

# ED DRIVE RALEIGH, NC



## CONVENIENT LOCATION BETWEEN EDWARDS MILL AND BLUE RIDGE ROAD

### Location

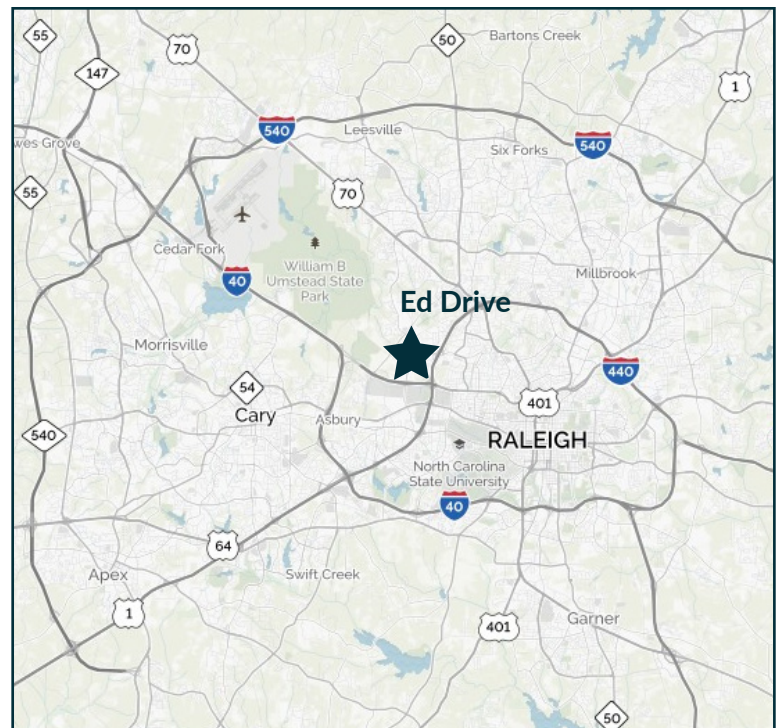
Ed Drive & Edwards Mill Road  
Raleigh NC 27612

### Property Features

- Located within minutes from UNC Rex Hospital, the NC Museum of Art and PNC Arena.
- Ed Drive is easily accessible from I-40, I-440, and Wade Avenue.
- Serving the strong and affluent demographic population of West Raleigh
- First floor retail space and second floor office space.
- Parking Ratio: 4.62 per 1,000 SF

### Traffic Counts

<b>Edwards Mill Road</b>	24,560 cars per day
<b>Blue Ridge Road</b>	9,200 cars per day
<b>Duraleigh Road</b>	33,000 cars per day



### Demographics

	1 mile	3 mile	5 mile
<b>Population</b>	9,023	67,280	223,458
<b>Avg. HH Income</b>	\$99,988	\$103,247	\$94,211

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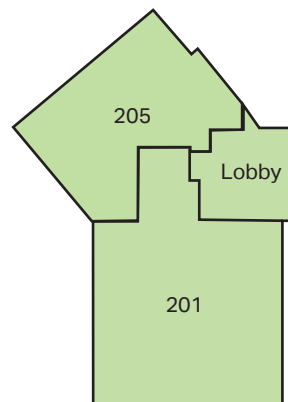


RALEIGH, NC



Suite	Tenant	SF
<b>First Floor Retail</b>		
101	Deluxe Dry Cleaners	1,194
105	Edward Jones	907
109	Carolina Nutrition	1,289
113	TM Nail Spa	1,804
117	EA Wells Hair Salon	1,204
121	Tenko Japan	1,279
125	Roly Poly	1,239
<b>Second Floor Office</b>		
201	Magnolia Real Estate	4,614 RSF
205	Christina Valkanoff Realty	2,913 RSF

Second Floor



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