

ED DRIVE RALEIGH, NC



CONVENIENT LOCATION BETWEEN EDWARDS MILL AND BLUE RIDGE ROAD

Location

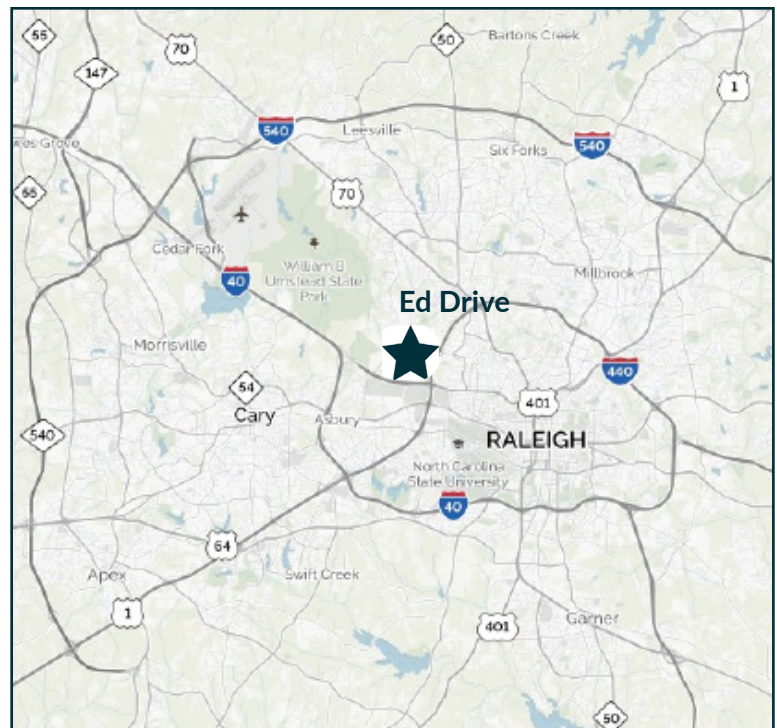
Ed Drive & Edwards Mill Road
Raleigh NC 27612

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

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



Demographics

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

Lynda Lange
Broker
(919) 256-6591
llange@magnoliacos.com
www.magnoliacos.com
4040 ed dr. · suite 201 · raleigh, nc 27612



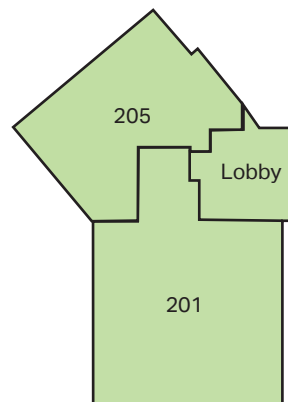
RALEIGH, NC



FOR ILLUSTRATIVE PURPOSES ONLY

Suite	Tenant	SF
First Floor Retail		
101	AVAILABLE 10/1/2025	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
Second Floor Office		
201	Magnolia Real Estate	4,614 RSF
205	Christina Valkanoff Realty	2,913 RSF

Second Floor



REAL ESTATE AND MANAGEMENT COMPANY, LLC

Lynda Lange
Broker

(919) 256-6591

llange@magnoliacos.com

www.magnoliacos.com

4040 ed dr. · suite 201 · raleigh, nc 27612