

Harris Teeter

*Olde Raleigh*  
VILLAGE

3121-3201 EDWARDS MILL ROAD, RALEIGH, NC 27612

2ND GENERATION RESTAURANT SPACE & SHOP SPACE | ±1,540 - 1,624 SF



## PROPERTY FEATURES

- Rare retail/restaurant opportunity in one of Raleigh’s most established shopping centers
- 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 opening 2025)
- Excellent visibility on heavily traveled intersection of Edwards Mill Road and Duraigh Road
- Close proximity to major traffic corridors including I-440, Wade Avenue, and Highway 70

## DEMOGRAPHICS

### 1 MILE RADIUS

	<b>8,669</b> ESTIMATED POPULATION 2024
	<b>40.8</b> MEDIAN AGE
	<b>\$591,426</b> MEDIAN HOME VALUE 2024
	<b>7,309</b> TOTAL EMPLOYEES
	<b>\$86,871</b> MEDIAN HOUSEHOLD INCOME

### 3 MILE RADIUS

	<b>61,692</b> ESTIMATED POPULATION 2024
	<b>36.6</b> MEDIAN AGE
	<b>\$636,252</b> MEDIAN HOME VALUE 2024
	<b>47,508</b> TOTAL EMPLOYEES
	<b>\$96,706</b> MEDIAN HOUSEHOLD INCOME

### 5 MILE RADIUS

	<b>225,228</b> ESTIMATED POPULATION 2024		<b>146,858</b> TOTAL EMPLOYEES
	<b>35.4</b> MEDIAN AGE		<b>\$93,440</b> MEDIAN HOUSEHOLD INCOME
	<b>\$560,769</b> MEDIAN HOME VALUE 2024		

## PRICING

LEASE RATE	<b>\$50/SF</b>
TICAM	<b>\$6.92/SF</b>

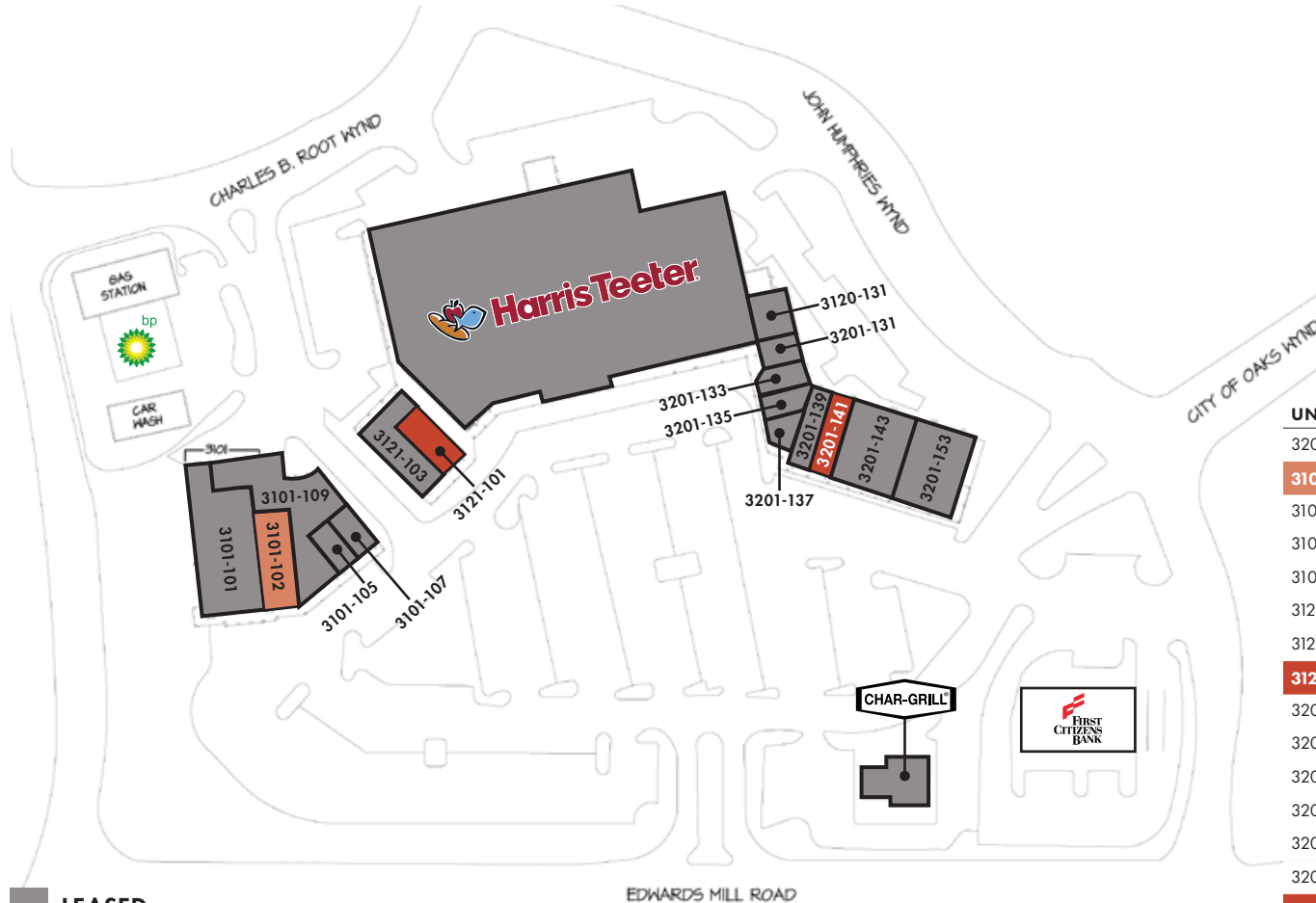
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## SITE PLAN



- LEASED
- AVAILABLE
- AT LEASE

UNIT	TENANT	SIZE
3201-101	Rudinos Sports Corner	±6,797 SF
<b>3101-102</b>	<b>AT LEASE</b>	<b>±2,503 SF</b>
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
<b>3121-101</b>	<b>2ND GENERATION RESTAURANT</b>	<b>±1,624 SF</b>
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
<b>3201-141</b>	<b>AVAILABLE</b>	<b>±1,540 SF</b>
3201-143	Massage Envy	±4,629 SF
3201-147	Massage Envy	±1,000 SF
3201-153	The Mill	±4,715 SF
3211	Char-Grill	±1,256 SF

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## RENOVATION RENDERINGS



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