



GLENLAKE

DYNAMIC MIXED-USE EXPERIENCE
WITH PRIME RETAIL AVAILABILITIES

4141 PARKLAKE AVE • RALEIGH, NC 27612





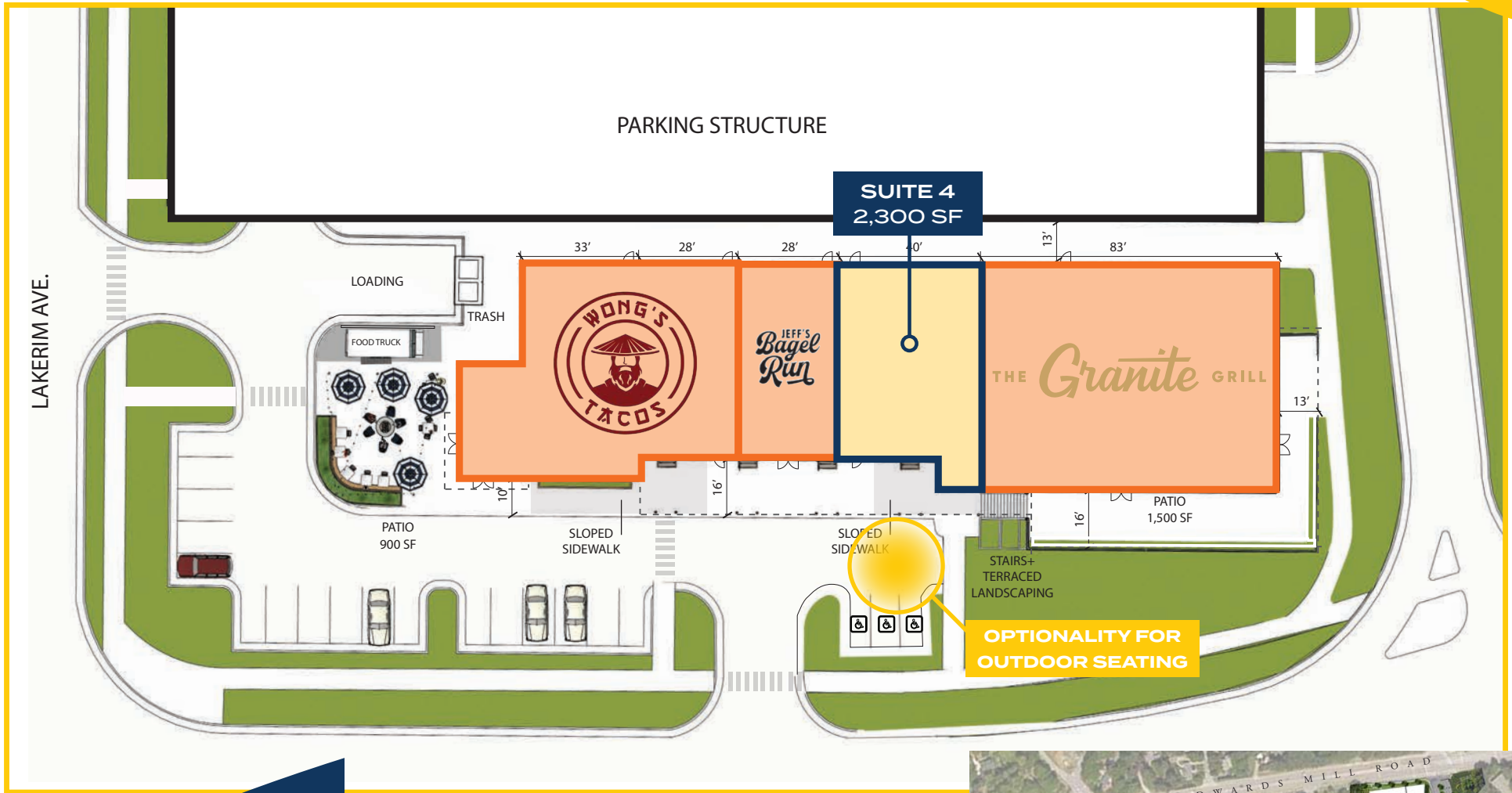
PROPERTY HIGHLIGHTS

OVER 25,000 SF OF RETAIL SPACE

- Rare West Raleigh retail opportunities in a high-profile mixed-use project with over 1MSF of existing office space
- One availability with 2,300 SF
- Affluent \$146K avg HH incomes (*one mile*)
- Surrounding housing values range from \$500K to \$2M+
- 20,000 VPD on Edwards Mill Rd and 55,500 VPD on Glenwood Ave

2025 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	9,765	75,850	227,468
HOUSEHOLDS	5,522	37,136	108,194
AVERAGE HH INCOME	\$146,383	\$165,023	\$143,197
DAYTIME POPULATION	16,117	105,176	344,587

SITE PLAN & RETAIL AVAILABILITIES



RETAIL ROW PROJECT PHOTOS



CROOKED HAMMOCK BREWERY LEASED



To RDU International Airport 10.7 Miles

37,500 VPD

CRABTREE TERRACE

The Container Store

CRABTREE VALLEY MALL

NORTH HILLS

20,000 VPD

GLENLAKE

55,500 VPD

120,000 VPD

OLDE RALEIGH VILLAGE

97,500 VPD

25,000 VPD

REX
UNC HEALTH CARE

To Village District 4.7 Miles

GLENWOOD VILLAGE

To Downtown Raleigh 6.6 Miles

CAROLINA COUNTRY CLUB



GLENLAKE

CONTACT US

CHARLIE COYNE

Executive Vice President
+1 919 227 9368
charlie.coyne@cbre.com

MATT LARSON

Executive Vice President
+1 919 831 8268
matt.larson@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

