

Avent Ferry



SWC Avent Ferry Road & Gorman Street
 Raleigh, North Carolina 27606
broadreachretail.com



Property Features

- High-volume necessity-driven shopping center
- Within the highly coveted Beltline of Raleigh
- Little competition in a densely populated area catering to nearly 1/2 a million people, including 36,000 students attending NC State less than 1 mile away

Join these Retailers



Retail Spaces for Lease

Suite	Size	Available
3281-121	920 sf	NOW

Disclaimer: While Broad Reach Retail Partners, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective tenant should conduct thorough, independent due diligence.

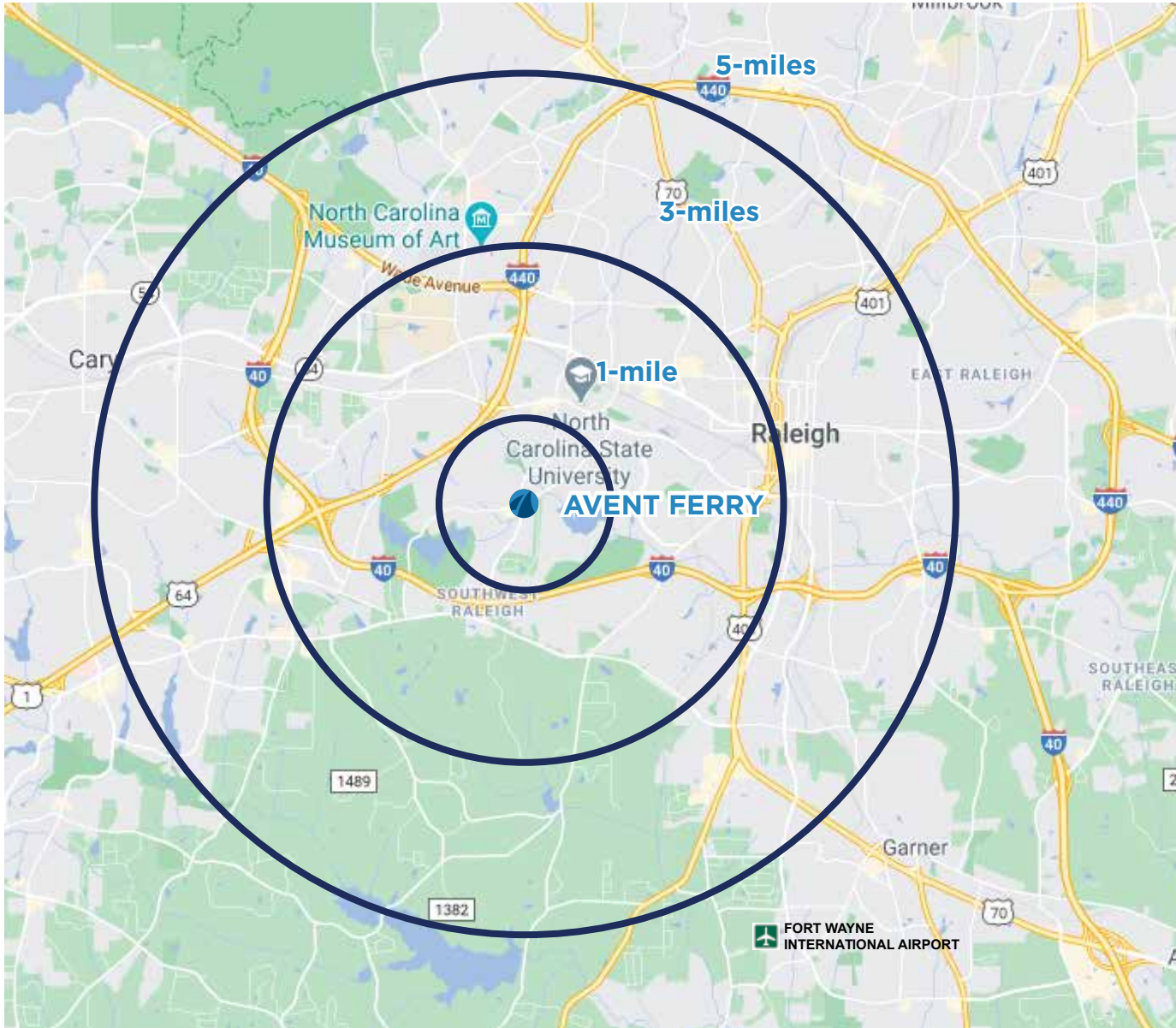
For Leasing Information, contact: **Kimberly Wagner**
kwagner@broadreachretail.com 443.225.4479



Location



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Demographics (2023 Estimates)

- 1-Mile Radius
 - Population: 13,035
 - Average Household Income: \$65,671
- 3-Mile Radius
 - Population: 86,110
 - Average Household Income: \$93,353
- 5-Mile Radius
 - Population: 202,149
 - Average Household Income: \$120,230

Property Highlights

- 119,652 square foot shopping center
- Anchor: Food Lion
- Junior Anchor: Walgreens, Family Dollar, & NCDMV
- 500,000 square foot office building & 4.5M square foot research space around the corner
- Convenient to I-40 with easy access to Downtown Raleigh, South Raleigh, & East Cary

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Site Plan



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Suite	Tenant	SF
2304	Hardee's	3,400
3205	Walgreens	14,550
3209	Wingstop	1,850
3211	Alimo	1,150
3215	Asia Pot	3,000
3217	Hibachi & Thai	1,846
3219	Relax Nail	1,125
3221	Bumble Tea	1,500
3223	The UPS Store	1,500
3225	Subway	1,500
3227	Total Herbal Care	2,200
3229	Family Dollar	6,720
3231-104	Truist Financial	1,545
3231-103	Star Spa and Brows	1,600
3231-102	Avent Ferry Pizza	1,480
3231-101	Direct Auto Insurance	1,360
3231	NC Division of Motor Vehicles	15,433
3233	iBeauty	10,326
3241-101	Phone Fixer Zone	1,012
3241-103	Boost Mobile	1,283
3241-105	Dragon Paradise	1,700
3281-105	KB Barber College	2,390
3281-109	Natural Tresses Hair Salon	1,201
3281-113 & 117	Dharani Express Indian Rest.	2,881
3281-121	Available	920
3281-125	Metro by T-Mobile	980
3289	Circle K	2,200
3415	Food Lion	33,000
Total		119,652

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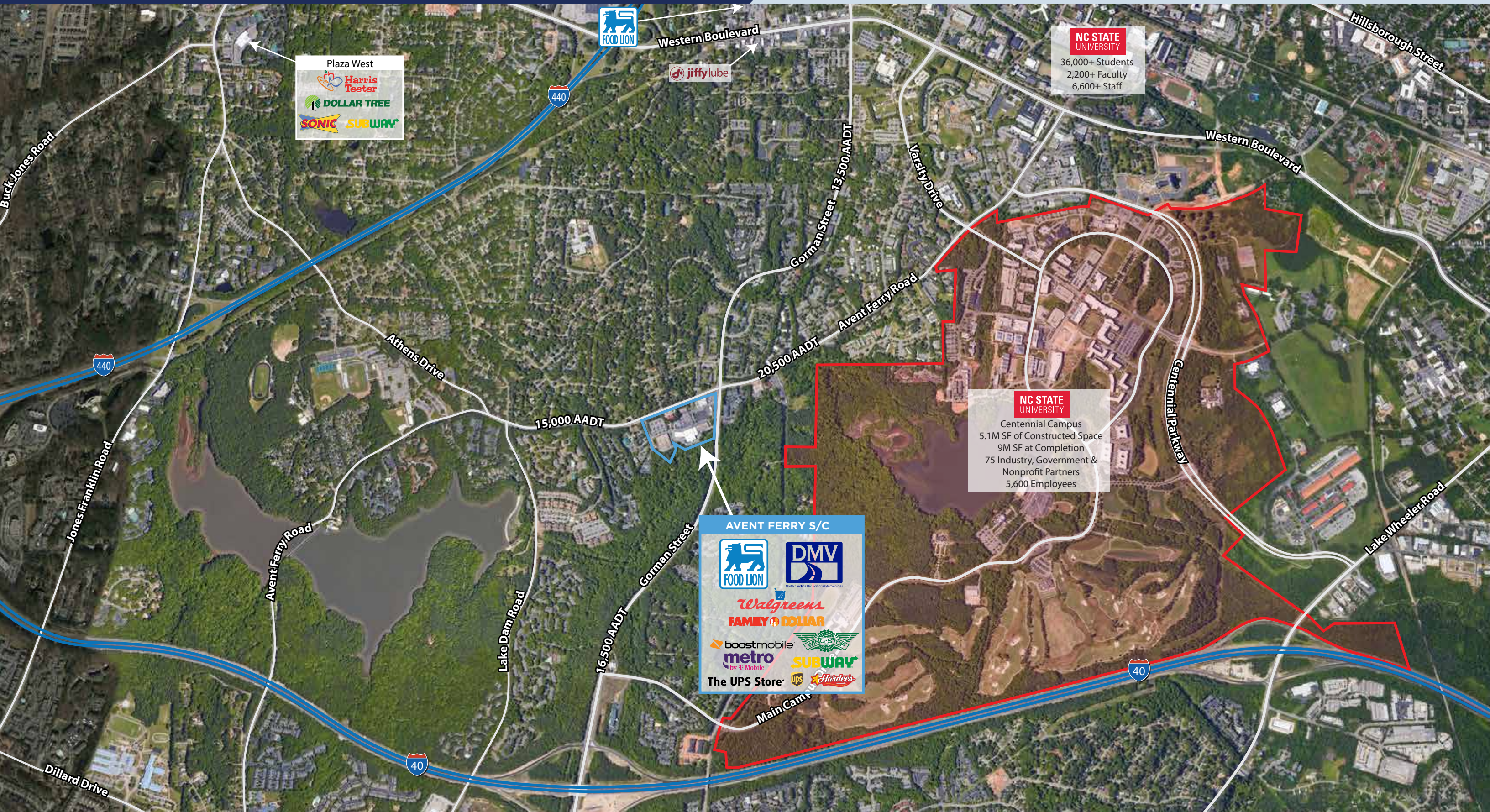
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Market Aerial



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Plaza West
 Harris Teeter
 DOLLAR TREE
 SONIC SUBWAY

NC STATE UNIVERSITY
 36,000+ Students
 2,200+ Faculty
 6,600+ Staff

NC STATE UNIVERSITY
 Centennial Campus
 5.1M SF of Constructed Space
 9M SF at Completion
 75 Industry, Government & Nonprofit Partners
 5,600 Employees

AVENT FERRY S/C

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