

# MISSION VALLEY SHOPPING CENTER

2223 AVENT FERRY ROAD RALEIGH, NC 27601

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**York**

# HIGHLIGHTS

- West Raleigh submarket, between NCSU and NCSU Centennial Campus and Capital Broadcasting
- Traffic counts at Western Blvd and Avent Ferry Road exceed 30,000 CPD
- Tremendous pedestrian traffic with over 2,500 apartments within 1/4 mile
- NCSU is the largest university in the state with over 33,000 students

# AVAILABILITY

Suite 110	± 3,600 SF
Suite 116	± 1,200 SF
Suite 124	± 31,095 SF

# RATE

\$28.00 PSF NNN  
\$5.05 PSF TICAM



# SITE PLAN

## 2101 AVENT FERRY RD

Papa John's Pizza

## 2109 AVENT FERRY RD

- 100 ABC Store
- 103 Femme Fatale Tattoo
- 104 Revolution Smoke & Vape
- 105 Carolina Cell Phone Fix
- 106 The Movement Lab
- 108 Baja Burrito
- 110 **AVAILABLE • 3,600 SF**
- 114 Manscape - A Salon for Men
- 116 **AVAILABLE • 1,200 SF**
- 118 Akari Express
- 120 6 Twelve Convenience Store
- 124 **AVAILABLE • 31,095 SF**
- 140/142 Cup A Joe
- 144 DP Dough
- 146 Nafkot Ethiopian
- 150 Addis Hookah Lounge
- 152 Terminal Lounge

## 2217 AVENT FERRY RD

La Terraza

## 2231 AVENT FERRY RD

Bruegger's Bagels

## 2235 AVENT FERRY RD

Sammy's Tap & Grill

## 2241 AVENT FERRY RD

Burger King



# SITE PLAN

## 2151 AVENT FERRY RD

Mission Valley Garden Apartments

## 2161 AVENT FERRY RD

100/104 Bora Bora

200 Uptown Cheapskate

## 2233 AVENT FERRY RD

101 Jerusalem Meat Market

102 Cloos Coney Island

103/104 China Queen

105-108 Grand Jerusalem Bakery & Grocery

109 Undead Electronics

110 N Style Hair

111 Nail World

112 Ruckus Pizza

113 Dollar General

## 2237 AVENT FERRY RD

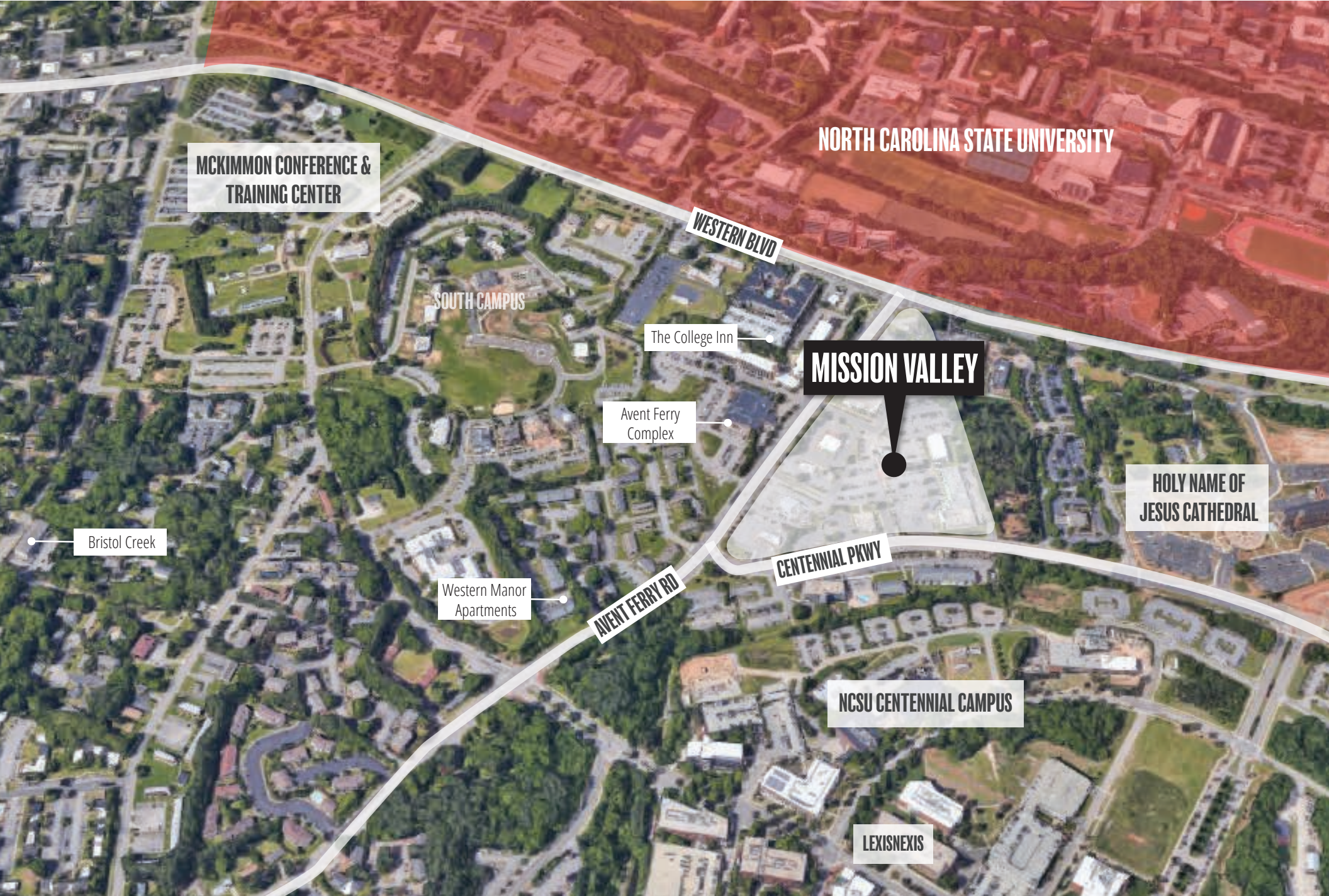
101 School Kids Records

103 The Cookie People

105 Chicken Bee Raleigh



# LOCATION



**MCKIMMON CONFERENCE & TRAINING CENTER**

**NORTH CAROLINA STATE UNIVERSITY**

**WESTERN BLVD**

**SOUTH CAMPUS**

The College Inn

**MISSION VALLEY**

Avent Ferry Complex

**HOLY NAME OF JESUS CATHEDRAL**

**CENTENNIAL PKWY**

Bristol Creek

Western Manor Apartments

**AVENT FERRY RD**

**NCSU CENTENNIAL CAMPUS**

**LEXISNEXIS**



# RALEIGH ACCOLADES

- 2025 Best Performing Large Metro Area
- 2024 Best City to Drive In
- 2025 #3 in The Fastest Growing U.S. City for Construction
- 2025 7th Fastest Growing City in the U.S.
- 2024 4th Fastest Growing Housing Market
- 2025 #4 in the Best Cities for Headquarters
- 2024 Most Livable City

-numbeo

## 2025 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	19,974	104,293	226,995
Households	5,461	46,220	101,872
Avg. Household Income	\$53,708	\$98,383	\$99,875
Daytime Population	7,721	79,119	162,841

