

FOOD  LION

Easy
fresh
affordable

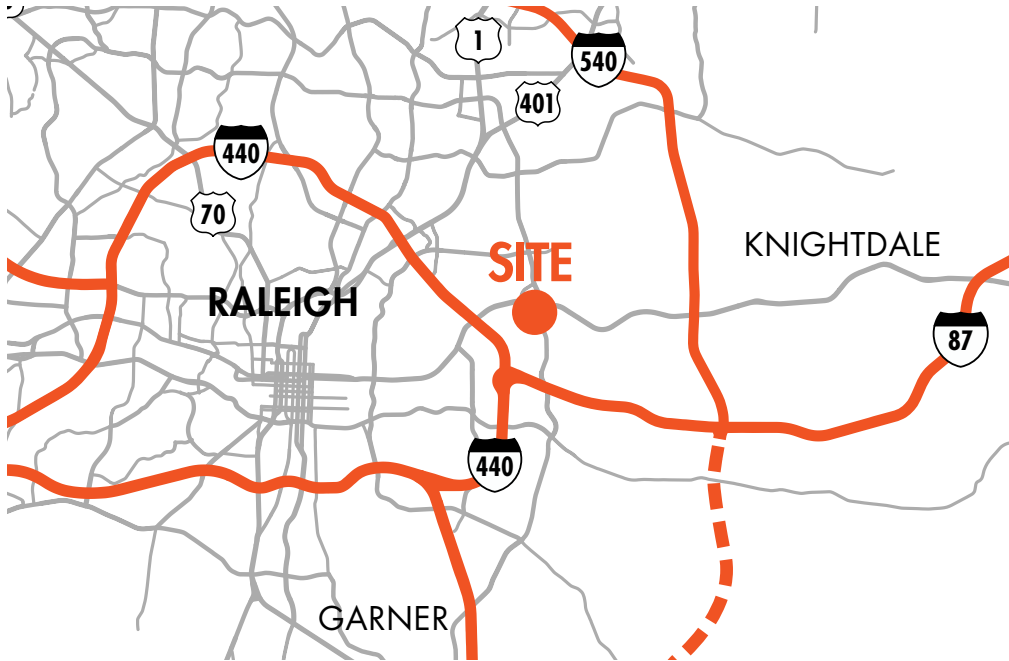
EDGEWATER PLACE

1030 NORTH ROGERS LANE, RALEIGH, NC 27610

±1,600 - 3,827 SF AVAILABLE FOR LEASE

±1,600 - 3,827 SF AVAILABLE FOR LEASE

EDGEWATER PLACE | 1030 NORTH ROGERS LANE, RALEIGH, NC 27610



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:

ROSS DIACHENKO 919.576.2683 Ross.Diachenko@foundrycommercial.com Licensed Real Estate Broker	NOLAN MILLS IV 919.576.2685 Nolan.Mills@foundrycommercial.com Licensed Real Estate Broker
--	---

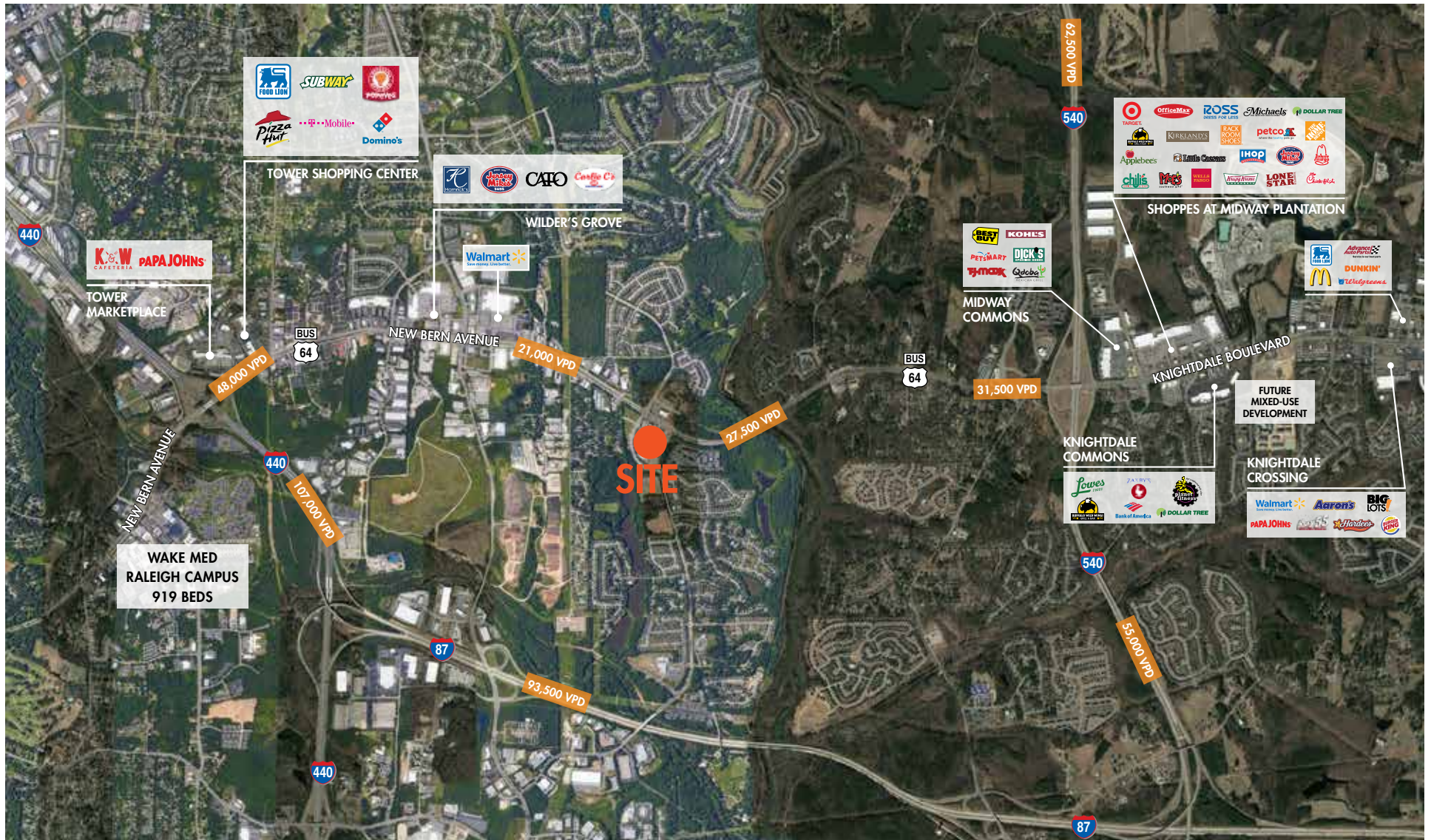
FOUNDRY
COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

foundrycommercial.com

±1,600 - 3,827 SF AVAILABLE FOR LEASE

EDGEWATER PLACE | 1030 NORTH ROGERS LANE, RALEIGH, NC 27610



FOR MORE INFORMATION, PLEASE CONTACT:

ROSS DIACHENKO | 919.576.2683 | NOLAN MILLS IV | 919.576.2685
Ross.Diachenko@foundrycommercial.com | Nolan.Mills@foundrycommercial.com
Licensed Real Estate Broker | Licensed Real Estate Broker

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

FOUNDRY
COMMERCIAL

foundrycommercial.com

±1,600 - 3,827 SF AVAILABLE FOR LEASE

EDGEWATER PLACE | 1030 NORTH ROGERS LANE, RALEIGH, NC 27610



FOR MORE INFORMATION, PLEASE CONTACT:

ROSS DIACHENKO | 919.576.2683 | NOLAN MILLS IV | 919.576.2685
Ross.Diachenko@foundrycommercial.com | Nolan.Mills@foundrycommercial.com
Licensed Real Estate Broker | Licensed Real Estate Broker

FOUNDRY
COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

foundrycommercial.com

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

FOR MORE INFORMATION, PLEASE CONTACT:

ROSS DIACHENKO | 919.576.2683 | NOLAN MILLS IV | 919.576.2685
 Ross.Diachenko@foundrycommercial.com | Nolan.Mills@foundrycommercial.com
 Licensed Real Estate Broker | Licensed Real Estate Broker

FOUNDRY
COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

foundrycommercial.com

±1,600 - 3,827 SF AVAILABLE FOR LEASE

EDGEWATER PLACE | 1030 NORTH ROGERS LANE, RALEIGH, NC 27610

PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:

ROSS DIACHENKO 919.576.2683	NOLAN MILLS IV 919.576.2685
Ross.Diachenko@foundrycommercial.com	Nolan.Mills@foundrycommercial.com
Licensed Real Estate Broker	Licensed Real Estate Broker

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

FOUNDry
COMMERCIAL

foundrycommercial.com