



**CURIO**  
COLLECTION  
BY HILTON™

511 WOODBURN ROAD • RALEIGH, NC 27605

## RESTAURANT SPACE FOR LEASE



- 5,313 SF sixth floor restaurant space with large outdoor patio
- Hotel Oberlin will have 153 keys with a 2024 expected delivery
- Overlooks Village District (100+ retailers)
- Household income over \$124,000 within one mile
- 2.5 miles from Downtown Raleigh and 0.5 mile from NC State University (34,000+ students)



**VIEW SITE  
DRONE VIDEO**

### CONTACT US

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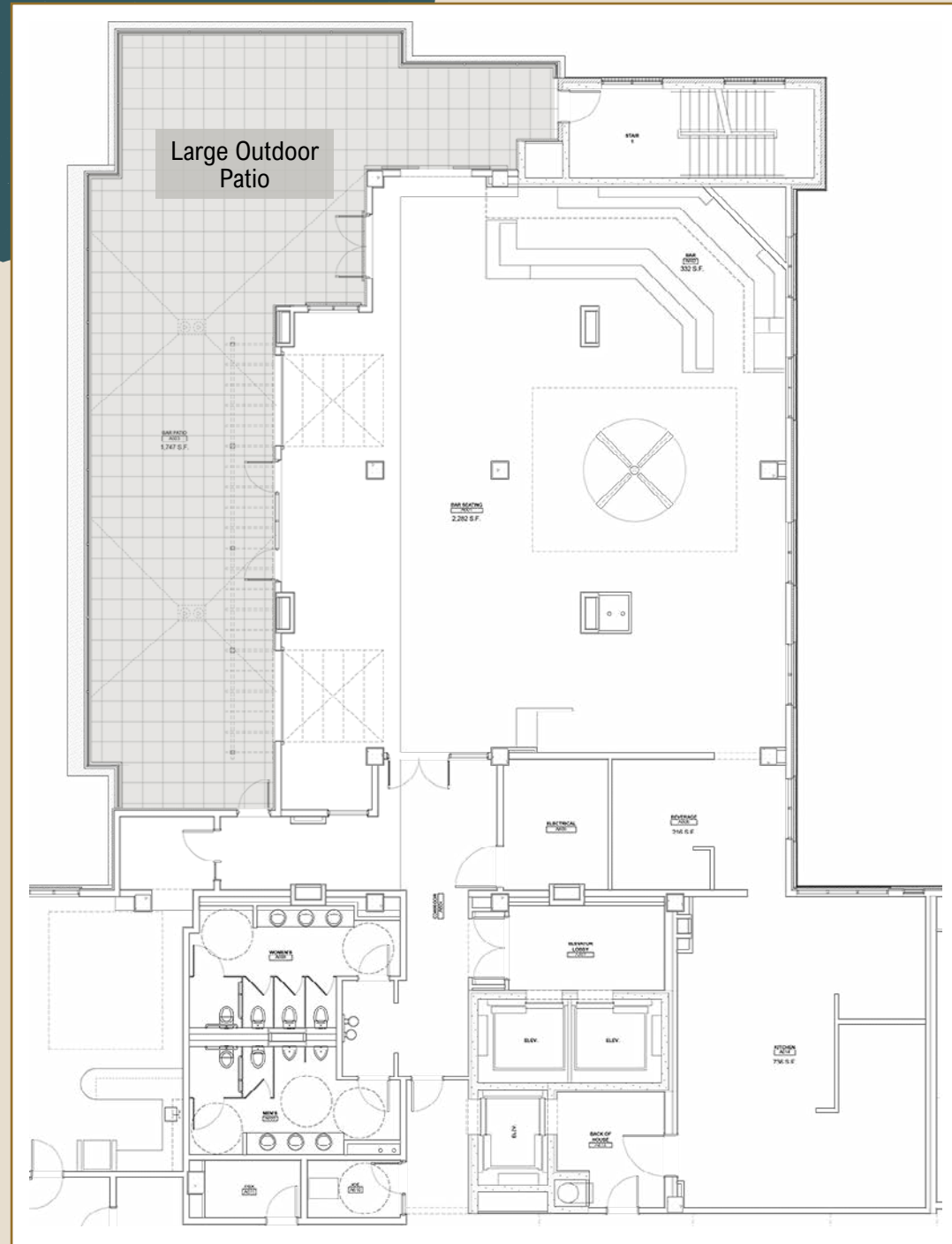
# SITE PLAN



# FLOOR PLAN

## Sixth Floor Restaurant

3,566 SF Restaurant + 1,747 SF Patio



# LOBBY PLAN



## BREAKFAST AREA



## BAR



# VIEW TO THE EAST



# VIEW TO THE SOUTH



**VILLAGE DISTRICT**  
*100+ Retailers and Restaurants*

**BERKSHIRE VILLAGE DISTRICT**  
*282 Units*

# VIEW TO THE NORTH



616 AT THE VILLAGE  
207 Units

# RENDERINGS



5,313 SF TOTAL | 2,614 SF Indoor Seating • 1,747 SF Outdoor Patio • 952 SF Prep Areas







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# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Population (2023)</b>	20,580	105,886	234,629
<b>Households</b>	9,699	44,357	101,307
<b>Average HH Income</b>	\$124,685	\$130,102	\$112,853
<b>Daytime Population</b>	27,124	157,991	363,548

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## CONTACT US

**CBRE | Raleigh**  
A JOINT VENTURE

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