



GATEWAY PLAZA

2409 Crabtree Blvd
Raleigh, NC 27604

LEASING

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L O D E N

PROPERTY DESCRIPTION

GATEWAY PLAZA

RETAIL FOR LEASE

Lease Rate

\$35.00 PSF NNN

AVAILABILITY

± 3,728 SF

Details

- Conveniently located $\frac{1}{8}$ of a mile from I-440 and $\frac{1}{2}$ of a mile from Downtown Raleigh
- Adjoining neighborhoods include Oakdale, Lions Park, Brookside, Meadowbrook, and Oakwood
- Capital Boulevard improvement plan has begun
- Raleigh Greenway is just steps from the property
- Great visibility, access, and signage opportunity
- Ample parking
- Co-tenants include Union Special Bakery, Levitate, Wolf Gang Bakery, Arrichion Hot Yoga, The Bomb Bar, Raleigh Founded, and Mordecai Beverage



SITE PLAN

GATEWAY PLAZA

2409 101 A	<i>Biddy Thomas</i>	3,000 SF	2409 119	<i>Azure Violins</i>	1,400 SF
2409 101 B	<i>Union Wholesale</i>	2,525 SF	2409 120	<i>Menagerie Salon</i>	1,040 SF
2409 102	<i>Union Special</i>	2,500 SF	2409 121	<i>Arrichion Hot Yoga</i>	2,404 SF
2409 103	<i>Hidden Block</i>	2,061 SF	2409 122 & 123	<i>Levitate</i>	7,799 SF
2409 104	<i>Miso Ramen Bar</i>	2,262 SF	2409 124	<i>Craft Habit</i>	2,382 SF
2409 105	<i>Wolf Gang Bakery</i>	1,702 SF	2409 125	AVAILABLE	3,728 SF
2409 106	<i>Wick and Sip</i>	2,020 SF	2409 126	<i>Natural Science bar</i>	3,500 SF
2409 107	<i>Founded Raleigh</i>	25,000 SF	2409 127	<i>Fiction Kitchen + Mala Pata Molino</i>	5,000 SF
2409 117	<i>Bomb Bar</i>	1,175 SF	2409 128	<i>Dogwood Country Club</i>	5,000 SF
2409 118	<i>Wave Movement</i>	1,159 SF			

PARKING

COVERED WALKWAY

FICTION KITCHEN +
MALA PATA MOLINO

DOGWOOD
COUNTY CLUB

OUTDOOR
SEATING

AVAILABLE

NATURAL SCIENCE BAR

ESCAZU CHOCOLATES

LEVITATE

ARRICHION
HOT YOGA

MENAGERIE SALON

AZURE VIOLINS

WAVE MOVEMENT

BOMB BAR

Raleigh
FOUNDED

UNION
SPECIAL

HIDDEN BLOCK

MISO RAMEN BAR

WOLF GANG
BAKERY & GROOMING

WICK AND SIP

BIDDY THOMAS

UNION
WHOLESALE

SERVICE ALLEY

LODEN

PROPERTY PHOTOS

GATEWAY PLAZA



SITE OVERVIEW

GATEWAY PLAZA



DEMOGRAPHICS

GATEWAY PLAZA

RALEIGH ACCOLADES

2025

Top 10 Best Cities to Start a Business

-WNCN

2nd Friendliest City in the U.S.

-YUZU, Match Group's social app

3rd Happiest City

-Smart Asset

No. 3 Best State Capitol to Live in

-WalletHub

Tapped as the Best-Performing Large Metro Area

-Milken Institute

No. 4 for Best Cities for Headquarters

-Triangle Business Journal

No. 7 Fastest Growing City in the U.S.

-U-Haul Annual Growth Report

LODEN

DEMOGRAPHIC REPORT

	1 Mile	3 Miles	5 Miles
Population	7,613	101,976	260,608
Households	3,647	48,037	112,553
Avg. Household Income	\$101,616	\$120,091	\$87,082
Daytime Population	6,451	103,192	176,811

