

Harris Teeter

Olde Raleigh
VILLAGE

3121-3201 EDWARDS MILL ROAD, RALEIGH, NC 27612



PROPERTY FEATURES

- Upgraded façade and site improvements recently completed
- Highly sought after submarket with affluent demographics and density
- Center is surrounded by a strong daytime population with medical offices, UNC Rex Hospital (665 beds), new UNC Rex Cancer Center (100K SF), Bandwidth Global HQ (40 AC campus), and NC Department of Health and Human Services (11 story tower)
- Excellent visibility on heavily traveled intersection of Edwards Mill Road and Dureleigh Road
- Close proximity to major traffic corridors including I-440, Wade Avenue, and Highway 70

DEMOGRAPHICS

1 MILE RADIUS

	8,669 ESTIMATED POPULATION
	40.8 MEDIAN AGE
	\$591,426 MEDIAN HOME VALUE
	7,309 TOTAL EMPLOYEES
	\$86,871 MEDIAN HOUSEHOLD INCOME

3 MILE RADIUS

	61,692 ESTIMATED POPULATION
	36.6 MEDIAN AGE
	\$636,252 MEDIAN HOME VALUE
	47,508 TOTAL EMPLOYEES
	\$96,706 MEDIAN HOUSEHOLD INCOME

5 MILE RADIUS

	225,228 ESTIMATED POPULATION		146,858 TOTAL EMPLOYEES
	35.4 MEDIAN AGE		\$93,440 MEDIAN HOUSEHOLD INCOME
	\$560,769 MEDIAN HOME VALUE		

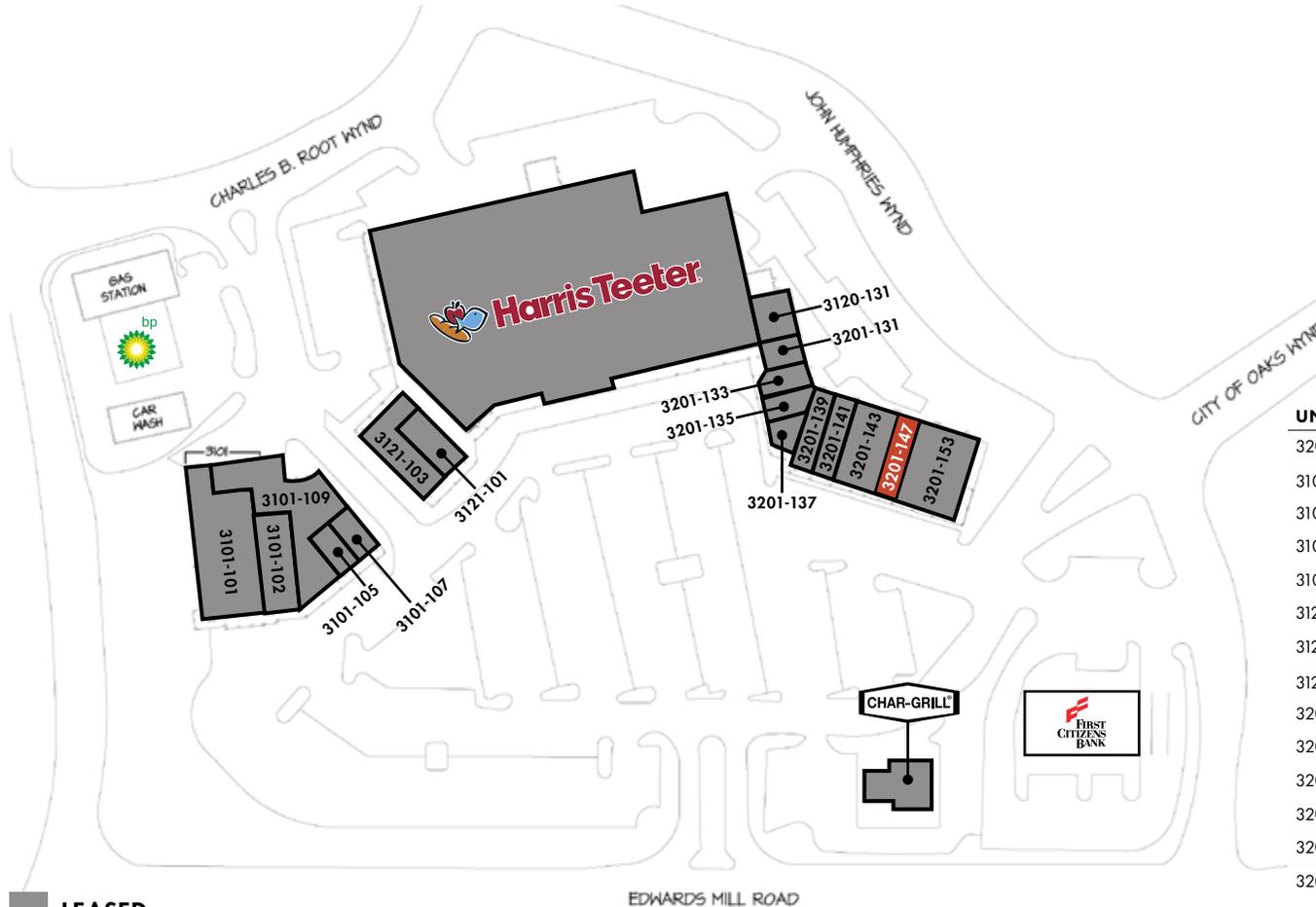
FOR MORE INFORMATION, PLEASE CONTACT:

JULIE AUGUSTYN | 919.438.2582
Julie.Augustyn@foundrycommercial.com
Licensed Real Estate Broker

ROSS DIACHENKO | 336.337.3162
Ross.Diachenko@foundrycommercial.com
Licensed Real Estate Broker

FOUNDRY
COMMERCIAL

SITE PLAN



- LEASED
- AVAILABLE
- AT LEASE

UNIT	TENANT	SIZE
3201-101	Rudinos Sports Corner	±6,797 SF
3101-102	Chipotle	±2,503 SF
3101-109	Village Dental	±5,812 SF
3101-105	Starbucks	±1,000 SF
3101-107	Tropical Smoothie Cafe	±1,000 SF
3120-131	Muay Thai	±1,760 SF
3121-103	Bella Monica	±2,630 SF
3121-101	Happy + Hale	±1,624 SF
3201-123	Harris Teeter	±54,068 SF
3201-131	Beverly Nails	±1,535 SF
3201-133	Beverly Nails	±1,182 SF
3201-135	Sport Clips	±1,172 SF
3201-137	Sparrowood Jewelers	±935 SF
3201-139	Jersey Mike's	±1,530 SF
3201-141	Perspire Sauna & Studio	±1,540 SF
3201-143	Massage Envy	±3,086 SF
3201-147	AVAILABLE	±1,525 SF
3201-153	The Mill	±4,715 SF
3211	Char-Grill	±1,256 SF

FOR MORE INFORMATION, PLEASE CONTACT:

JULIE AUGUSTYN | 919.438.2582
 Julie.Augustyn@foundrycommercial.com
 Licensed Real Estate Broker

ROSS DIACHENKO | 336.337.3162
 Ross.Diachenko@foundrycommercial.com
 Licensed Real Estate Broker





FOR MORE INFORMATION, PLEASE CONTACT:

JULIE AUGUSTYN | 919.438.2582
Julie.Augustyn@foundrycommercial.com
Licensed Real Estate Broker

ROSS DIACHENKO | 336.337.3162
Ross.Diachenko@foundrycommercial.com
Licensed Real Estate Broker

FOUNDRY
COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

foundrycommercial.com



FOR MORE INFORMATION, PLEASE CONTACT:

JULIE AUGUSTYN | 919.438.2582
 Julie.Augustyn@foundrycommercial.com
 Licensed Real Estate Broker

ROSS DIACHENKO | 336.337.3162
 Ross.Diachenko@foundrycommercial.com
 Licensed Real Estate Broker



Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

foundrycommercial.com