

# ED DRIVE RALEIGH, NC



## CONVENIENT LOCATION BETWEEN EDWARDS MILL AND BLUE RIDGE ROAD

### Location

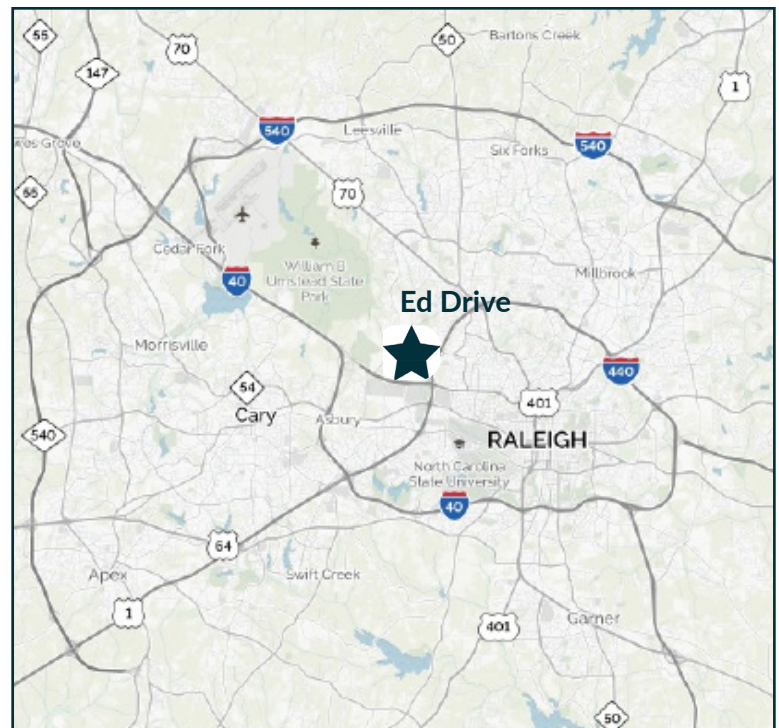
Ed Drive & Edwards Mill Road  
Raleigh NC 27612

### 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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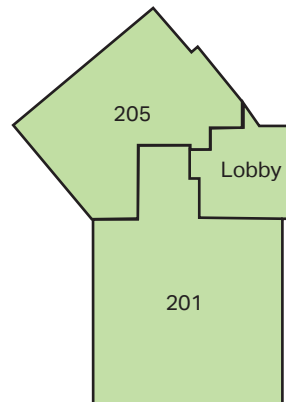
RALEIGH, NC



FOR ILLUSTRATIVE PURPOSES ONLY

Suite	Tenant	SF
<b>First Floor Retail</b>		
101	<b>AVAILABLE 10/1/2025</b>	<b>1,194</b>
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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