2223 AVENT FERRY ROAD RALEIGH, NC 27601

jamestroxler@yorkproperties.com

JAMES TROXLER

york

HIGHLIGHTS

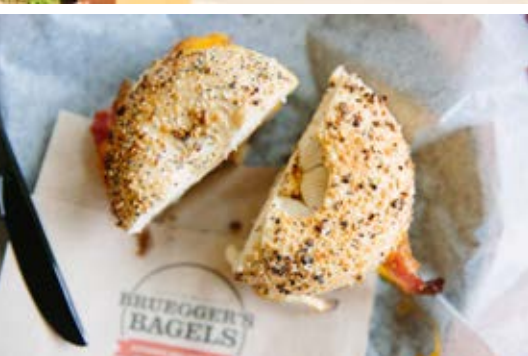
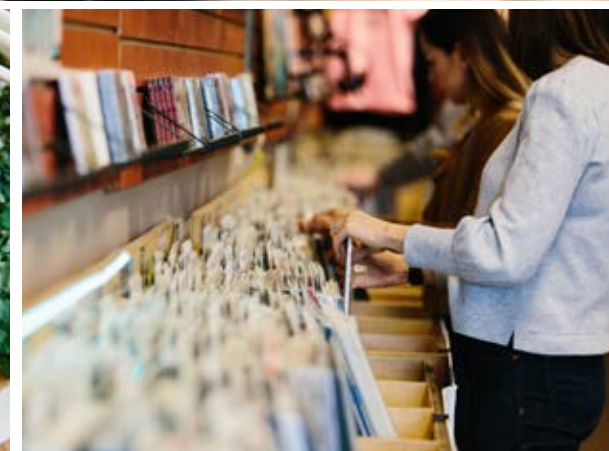
- West Raleigh submarket, between NCSU and NCSU Centennial Campus and Capital Broadcasting
- Traffic counts at Western Blvd and Avent Ferry Road exceed 30,000 CPD
- Tremendous pedestrian traffic with over 2,500 apartments within 1/4 mile
- NCSU is the largest university in the state with over 33,000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

AVAILABILITY

Suite 110	± 3,600 SF
Suite 116	± 1,200 SF
Suite 124	± 31,095 SF
Suite 100/104	± 3,000 SF

RATE

\$28.00 PSF NNN
\$5.05 PSF TICAM



SITE PLAN

2101 AVENT FERRY RD

Papa John's Pizza

2109 AVENT FERRY RD

100	ABC Store
103	Femme Fatale Tattoo
104	Revolution Smoke & Vape
105	Carolina Cell Phone Fix
106	The Movement Lab
108	Baja Burrito
110	AVAILABLE • 3,600 SF
114	Manscape - A Salon for Men
116	AVAILABLE • 1,200 SF
118	Akari Express
120	6 Twelve Convenience Store
124	AVAILABLE • 31,095 SF
140/142	Cup A Joe
144	DP Dough
146	Nafkot Ethiopian
150	Addis Hookah Lounge
152	Terminal Lounge

2217 AVENT FERRY RD

La Terraza

2231 AVENT FERRY RD

Bruegger's Bagels

2235 AVENT FERRY RD

Sammy's Tap & Grill

2241 AVENT FERRY RD

Burger King



SITE PLAN

2151 AVENT FERRY RD

Mission Valley Garden Apartments

2161 AVENT FERRY RD

100/104 AVAILABLE • 3,000 SF

200 Uptown Cheapskate

2233 AVENT FERRY RD

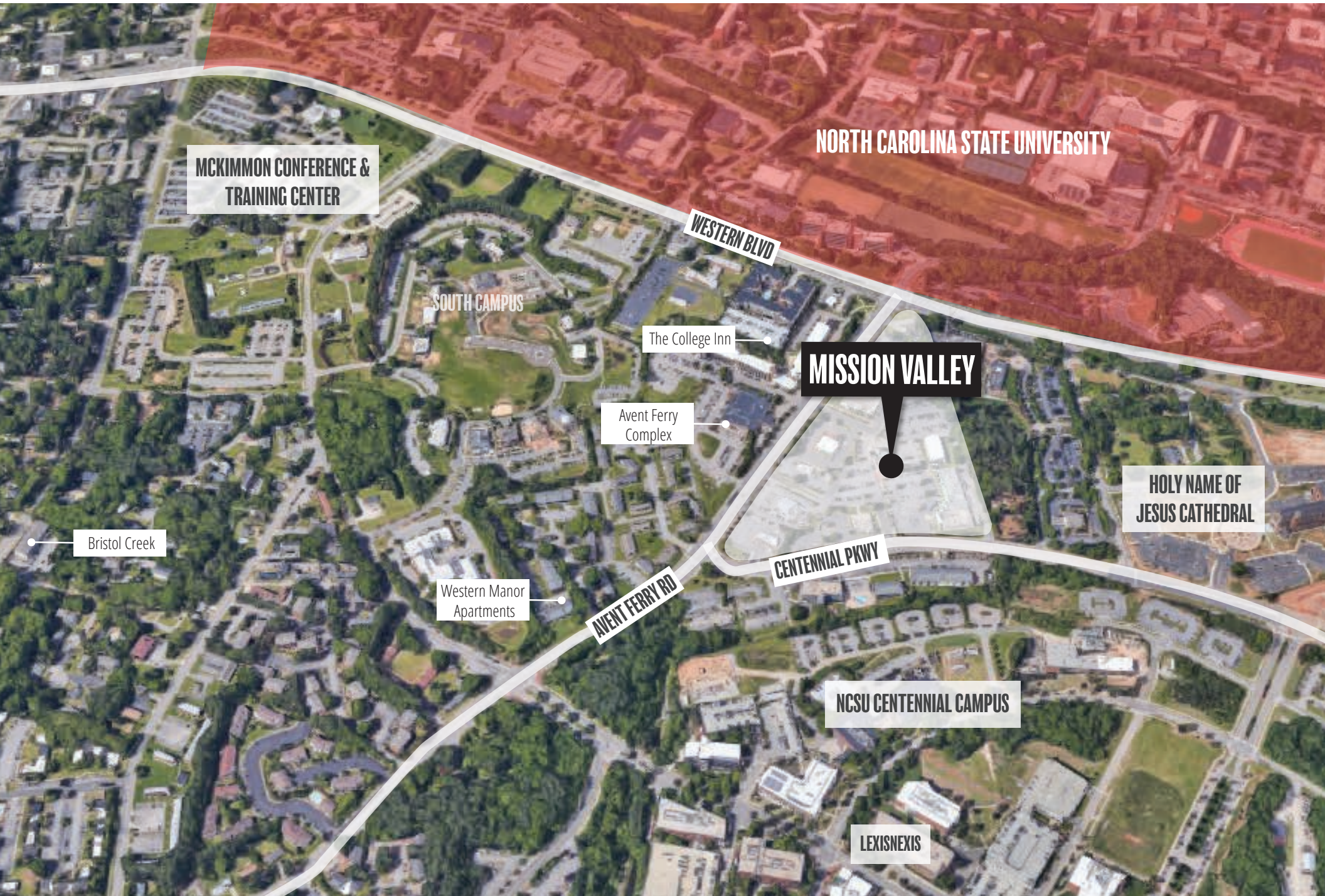
101	Jerusalem Meat Market
102	Cloos Coney Island
103/104	China Queen
105-108	Grand Jerusalem Bakery & Grocery
109	Undead Electronics
110	N Style Hair
111	Nail World
112	Ruckus Pizza
113	Dollar General

2237 AVENT FERRY RD

101	School Kids Records
103	The Cookie People
105	Chicken Bee Raleigh



LOCATION



**MCKIMMON CONFERENCE &
TRAINING CENTER**

NORTH CAROLINA STATE UNIVERSITY

WESTERN BLVD

SOUTH CAMPUS

The College Inn

Avent Ferry
Complex

MISSION VALLEY

**HOLY NAME OF
JESUS CATHEDRAL**

Bristol Creek

Western Manor
Apartments

AVENT FERRY RD

CENTENNIAL PKWY

NCSU CENTENNIAL CAMPUS

LEXISNEXIS



RALEIGH ACCOLADES

- 2025 Best Performing Large Metro Area
- 2024 Best City to Drive In
- 2025 #3 in The Fastest Growing U.S. City for Construction
- 2025 7th Fastest Growing City in the U.S.
- 2024 4th Fastest Growing Housing Market
- 2025 #4 in the Best Cities for Headquarters
- 2024 Most Livable City

-numbeo



2025 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	19,974	104,293	226,995
Households	5,461	46,220	101,872
Avg. Household Income	\$53,708	\$98,383	\$99,875
Daytime Poplation	7,721	79,119	162,841

