

FOOD  LION

Easy
fresh
affordable

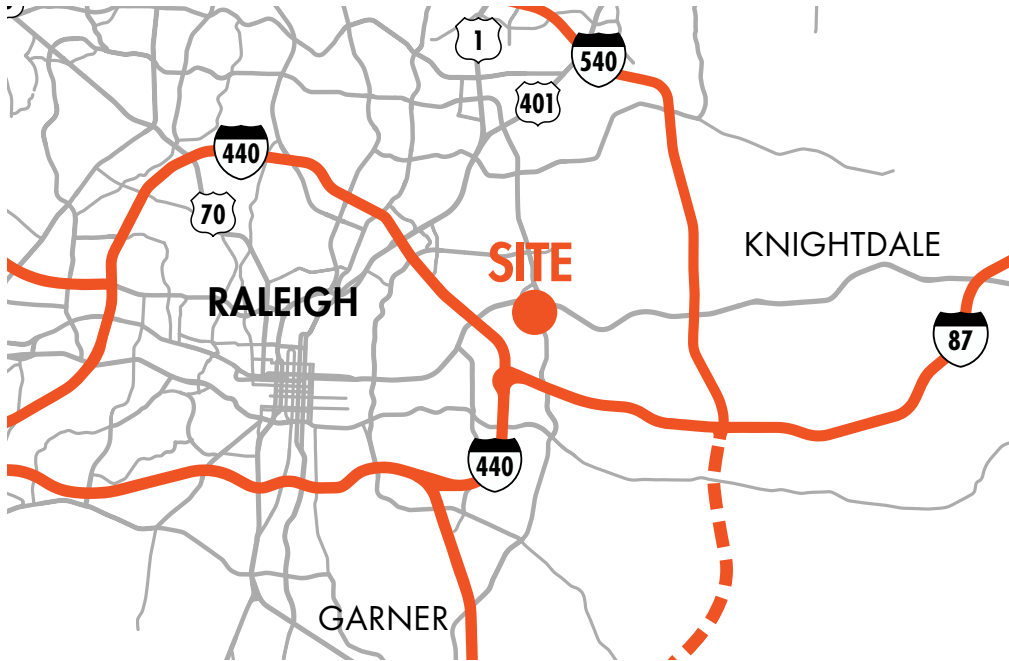
EDGEWATER PLACE

1030 NORTH ROGERS LANE, RALEIGH, NC 27610

±1,600 - 3,827 SF AVAILABLE FOR LEASE

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PROPERTY FEATURES






- Grocery anchored center that attracts traffic from both Knightdale and Raleigh
- Close proximity to major medical establishments Wake Med and UNC Healthcare
- High daytime population with over 31,000 VPD
- Great visibility from New Bern Avenue

DEMOGRAPHICS






1 MILE RADIUS

	8,407 ESTIMATED POPULATION 2023
	34.0 MEDIAN AGE
	\$311,231 MEDIAN HOME VALUE 2023
	2,432 TOTAL EMPLOYEES
	\$88,050 MEDIAN HOUSEHOLD INCOME

3 MILE RADIUS

	56,948 ESTIMATED POPULATION 2023
	35.8 MEDIAN AGE
	\$298,001 MEDIAN HOME VALUE 2023
	21,004 TOTAL EMPLOYEES
	\$81,903 MEDIAN HOUSEHOLD INCOME

5 MILE RADIUS

	166,666 ESTIMATED POPULATION 2023		73,190 TOTAL EMPLOYEES
	35.2 MEDIAN AGE		\$83,761 MEDIAN HOUSEHOLD INCOME
	\$312,491 MEDIAN HOME VALUE 2023		

FOR MORE INFORMATION, PLEASE CONTACT:

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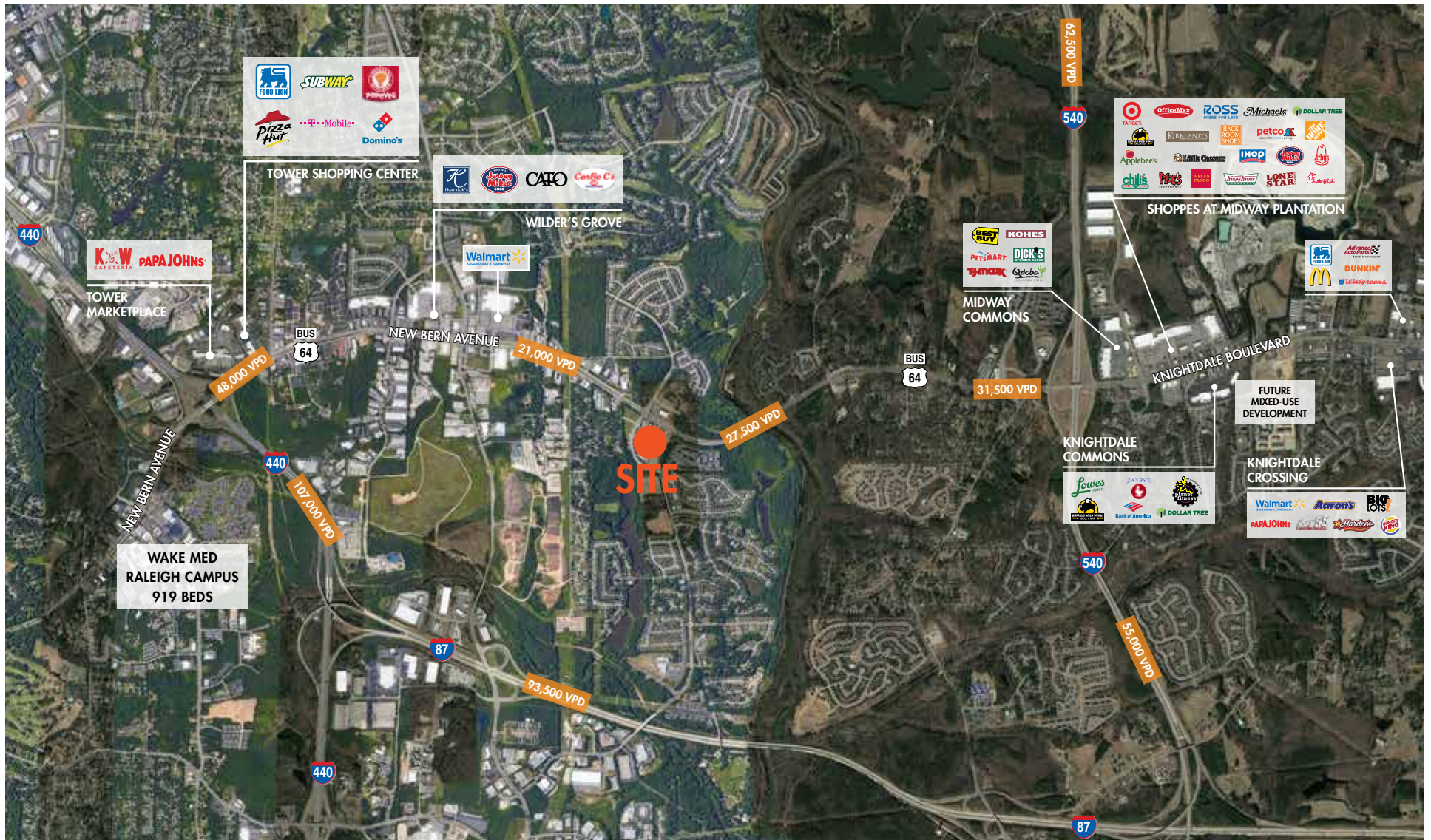
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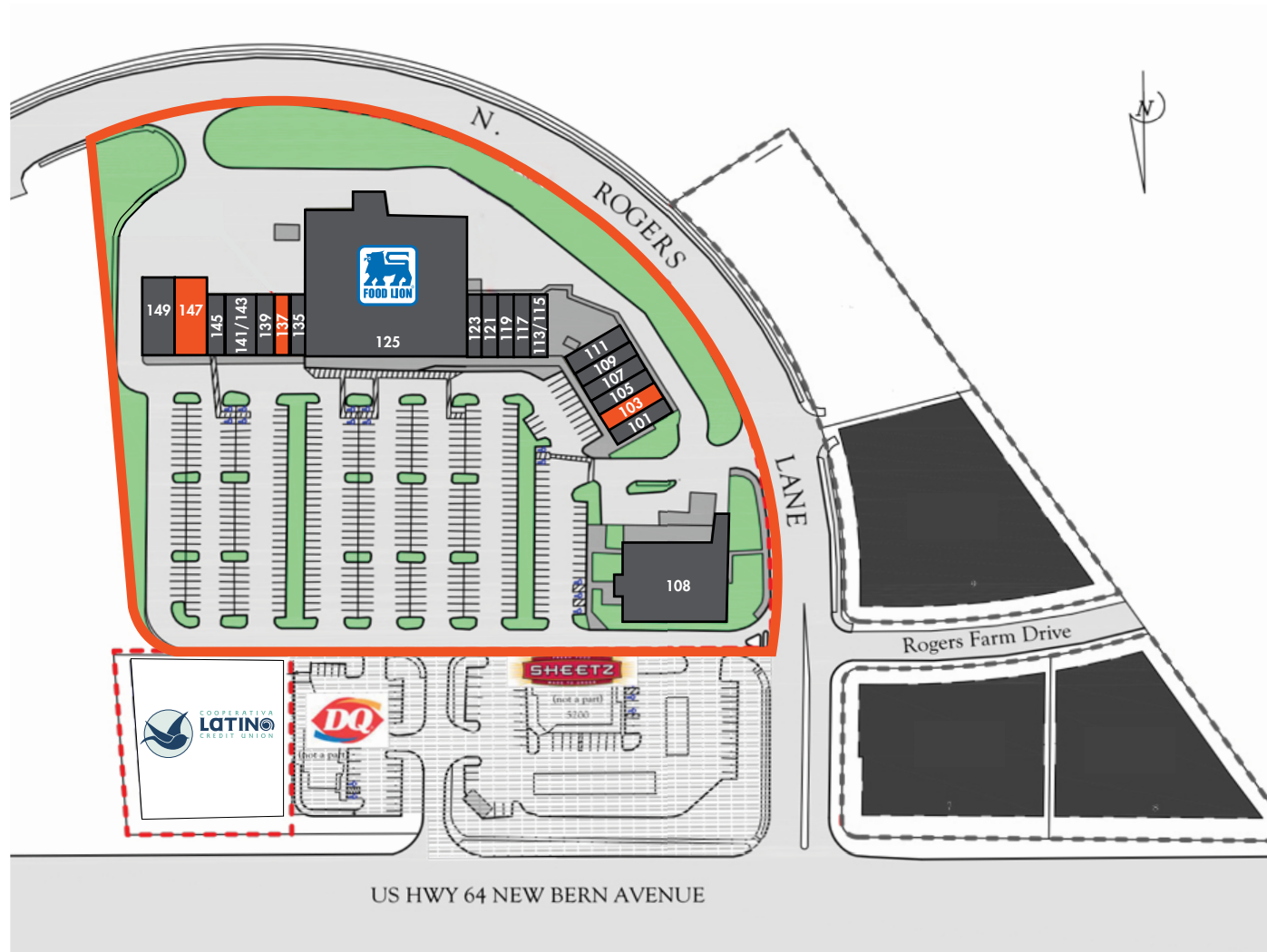
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SITE PLAN



■ AVAILABLE
■ LEASED

UNIT	TENANT	SIZE
101	Soprano's Grill	±1,800 SF
103	Available	±1,800 SF
105	Lucky Star Tobacco	±1,600 SF
107	America's Best Wings	±1,600 SF
108	Ace Hardware	±16,953 SF
109	Wang's Kitchen	±1,600 SF
111	Dollar Store	±2,000 SF
113/115	Discount City	±3,200 SF
117	Maritza's Salon	±1,600 SF
119	Paul's Barber Shop	±1,600 SF
121	Ship'n Print	±1,600 SF
123	Nail Spa	±1,400 SF
125	Food Lion	±38,273 SF
135	Just Dance Studio	±1,600 SF
137	Available 10/1/24	±1,600 SF
139	Big Cheese Pizza	1,600 SF
141/143	Daycare	3,200 SF
145	Internet Cafe	±1,600 SF
147	Available	±3,827 SF
149	Overtime Sports Pub	±4,000 SF

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PHOTOS



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