



Rosewood

601 W. SOUTH STREET

RALEIGH, NC 27603

±548 SF - 3,586 SF

Retail For Lease

CBRE

PROPERTY HIGHLIGHTS

- **±548 SF to 3,586 SF ground floor retail available for lease**
- Prime downtown Raleigh location at 601 W South St, bridging historic Boylan Heights and the growing Dix Park trade area
- The retail space benefits from a built-in customer base, as it's positioned within a 269-unit mixed use community and draws from a daytime population of nearly 47,000 within 1 mile
- Affluent, fast-growing trade area with an average household income of \$138,603, that's projected to see a 6% annual population increase through the year 2030 within 1 mile
- Ground floor retail spaces on a walkable, corridor with a modern neighborhood feel.

2025 POPULATION

1 MILE
15,725

3 MILES
117,292

5 MILES
221,501

2025 AVERAGE HOUSEHOLD INCOME

1 MILE
\$138,603

3 MILES
\$133,494

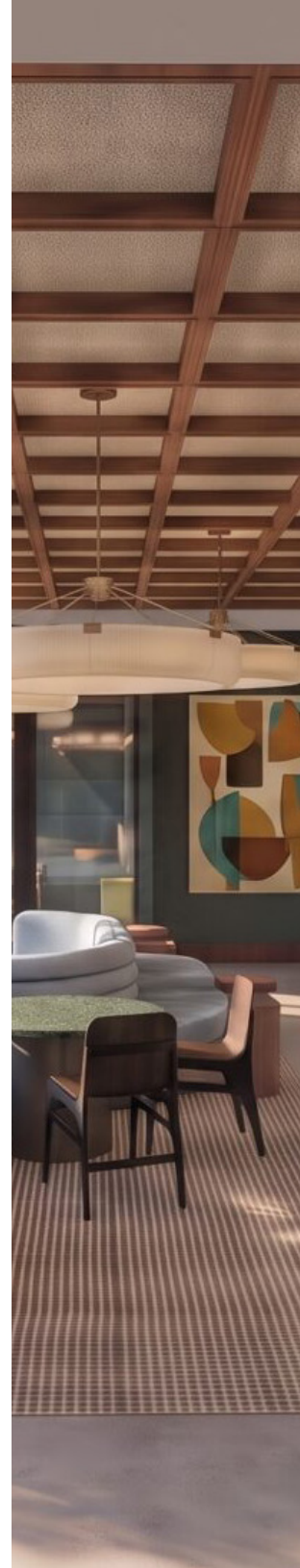
5 MILES
\$131,027

2025 DAYTIME POPULATION

1 MILE
46,724

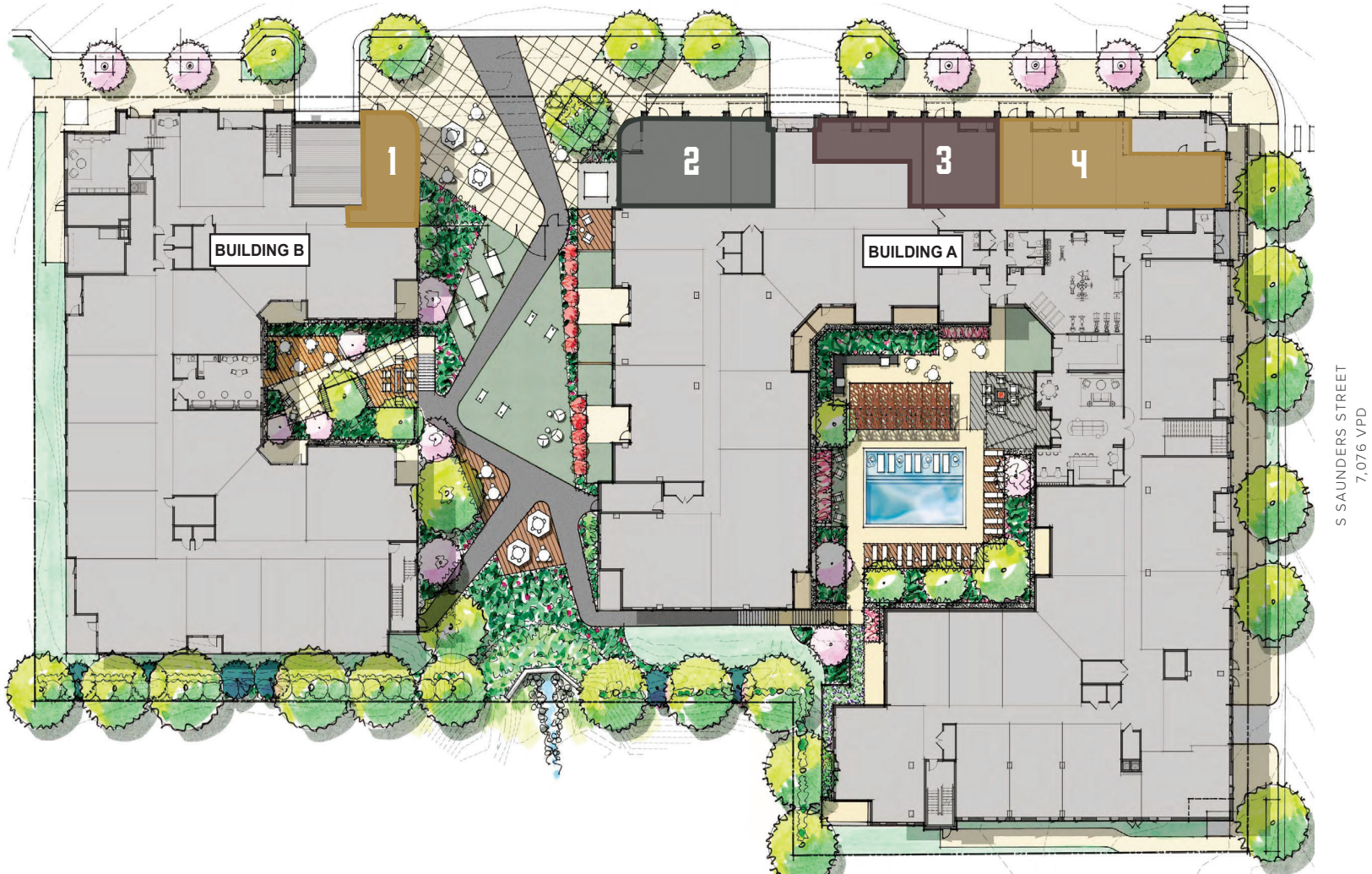
3 MILES
156,295

5 MILES
340,927



N

W SOUTH STREET
2,745 VPD



S SAUNDERS STREET
7,076 VPD

SUITE 1

548 SF
VANILLA BOX

SUITE 2

1,303 RSF
VANILLA BOX

SUITE 3

1,136 RSF
RESTAURANT SHELL
*Can be combined with suite 4

SUITE 4

2,450 RSF
RESTAURANT SHELL
*Can be combined with suite 3

LOCATION LOCATION!



RESTAURANTS

- | | | |
|--------------------------|----------------------------|-------------------------------|
| 1 Bad Daddy's Burger Bar | 18 Drift @ The Weld | 35 The Pit Authentic BBQ |
| 2 Barcelona Wine Bar | 19 First Watch | 36 Pizzeria Toro |
| 3 Benchwarmers Bagels | 20 Flying Saucer | 37 Poole's Diner |
| 4 Benchwarmers Bagels | 21 Heirloom Brewshop | 38 PrimoHoagies |
| 5 Bida Manda | 22 Irregardless Cafe | 39 Raleigh Beer Garden |
| 6 Big Ed's City Market | 23 Jimmy John's | 40 Sam Jones BBQ |
| 7 Birdie's Barroom | 24 K38 Baja Grill | 41 Second Empire |
| 8 Biscuit Belly | 25 Killjoy | 42 Sir Walter Coffee |
| 9 Boulted Bread | 26 La Santa | 43 Standard Beer + Food |
| 10 Brewery Bhavana | 27 Madre | 44 Sullivan's Steakhouse |
| 11 Campo Taco Co. | 28 Mellow Mushroom | 45 Sunflower's Cafe |
| 12 Chido Taco | 29 Midwood Smokehouse | 46 Taverna Agora |
| 13 Chipotle | 30 Morgan Street Food Hall | 47 Tous Les Jours Bakery |
| 14 The Common Market | 31 Mulino Italian Kitchen | 48 Trophy Brewing & Pizza |
| 15 Crawford and Son | 32 O-Ku | 49 Vault Craft Beer |
| 16 Cuya Cafe + Cocina | 33 Oak Steakhouse | 50 Vidrio |
| 17 Dram & Draught | 34 Oakwood Pizza Box | 51 Wye Hill Kitchen & Brewing |

HOTELS

- | | |
|-----------------------------|---------------------------------|
| 1 AC Hotel Downtown | 7 Sheraton Raleigh |
| 2 Hampton Inn & Suites | 8 Residence Inn Downtown |
| 3 Heights House Hotel | 9 Homewood Suites |
| 4 Hyatt House Downtown | 10 Tempo by Hilton |
| 5 The Longleaf Hotel | 11 The Casso, Tribute Portfolio |
| 6 Raleigh Marriott City Ctr | 12 Omni Raleigh |

FITNESS

- | | |
|--------------------|-----------------------|
| 1 BK Pilates | 6 HOTWORX |
| 2 Chisel Studio | 7 Iyengar Yoga Center |
| 3 Dose Yoga + Cafe | 8 MADabolic |
| 4 Heights Pilates | 9 YogaSix |
| 5 Homebody Yoga | 10 Yoga Soul-ec-tive |

CIVIC & ENTERTAINMENT

- | | | |
|--|-------------------|----------------------------|
| 1 Dorothea Dix Park | 308 acres | 11 NC Legislative Building |
| 2 Gipson Play Plaza | opened 2025 | 12 Moore Square |
| 3 Raleigh Convention Center | 354K attendees | 13 Nash Square |
| 4 Red Hat Amphitheater | 7,000 seats, 2027 | 14 Pullen Park |
| 5 Martin Marietta Center for the Performing Arts | | |
| 6 Marbles Kids Museum + IMAX | 680K visitors/yr | |
| 7 NC Museum of Natural Sciences | 1.2M visitors/yr | |
| 8 NC Museum of History | reopens 2028 | |
| 9 Raleigh Union Station | | |
| 10 NC State Capitol | | |

3 MIN

Dorothea Dix Park

4 MIN

Convention Center

5 MIN

Raleigh Union Station

5 MIN

NC State University

17 MIN

RDU International

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