



LODEN

GATEWAY PLAZA

2409 Crabtree Blvd
Raleigh, NC 27604

LEASING

John Koonce

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PROPERTY DESCRIPTION

GATEWAY PLAZA

RETAIL FOR LEASE

Lease Rate

\$30.00 PSF

AVAILABILITY

FULLY LEASED

Details

- Conveniently located $\frac{1}{8}$ of a mile from I-440 and $\frac{1}{2}$ of a mile from Downtown Raleigh
- Adjoining neighborhoods include Oakdale, Lions Park, Brookside, Meadowbrook, and Oakwood
- Capital Boulevard improvement plan has begun
- Raleigh Greenway is just steps from the property
- Great visibility, access, and signage opportunity
- Ample parking
- Co-tenants include Union Special Bakery, Levitate, Wolf Gang Bakery, Arrichion Hot Yoga, The Bomb Bar, and Raleigh Founded, and Mordecai Beverage



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SITE PLAN

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2409 101 A	<i>Fiction Kitchen (temp.)</i>	3,000 SF	2409 119	<i>Azure Violins</i>	1,400 SF
2409 101 B	<i>Union Wholesale</i>	2,525 SF	2409 120	<i>Menagerie Salon</i>	1,040 SF
2409 102	<i>Union Special</i>	2,500 SF	2409 121	<i>Arrichion Hot Yoga</i>	2,404 SF
2409 103	<i>Hidden Block</i>	2,061 SF	2409 122 & 123	<i>Levitate</i>	7,799 SF
2409 104	<i>Miso Ramen Bar</i>	2,262 SF	2409 124	<i>Craft Habit</i>	2,382 SF
2409 105	<i>Wolf Gang Bakery</i>	1,702 SF	2409 125	<i>Mordecai Beverage</i>	3,728 SF
2409 106	<i>Wick and Sip</i>	2,020 SF	2409 126	<i>Natural Science bar</i>	3,500 SF
2409 107	<i>Founded Raleigh</i>	25,000 SF	2409 127	<i>Fiction Kitchen + Mala Pata Molino</i>	5,000 SF
2409 117	<i>Bomb Bar</i>	1,175 SF	2409 128	<i>Dogwood Country Club</i>	5,000 SF
2409 118	<i>Wave Movement</i>	1,159 SF			



SITE OVERVIEW

GATEWAY PLAZA



PROPERTY PHOTOS

GATEWAY PLAZA



DEMOCRAPHICS

GATEWAY PLAZA

RALEIGH ACCOLADES

2025

Top 10 Best Cities to Start a Business

-WNCN

2nd Friendliest City in the U.S.

-YUZU, Match Group's social app

3rd Happiest City

-Smart Asset

No. 3 Best State Capitol to Live in

-WalletHub

Tapped as the Best-Performing Large Metro Area

-Milken Institute

No. 4 for Best Cities for Headquarters

-Triangle Business Journal

No. 7 Fastest Growing City in the U.S.

-U-Haul Annual Growth Report

2024 DEMOGRAPHIC REPORT

	1 Mile	3 Miles	5 Miles
Population	7,613	101,976	260,608
Households	3,647	48,037	112,553
Avg. Household Income	\$101,616	\$120,091	\$87,082
Daytime Population	6,451	103,192	176,811



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