FOR LEASE
Devon Four25
425 BOYLAN AVENUE | RALEIGH, NC 27603

CONTACT US

Tiffany Barrier, CCIM
Senior Vice President
+1 919 831 8257
tiffany.barrier@cbre-raleigh.com

Christina Coffey
Vice President
+1 919 831 8189
christina.coffey@cbre-raleigh.com

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PROPERTY INFO

PRIME RETAIL SPACE IN GLENWOOD SOUTH

+ Retail space now available for occupancy
  – Suite 1 – Leased: Iris Coffee Lab
  – Suite 2 – 1,150 SF Available: Fully Upfit
  – Suite 4 – Leased: Tutu School
  – Suite 5 – 1,424 SF Available: Backfill Opportunity
  – Suite 6 – Leased: Hotworx
  – Suite 7 – Leased: Gilded Bridal
+ Onsite parking
+ Hip Glenwood South district
+ New 8 story, mixed-use building
+ Surrounded by 440 onsite luxury apartment units, with another 203 adjacent apartment units at The Gramercy
+ Winner of the 2015 Downtown Raleigh Alliance Imprint Award

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## 2018 Demographics

<table>
<thead>
<tr>
<th></th>
<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
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</thead>
<tbody>
<tr>
<td>Population</td>
<td>17,804</td>
<td>101,633</td>
<td>226,765</td>
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<tr>
<td>Average HH Income</td>
<td>$81,684</td>
<td>$80,135</td>
<td>$78,022</td>
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<tr>
<td>Estimated Households</td>
<td>9,072</td>
<td>38,887</td>
<td>90,637</td>
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<tr>
<td>Daytime Population</td>
<td>68,108</td>
<td>157,456</td>
<td>357,739</td>
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## Traffic Counts

<table>
<thead>
<tr>
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<th>VPD</th>
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<tbody>
<tr>
<td>St. Mary’s Street</td>
<td>7,800</td>
</tr>
<tr>
<td>Glenwood Avenue</td>
<td>6,700</td>
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<tr>
<td>*per NCDOT</td>
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</table>
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R-Line Bus Stops

St. Mary’s Square
134 units

Devon Seven12
179 units

Devon Four25
261 units

West Apartments I & II
153 units & 177 units

The Paramount
84 condo units

The Gramercy
203 units

Link Apartments
203 units

Broughton High School

St. Mary’s School

Wiley Elementary

Bloombury Estates

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