



RETAIL FOR LEASE

GATEWAY PLAZA

2409 Crabtree Boulevard

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

L O D E N



SITE PLAN

GATEWAY PLAZA

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

2026

Raleigh is the Best City to Live in NC

-Niche

Raleigh is the 2nd best state capitol

-WalletHub

Raleigh is the 4th most economically resilient metro

-CardRates

Raleigh has the 5th happiest residents

-SmartAsset

Raleigh has the 5th best nightlife

-Travel & Leisure

Raleigh is the 7th best large city to start a business

-WalletHub

2025

2nd Friendliest City in the U.S.

-YUZU, Match Group's social app

No. 4 for Best Cities for Headquarters

-Triangle Business Journal

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

-U-Haul Annual Growth Report

L O D E N

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

