

SALVAGE

ESTD **YARD** 1969

AT RALEIGH IRON WORKS

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Salvage yard is a mixed-use development connecting Raleigh's industrial past to its dynamic future through curated, innovative spaces

Rooted in the City's industrial legacy, the development reimagines these spaces for today's makers, movers and doers, cultivating a diverse and activated environment.



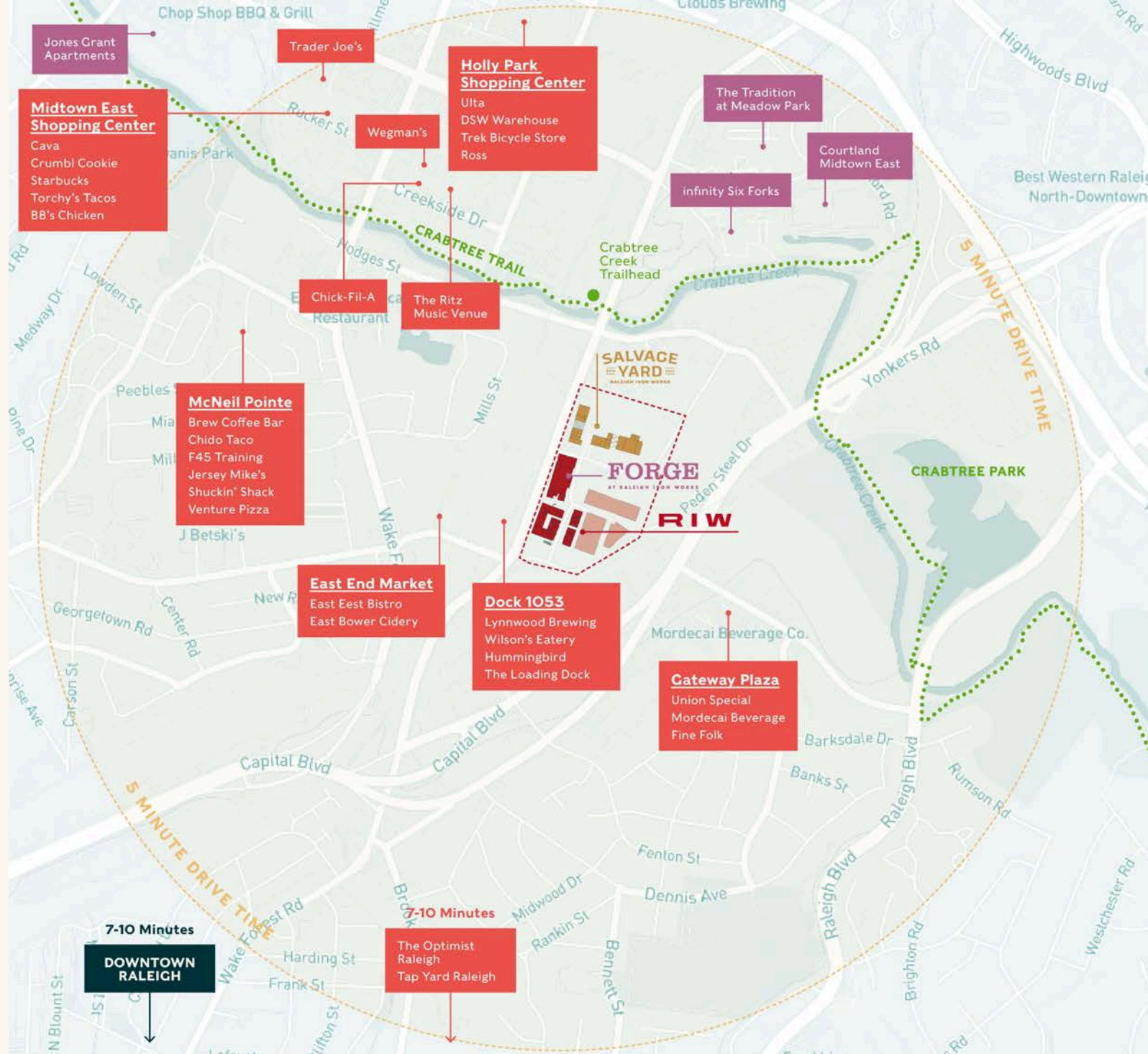
The Development Team

A project like Salvage Yard, rooted in adaptive reuse and reinvention, requires the vision and leadership of an owner committed to transforming historic spaces into dynamic, community-driven destinations. By honoring the past while creating meaningful places for the future, Salvage Yard is positioned to deliver lasting quality, long-term value, and a strong sense of place.

GRUBB VENTURES brings deep expertise in adaptive reuse and infill redevelopment across the Triangle, with a proven track record through projects like Dock 1053 and Raleigh Iron Works and the vibrant mixed-use community at Glenwood Place.



**The Trade
Area**



Atlantic Avenue

SALVAGE YARD
ESTD 2022
RALEIGH IRON WORKS

1

Lewis BARBECUE

2

3

CANNONBALL

TRIPLEX

4

5

6

7

8

NO CO BEVERAGE

peachlab

Curator's Beauty

9

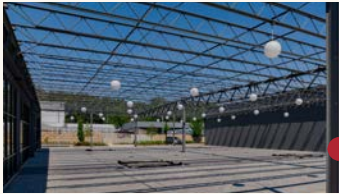
TRIANGLE ROCK CLUB

- LEGEND**
- RESTAURANT
 - RETAIL
 - SERVICES
 - ENTERTAINMENT
 - FITNESS

AVAILABLE SPACE

1. 10,180 SF	6. 6,033 SF
2. 4,623 SF	7. 2,315 SF
3. 4,623 SF	8. 2,000 SF
4. 3,548 SF	9. 2,200 SF
5. 2,869 SF	

The In-Between



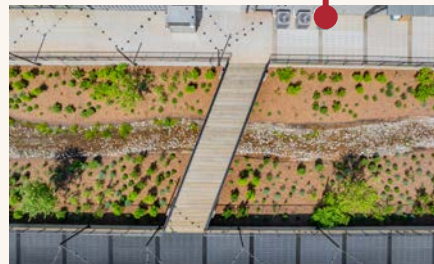
Exposed trusses and open-air entry to create view corridor. Flanked by outdoor restaurant spaces and seating, featuring local art and landscaping



Triangle Rock Club, experience climbing, fitness and yoga in their new facility



Outdoor greenspace surrounded by elevated deck to enhance pedestrian experience



Stream & natural area with board walk bridge connections between buildings



Eclectic mix of storefront and signage opportunities



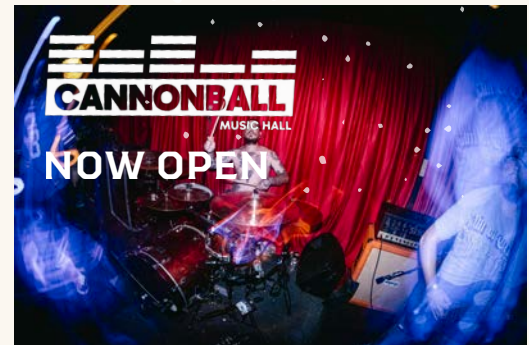
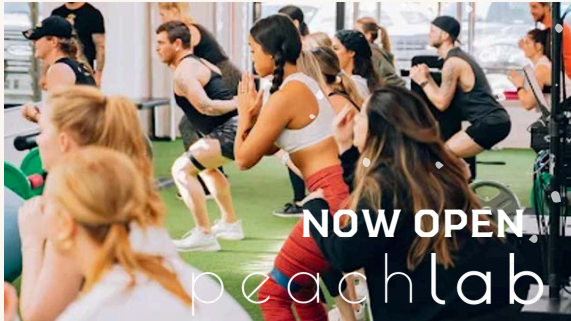
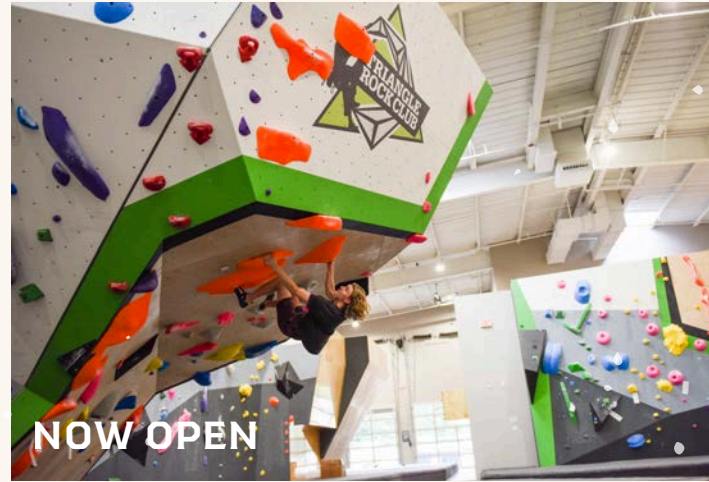
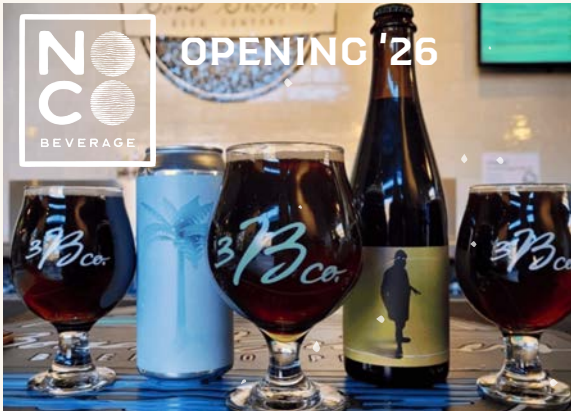
Salvage Yard: Today



104,844 SF

SF Retail,
Restaurant,
Creative & Fitness
Space

The Vibe



Demographics

100,942

TOTAL POPULATION WITHIN
A 3MI RADIUS

189,329

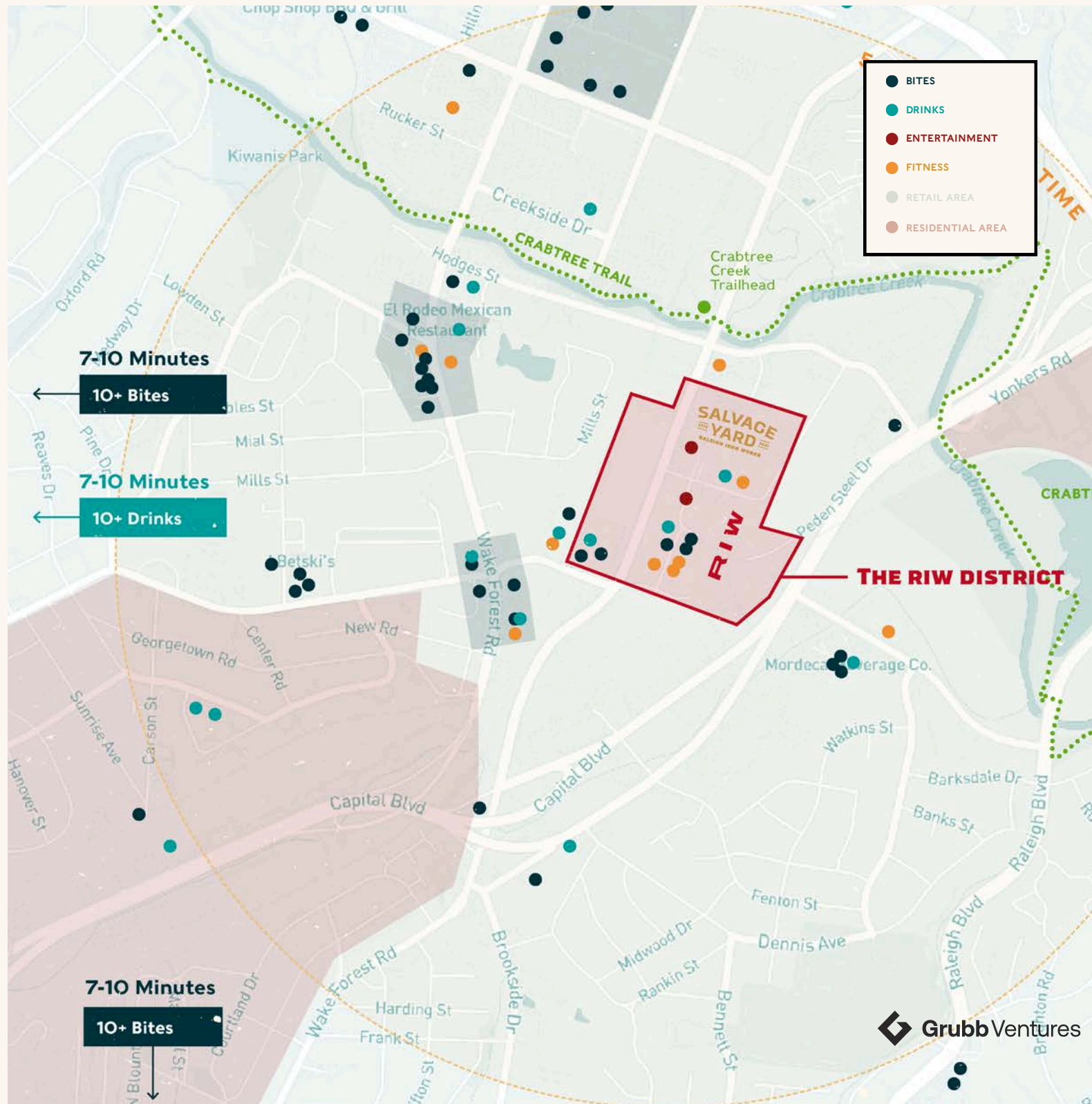
DAYTIME POPULATION WITHIN
A 3MI RADIUS

17.8 M

RALEIGH SAW 17.8 MILLION
TOURISTS LAST YEAR WITH A
RECORD \$3B SPENDING POWER

\$114,000

AVG HHI WITHIN 3MI





SCAN TO LEARN
MORE ABOUT
LEASING
OPPORTUNITIES AT
SALVAGE YARD



LEASING @ SALVAGE YARD

STEPHEN DAHLEM

SDAHLEM@GRUBBVENTURES.COM | 919.786.9905 | 919.909.6725