GFD
MANAGEMENT INC.

GFD Management Inc. 50th ANNIVERSARY 1976 – 2026

222 CLOISTER COURT, CHAPEL HILL, NC 27514

Welcome to

PADDINGTON STATION
RALEIGH, NORTH CAROLINA

LOCATION HIGHLIGHTS

- Located approximately 1.5 miles from the I-440 Beltline
- Center contains Walmart Supercenter and lots more
- High Traffic Area
- 2025 estimated population within 5 miles- 253,434*
- 2025 estimated average household income within 5 miles- $133,610*

* Demographics obtained from Esri

CURRENTLY AVAILABLE

- D1 +/- 9,520 sq. ft.
- F1 +/- 1,200 sq. ft. (Available February 2027)

Scan this QR code to learn more about this property as well as others available for lease.

CALL US TODAY :

(919) 636-2351

HENRY CLINE • hcline@gfdinc.com

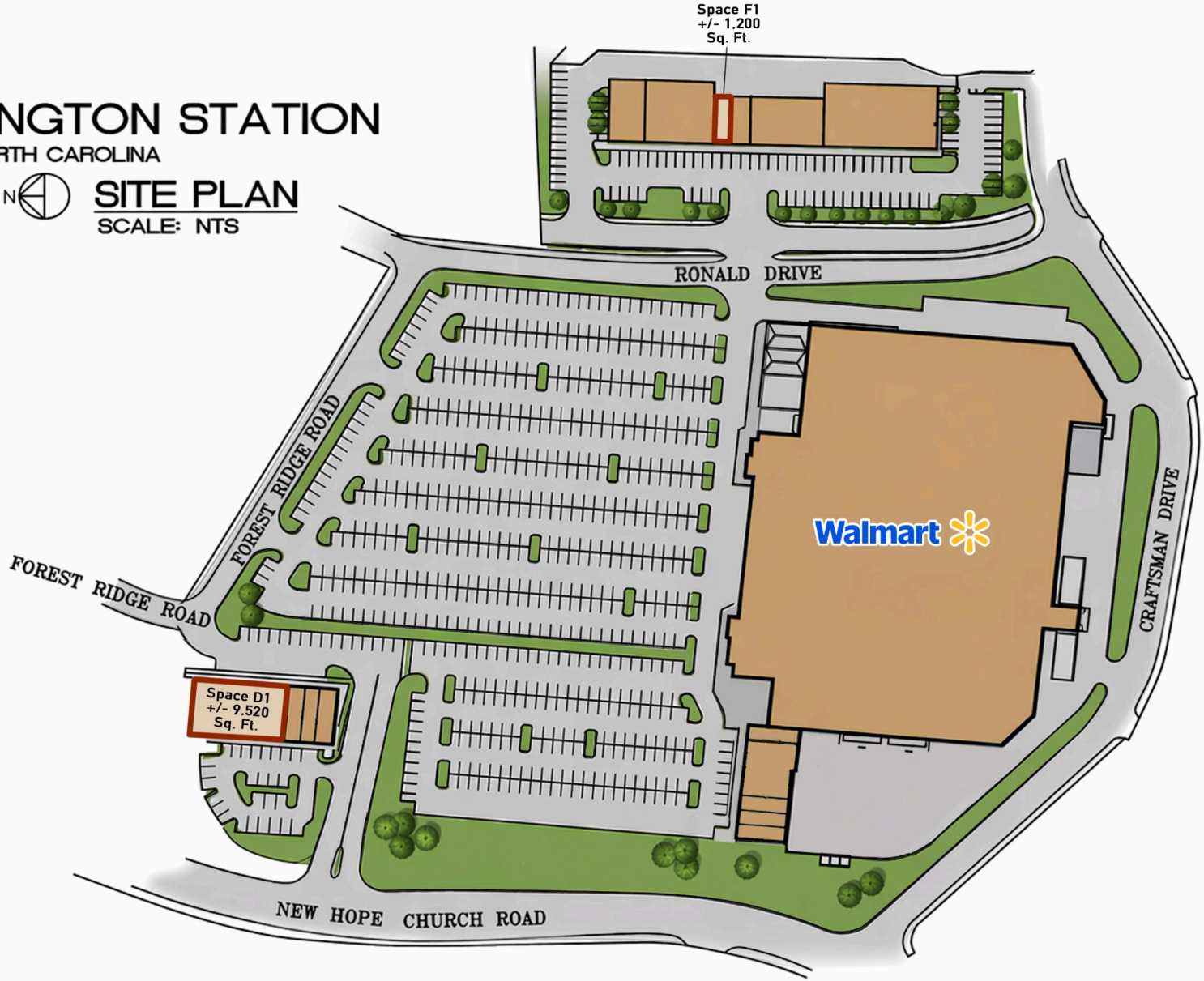
GET MORE INFO HERE : **WWW.GFDINC.COM**

PADDINGTON STATION

RALEIGH, NORTH CAROLINA

SITE PLAN

SCALE: NTS

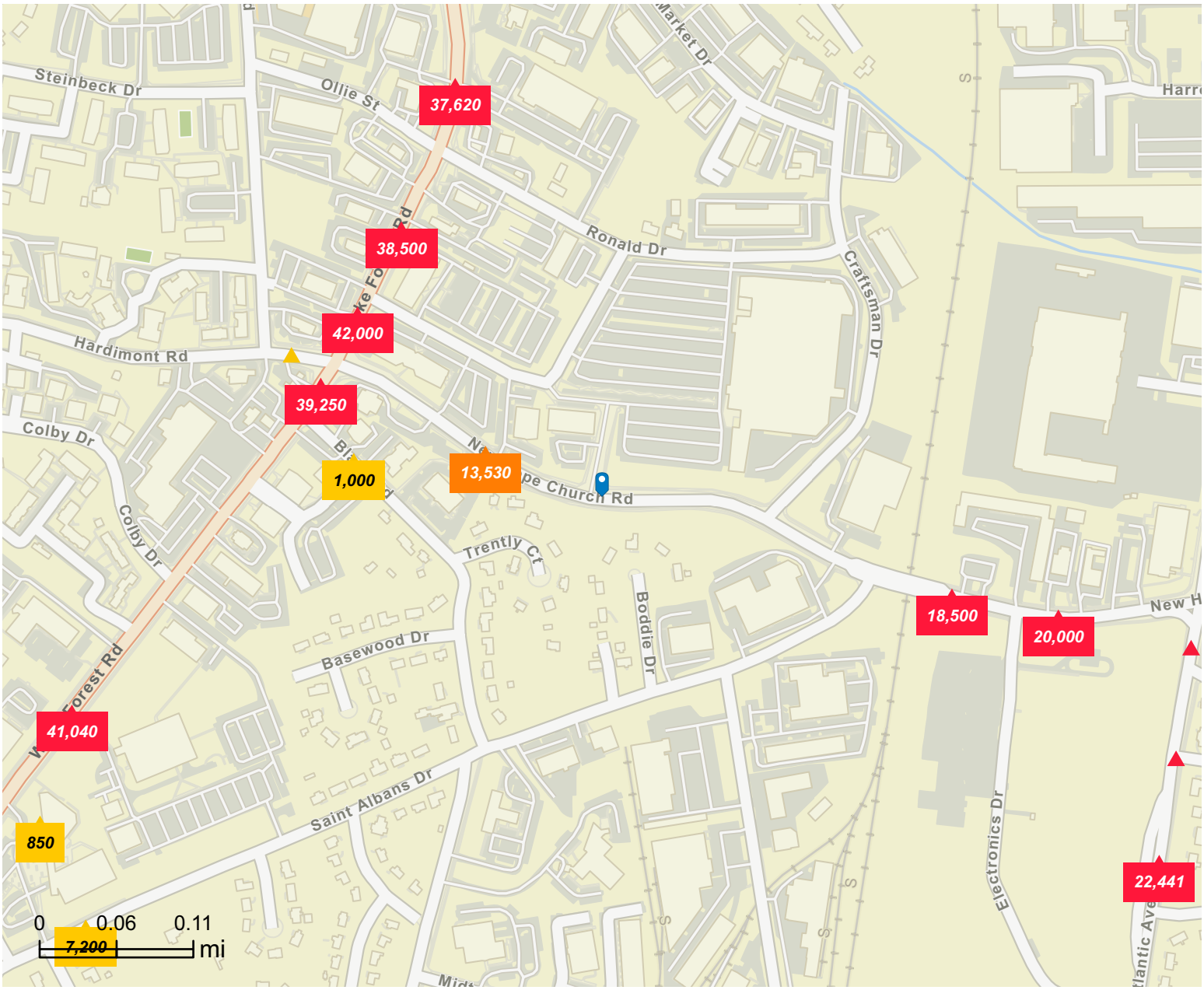


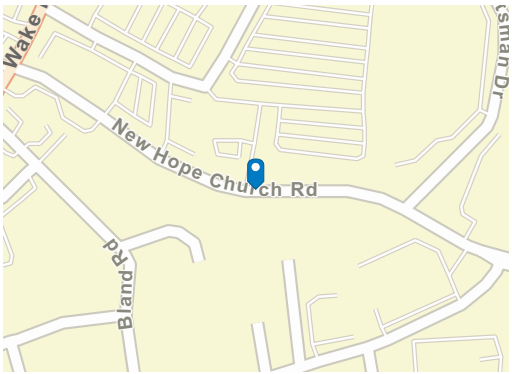
TENANT LIST

SPACE	STORE	SQ. FT.
Store A	Super Walmart	218,685
D1	**AVAILABLE**	9,520
D5	Nail Palace & Spa	1,200
D6	Cricket	1,440
D7	Wingstop	2,080
B4	Mr. Tobacco	1,300
B5 - B8	Shoe Dept.	4,937
B9	New China King	1,320
B10	Threading and Spa by Christina	922
B11	Wireless Shop	1,478
E1	Borkan Family Dentistry	3,200
E2 - E3	JUMBO CHINA	6,000
F1	Nara African Hair Braiding	1,200
F2	OLD STAR Barber Shop	1,200
G1 - G2	Saigon Super Market	4,800
H	Beauty Outlet	10,000
Kiosk	Better World Recycling	0

Traffic Count Map - Close Up

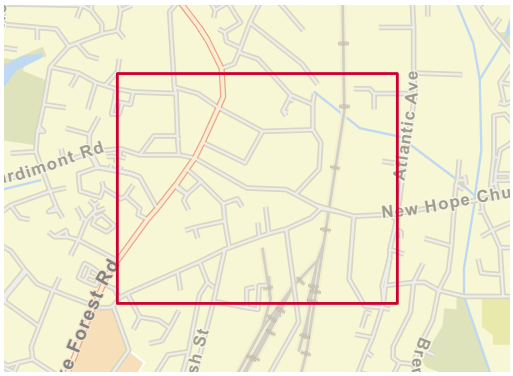
Paddington Station
1725 New Hope Church Rd, Raleigh, North Carolina, 27609
Rings: 1, 3, 5 mile radii





Average Daily Traffic Volume

- Up to 8,000 vehicles per day
- 8,001 - 15,000
- 15,001 - 50,000
- 50,001 - 70,000
- 70,001 - 100,000
- More than 100,000 per day

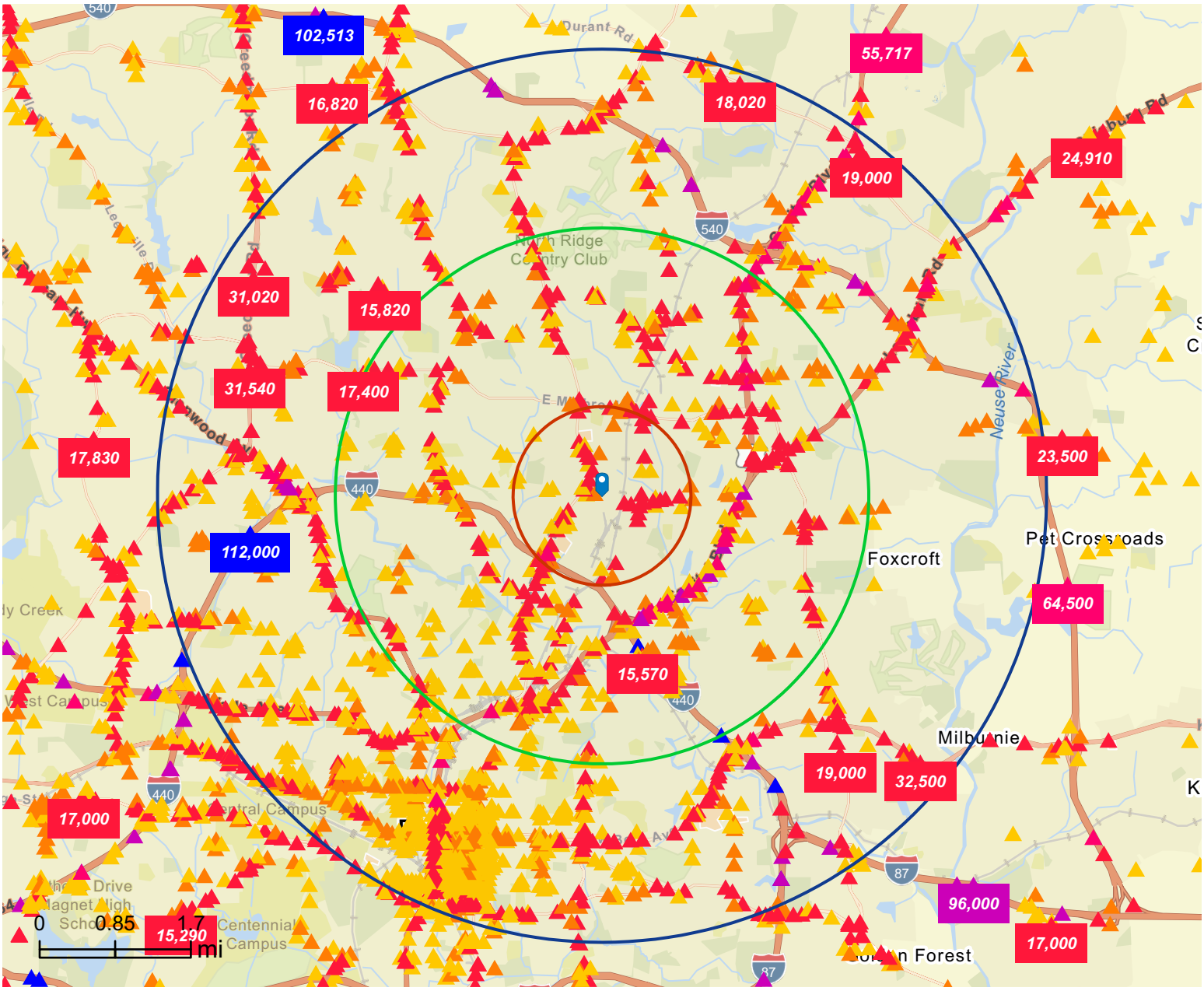


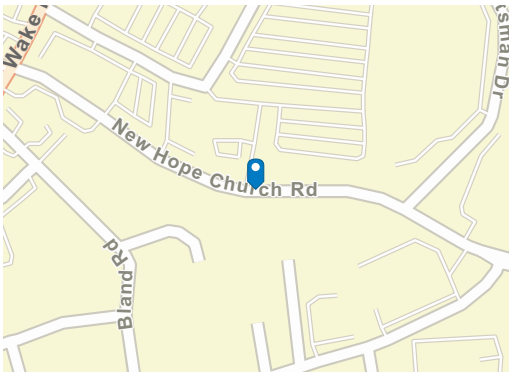
Source: Traffic Counts (2025)

© 2026 Esri

Traffic Count Map

Paddington Station
1725 New Hope Church Rd, Raleigh, North Carolina, 27609
Rings: 1, 3, 5 mile radii





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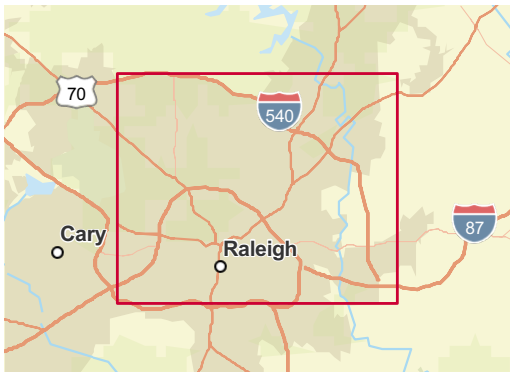

Source: Traffic Counts (2025)

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Demographic and Income Profile

Paddington Station
1725 New Hope Church Rd, Raleigh, North Carolina, 27609
Ring: 1 mile radius

Prepared by Esri
Latitude: 35.83574
Longitude: -78.60986

Summary	Census 2010	Census 2020	2025	2030
Population	9,154	9,827	9,775	10,660
Households	3,449	4,048	4,185	4,684
Families	2,107	2,228	2,206	2,444
Average Household Size	2.64	2.42	2.33	2.27
Owner Occupied Housing Units	1,413	1,395	1,409	1,435
Renter Occupied Housing Units	2,036	2,653	2,776	3,249
Median Age	31.2	33.8	34.6	35.6

Trends: 2025-2030 Annual Rate	Area	State	National
Population	1.75%	0.80%	0.42%
Households	2.28%	1.10%	0.64%
Families	2.07%	0.94%	0.54%
Owner HHs	0.37%	1.21%	0.91%
Median Household Income	4.05%	2.61%	2.53%

	2025		2030	
Households by Income	Number	Percent	Number	Percent
<$15,000	408	9.7%	382	8.2%
$15,000 - $24,999	265	6.3%	224	4.8%
$25,000 - $34,999	304	7.3%	289	6.2%
$35,000 - $49,999	647	15.5%	581	12.4%
$50,000 - $74,999	798	19.1%	865	18.5%
$75,000 - $99,999	517	12.4%	621	13.3%
$100,000 - $149,999	661	15.8%	857	18.3%
$150,000 - $199,999	277	6.6%	392	8.4%
$200,000+	308	7.4%	472	10.1%
Median Household Income	$61,470		$74,957	
Average Household Income	$90,290		$104,464	
Per Capita Income	$39,657		$47,549	

	Census 2010		Census 2020		2025		2030	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	897	9.8%	638	6.5%	602	6.2%	667	6.3%
5 - 9	645	7.0%	683	7.0%	592	6.1%	600	5.6%
10 - 14	511	5.6%	624	6.3%	628	6.4%	615	5.8%
15 - 19	498	5.4%	566	5.8%	638	6.5%	716	6.7%
20 - 24	793	8.7%	694	7.1%	771	7.9%	982	9.2%
25 - 34	1,938	21.2%	1,917	19.5%	1,734	17.7%	1,644	15.4%
35 - 44	1,342	14.7%	1,518	15.4%	1,452	14.9%	1,670	15.7%
45 - 54	1,029	11.2%	1,142	11.6%	1,259	12.9%	1,389	13.0%
55 - 64	731	8.0%	899	9.1%	907	9.3%	1,009	9.5%
65 - 74	477	5.2%	644	6.6%	653	6.7%	726	6.8%
75 - 84	242	2.6%	386	3.9%	391	4.0%	468	4.4%
85+	51	0.6%	116	1.2%	149	1.5%	174	1.6%

	Census 2010		Census 2020		2025		2030	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	4,271	46.7%	4,091	41.6%	3,913	40.0%	4,144	38.9%
Black Alone	2,604	28.4%	2,220	22.6%	2,183	22.3%	2,312	21.7%
American Indian Alone	77	0.8%	79	0.8%	76	0.8%	82	0.8%
Asian Alone	276	3.0%	371	3.8%	445	4.6%	554	5.2%
Pacific Islander Alone	13	0.1%	4	0.0%	3	0.0%	3	0.0%
Some Other Race Alone	1,590	17.4%	2,146	21.8%	2,211	22.6%	2,522	23.7%
Two or More Races	323	3.5%	916	9.3%	943	9.6%	1,044	9.8%
Hispanic Origin (Any Race)	3,051	33.3%	3,064	31.2%	3,129	32.0%	3,532	33.1%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

February 22, 2026

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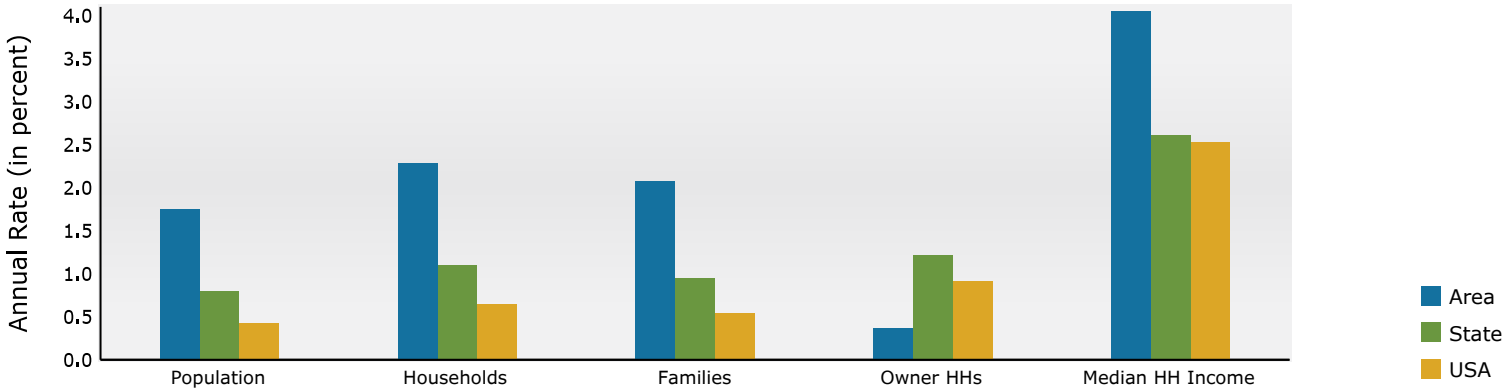
Demographic and Income Profile

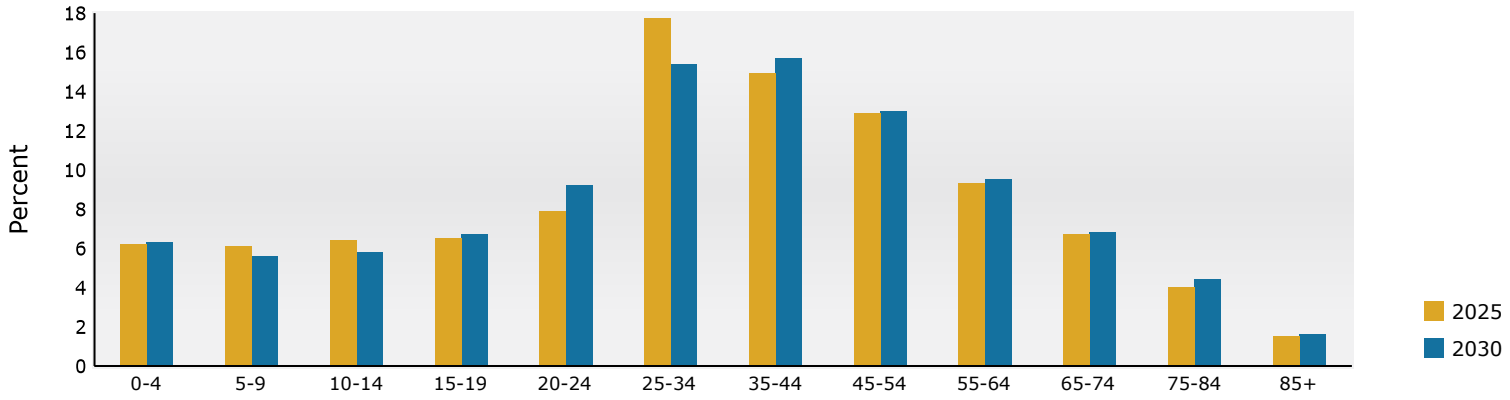
Paddington Station
1725 New Hope Church Rd, Raleigh, North Carolina, 27609
Ring: 1 mile radius

Prepared by Esri
Latitude: 35.83574
Longitude: -78.60986

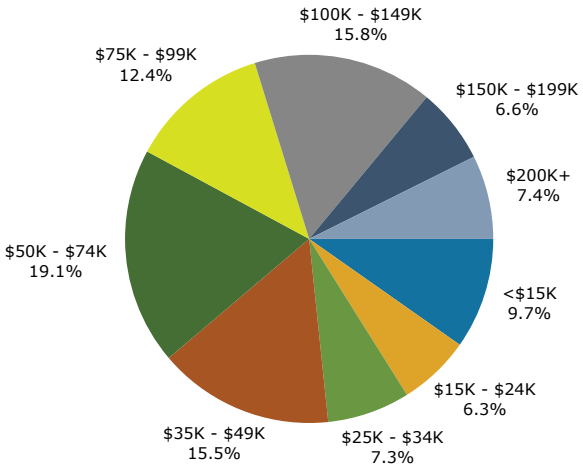
Trends 2025-2030



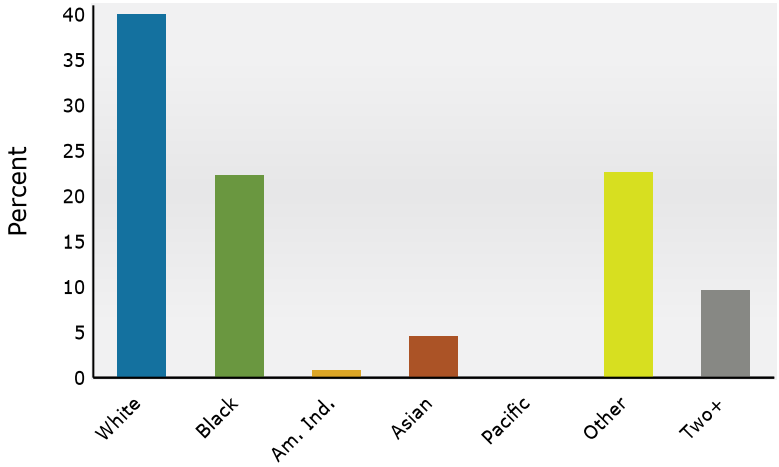
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin:32.0%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

February 22, 2026

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Demographic and Income Profile

Paddington Station
1725 New Hope Church Rd, Raleigh, North Carolina, 27609
Ring: 3 mile radius

Prepared by Esri
Latitude: 35.83574
Longitude: -78.60986

Summary	Census 2010	Census 2020	2025	2030
Population	83,302	92,723	95,800	102,133
Households	35,161	40,459	43,310	47,131
Families	20,605	22,328	22,713	24,473
Average Household Size	2.35	2.28	2.20	2.16
Owner Occupied Housing Units	18,974	19,563	19,996	20,513
Renter Occupied Housing Units	16,187	20,896	23,314	26,618
Median Age	34.7	36.2	37.2	38.2

Trends: 2025-2030 Annual Rate	Area	State	National
Population	1.29%	0.80%	0.42%
Households	1.71%	1.10%	0.64%
Families	1.50%	0.94%	0.54%
Owner HHs	0.51%	1.21%	0.91%
Median Household Income	2.94%	2.61%	2.53%

	2025		2030	
Households by Income	Number	Percent	Number	Percent
<$15,000	2,364	5.5%	2,112	4.5%
$15,000 - $24,999	1,835	4.2%	1,493	3.2%
$25,000 - $34,999	2,624	6.1%	2,244	4.8%
$35,000 - $49,999	4,359	10.1%	3,984	8.5%
$50,000 - $74,999	7,751	17.9%	7,855	16.7%
$75,000 - $99,999	5,764	13.3%	6,197	13.1%
$100,000 - $149,999	7,539	17.4%	8,947	19.0%
$150,000 - $199,999	4,161	9.6%	5,248	11.1%
$200,000+	6,914	16.0%	9,052	19.2%
Median Household Income	$85,093		$98,355	
Average Household Income	$124,911		$138,472	
Per Capita Income	$56,596		$64,156	

	Census 2010		Census 2020		2025		2030	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,607	7.9%	5,674	6.1%	5,497	5.7%	5,705	5.6%
5 - 9	5,712	6.9%	5,599	6.0%	5,657	5.9%	5,460	5.3%
10 - 14	5,000	6.0%	5,631	6.1%	5,359	5.6%	5,686	5.6%
15 - 19	4,649	5.6%	5,127	5.5%	5,376	5.6%	5,408	5.3%
20 - 24	5,519	6.6%	6,023	6.5%	6,688	7.0%	7,685	7.5%
25 - 34	14,664	17.6%	16,580	17.9%	16,002	16.7%	15,954	15.6%
35 - 44	12,464	15.0%	13,435	14.5%	14,453	15.1%	15,510	15.2%
45 - 54	10,878	13.1%	11,356	12.2%	11,821	12.3%	12,849	12.6%
55 - 64	8,331	10.0%	10,269	11.1%	10,096	10.5%	10,527	10.3%
65 - 74	4,896	5.9%	7,423	8.0%	8,141	8.5%	8,891	8.7%
75 - 84	3,158	3.8%	3,963	4.3%	4,919	5.1%	6,134	6.0%
85+	1,423	1.7%	1,644	1.8%	1,791	1.9%	2,323	2.3%

	Census 2010		Census 2020		2025		2030	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	46,935	56.3%	49,452	53.3%	50,317	52.5%	52,732	51.6%
Black Alone	23,839	28.6%	22,254	24.0%	22,624	23.6%	23,860	23.4%
American Indian Alone	454	0.5%	606	0.7%	602	0.6%	626	0.6%
Asian Alone	2,582	3.1%	3,699	4.0%	4,562	4.8%	5,404	5.3%
Pacific Islander Alone	40	0.0%	57	0.1%	51	0.1%	52	0.1%
Some Other Race Alone	7,175	8.6%	9,795	10.6%	10,244	10.7%	11,212	11.0%
Two or More Races	2,277	2.7%	6,860	7.4%	7,400	7.7%	8,247	8.1%
Hispanic Origin (Any Race)	13,286	15.9%	15,728	17.0%	16,386	17.1%	17,984	17.6%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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Latitude: 35.83574
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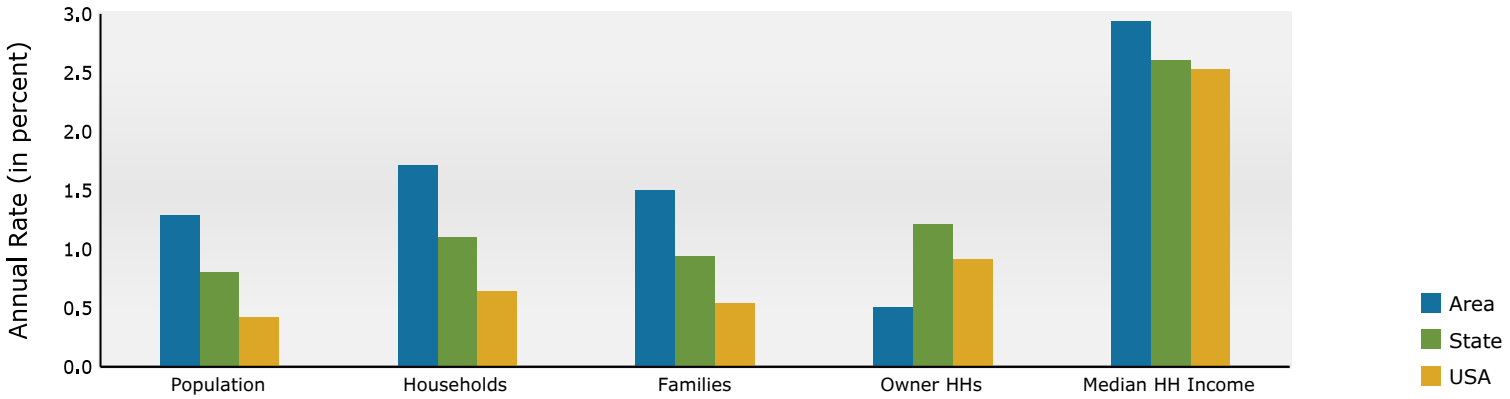
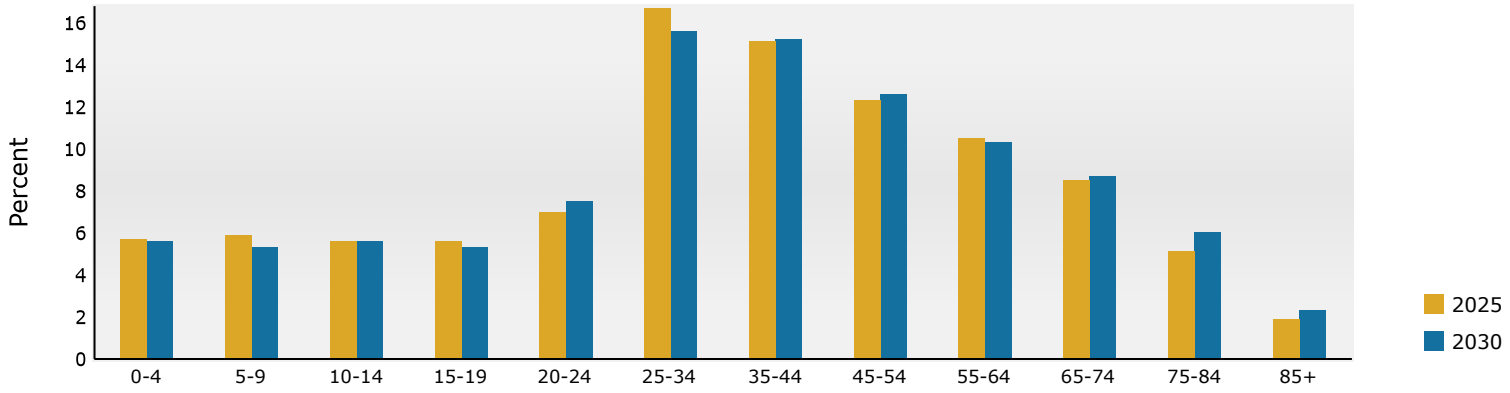
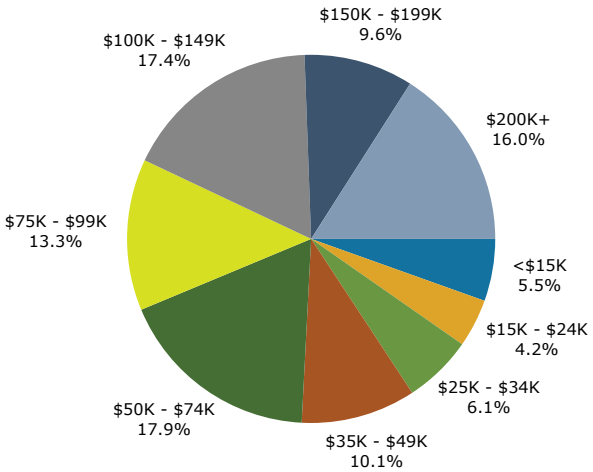
Trends 2025-2030



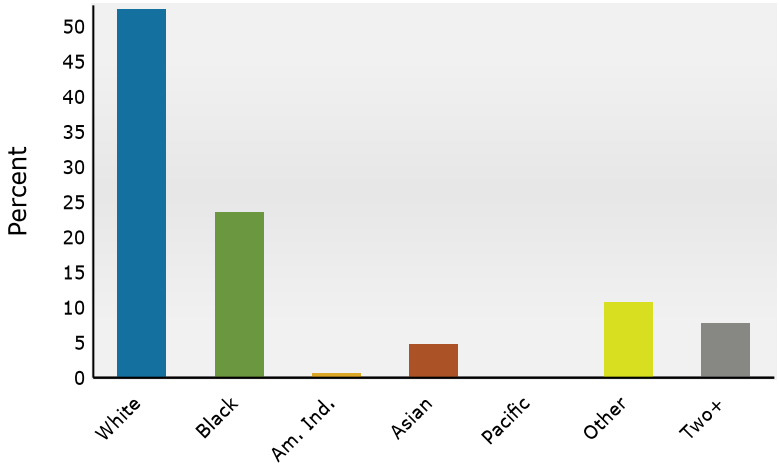
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin:17.1%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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Ring: 5 mile radius

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Summary	Census 2010	Census 2020	2025	2030
Population	216,004	241,629	253,434	270,905
Households	88,297	103,855	113,542	124,129
Families	50,301	56,040	58,258	62,385
Average Household Size	2.32	2.23	2.17	2.12
Owner Occupied Housing Units	49,224	51,493	54,423	56,154
Renter Occupied Housing Units	39,073	52,362	59,119	67,975
Median Age	34.4	35.8	36.8	37.7

Trends: 2025-2030 Annual Rate	Area	State	National
Population	1.34%	0.80%	0.42%
Households	1.80%	1.10%	0.64%
Families	1.38%	0.94%	0.54%
Owner HHs	0.63%	1.21%	0.91%
Median Household Income	2.98%	2.61%	2.53%

	2025		2030	
Households by Income	Number	Percent	Number	Percent
<$15,000	6,557	5.8%	5,908	4.8%
$15,000 - $24,999	4,789	4.2%	4,003	3.2%
$25,000 - $34,999	6,188	5.5%	5,300	4.3%
$35,000 - $49,999	10,373	9.1%	9,547	7.7%
$50,000 - $74,999	19,428	17.1%	19,598	15.8%
$75,000 - $99,999	13,701	12.1%	14,797	11.9%
$100,000 - $149,999	19,962	17.6%	23,355	18.8%
$150,000 - $199,999	11,894	10.5%	14,840	12.0%
$200,000+	20,646	18.2%	26,777	21.6%
Median Household Income	$90,762		$105,092	
Average Household Income	$133,610		$147,718	
Per Capita Income	$59,900		$67,718	

	Census 2010		Census 2020		2025		2030	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,147	7.0%	13,149	5.4%	13,178	5.2%	13,648	5.0%
5 - 9	13,728	6.4%	13,313	5.5%	13,550	5.3%	13,189	4.9%
10 - 14	12,408	5.7%	13,697	5.7%	13,251	5.2%	13,792	5.1%
15 - 19	15,107	7.0%	15,631	6.5%	15,988	6.3%	15,851	5.9%
20 - 24	16,845	7.8%	17,980	7.4%	19,964	7.9%	22,601	8.3%
25 - 34	36,903	17.1%	44,251	18.3%	43,744	17.3%	45,004	16.6%
35 - 44	31,645	14.7%	33,934	14.0%	37,464	14.8%	40,122	14.8%
45 - 54	28,644	13.3%	29,122	12.1%	30,535	12.0%	33,507	12.4%
55 - 64	22,674	10.5%	26,671	11.0%	26,524	10.5%	27,497	10.2%
65 - 74	12,089	5.6%	20,060	8.3%	22,050	8.7%	23,859	8.8%
75 - 84	7,314	3.4%	9,744	4.0%	12,839	5.1%	16,184	6.0%
85+	3,499	1.6%	4,077	1.7%	4,347	1.7%	5,650	2.1%

	Census 2010		Census 2020		2025		2030	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	125,574	58.1%	135,653	56.1%	138,765	54.8%	145,700	53.8%
Black Alone	63,198	29.3%	58,024	24.0%	60,717	24.0%	64,719	23.9%
American Indian Alone	1,104	0.5%	1,596	0.7%	1,638	0.6%	1,718	0.6%
Asian Alone	6,764	3.1%	9,045	3.7%	11,540	4.6%	13,700	5.1%
Pacific Islander Alone	106	0.0%	115	0.0%	109	0.0%	112	0.0%
Some Other Race Alone	13,853	6.4%	20,153	8.3%	21,737	8.6%	23,643	8.7%
Two or More Races	5,406	2.5%	17,043	7.1%	18,928	7.5%	21,313	7.9%
Hispanic Origin (Any Race)	26,865	12.4%	33,950	14.1%	36,477	14.4%	39,974	14.8%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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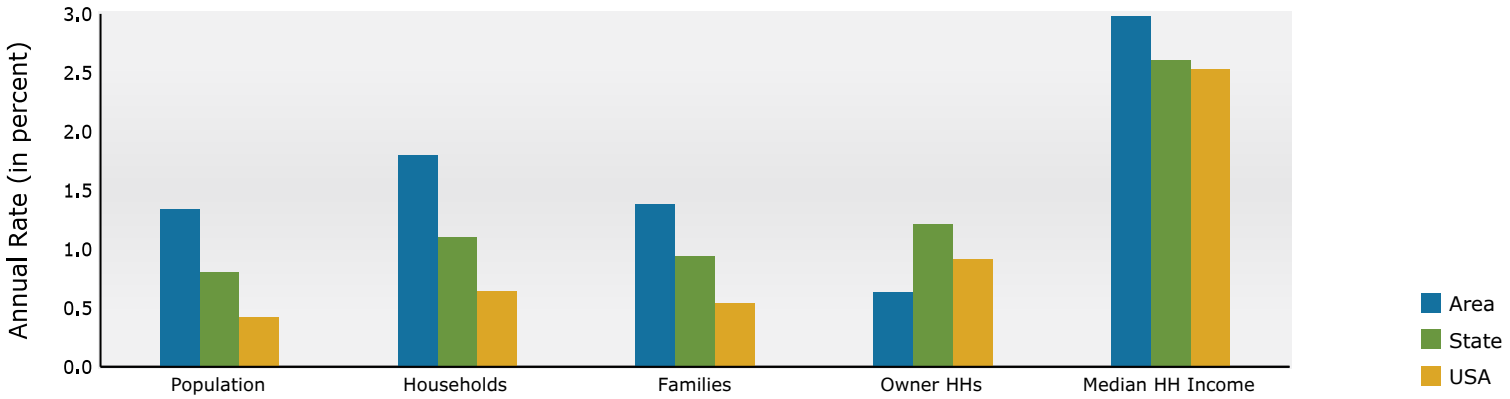
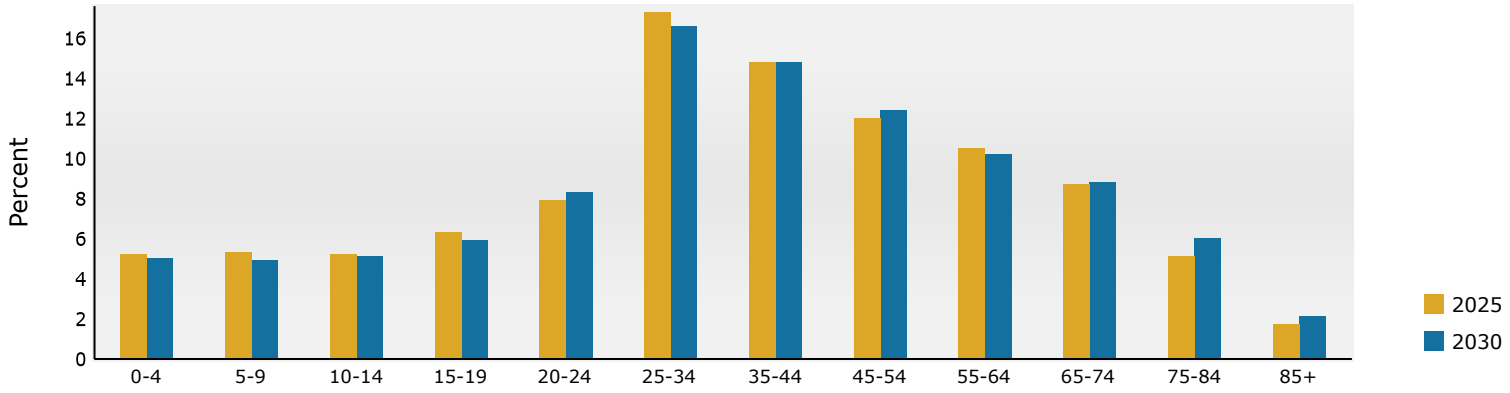
Longitude: -78.60986

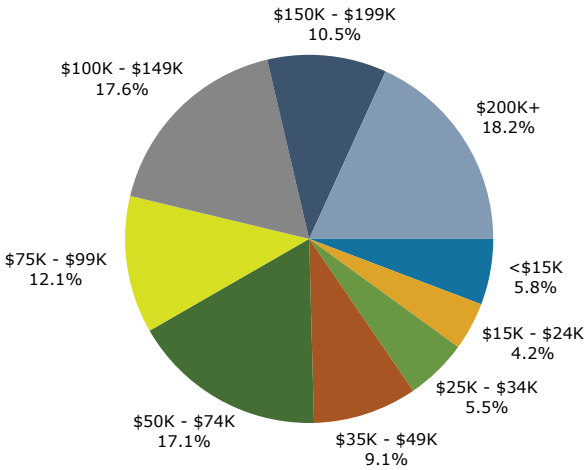
Trends 2025-2030



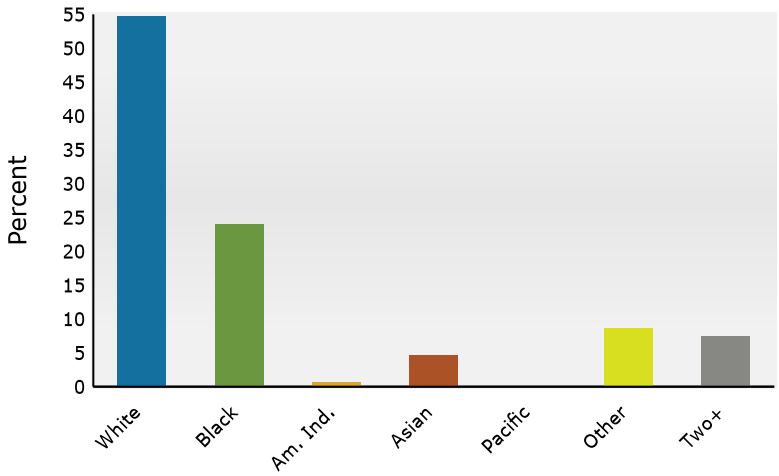
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin:14.4%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

February 22, 2026

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