

GFD

MANAGEMENT INC.

222 CLOISTER COURT, CHAPEL HILL, NC 27514



GRAND ASIA MARKET COMING SOON!



CONCEPTUAL DESIGN

Introducing

WEST VILLAGE

THE EVOLUTION OF PLAZA WEST

RALEIGH, NORTH CAROLINA

LOCATION HIGHLIGHTS



Rapidly growing, affluent trade area

2025 population within 5 miles: 209,414*
Avg. household income within 5 miles: \$138,028*
New homes selling for \$600K-\$800K+ nearby



Steps from NC State University

40,503 students (Fall 2025)
Strong student population drives demand for dining, services, and everyday needs



Surrounded by new multifamily

600+ existing units within 1-2 miles, with total residential growth exceeding 850+ units when including planned developments



Major road improvements and future connectivity

NCDOT and City of Raleigh are working on several roadway projects to enhance traffic flow, and improve vehicular, bicycle and pedestrian connectivity near West Village

* Demographics obtained from Esri

CURRENTLY AVAILABLE

- Available +/- 900 - +/- 12,450 sq. ft.
- OP1 +/- 4,640 sq. ft.



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

CALL US TODAY :

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HENRY CLINE • hcline@gfdinc.com

REIMAGINED



CONCEPTUAL DESIGN

REFRESHED

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WEST VILLAGGE

RALEIGH, NORTH CAROLINA



▶ TENANT LIST

SPACE

1
 6A - 6B
 7
 8
 9A
 9B
 10 - 10A
 11A
 12
 13A - 13B
 PKGLOT KIOSK
 OP1

STORE

AVAILABLE
 Grand Asia Market **COMING SOON**
 Champions Bars & More
AVAILABLE
 Teddy's New Yorker Pizza
 Nail Experts
 Underworld Cards & Games
 Hong Kong Restaurant
 FirmFit Personal Training
AVAILABLE
 Better World Recycling
AVAILABLE

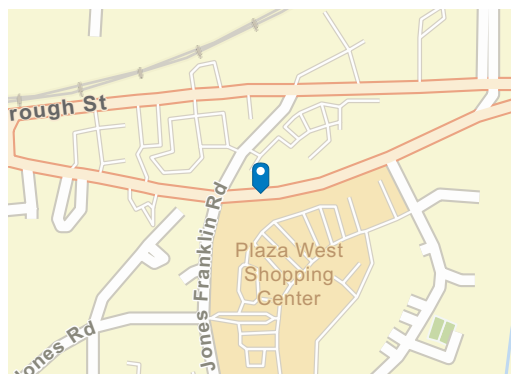
SQ. FT.

12,450
 33,488
 3,720
 900
 1,200
 1,200
 2,400
 1,200
 3,600
 2,400
 0
 4,640

Traffic Count Map - Close Up

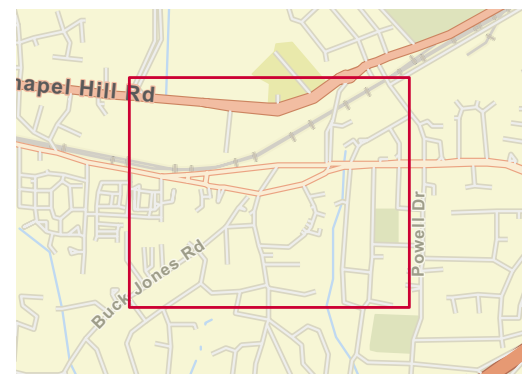
5563 Western Blvd, Raleigh, North Carolina, 27606

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

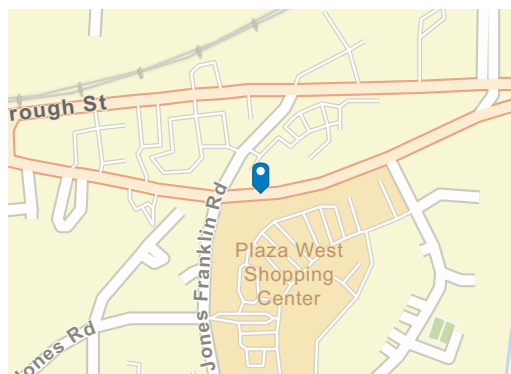
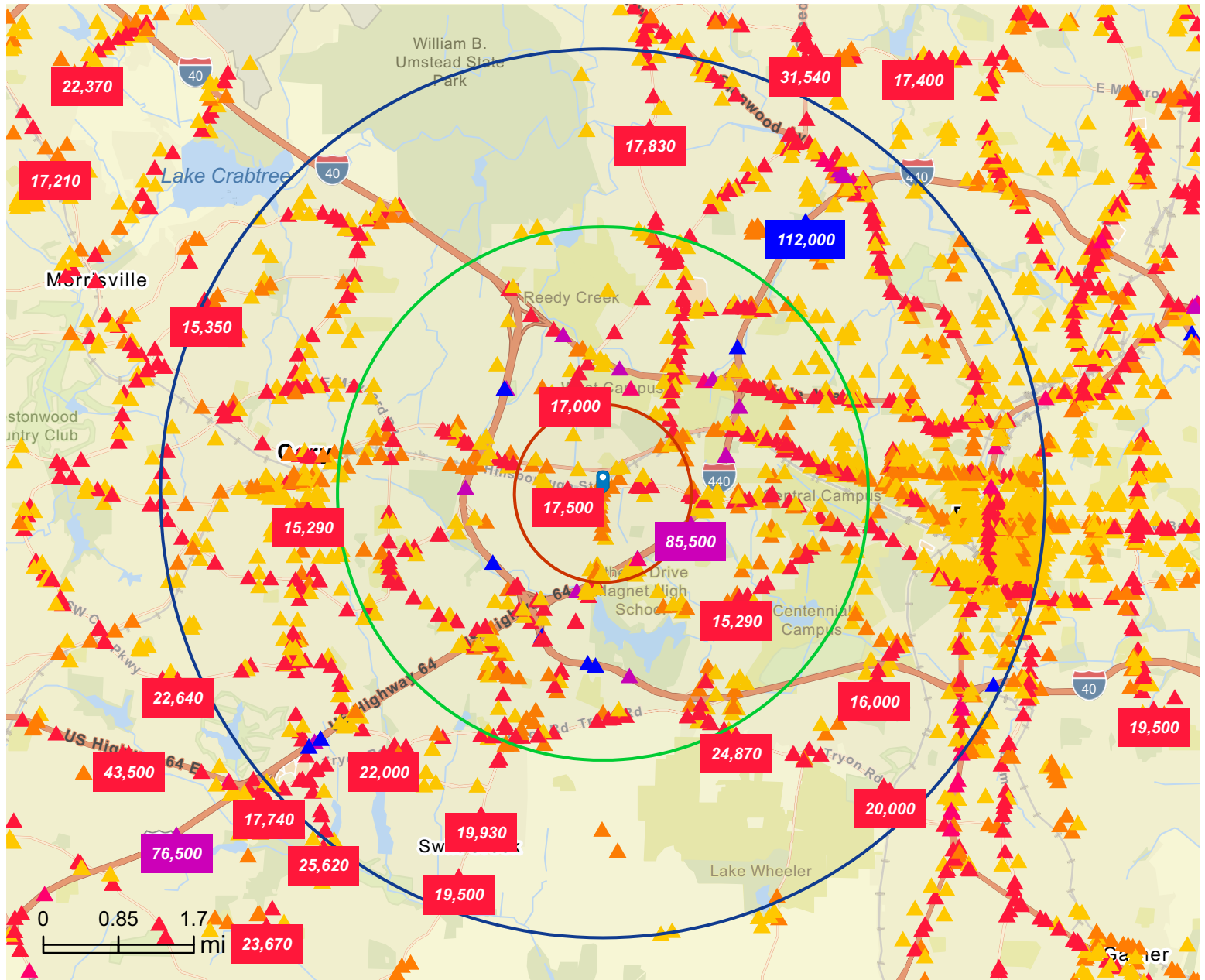


Traffic Count Map

5563 Western Blvd, Raleigh, North Carolina, 27606

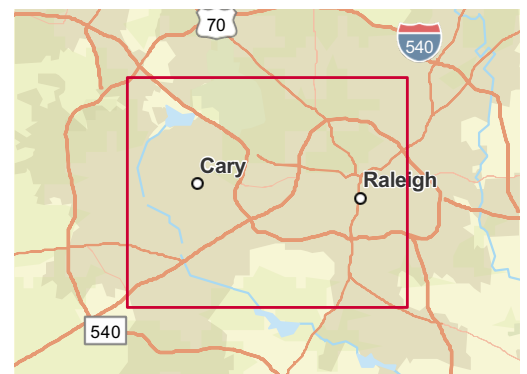


Rings: 1, 3, 5 mile radii



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)

Demographic and Income Profile

5563 Western Blvd, Raleigh, North Carolina, 27606
Ring: 1 mile radius

Prepared by Esri
Latitude: 35.78522
Longitude: -78.72111

Summary	Census 2010	Census 2020	2025	2030
Population	7,643	9,622	10,098	10,502
Households	3,371	4,290	4,643	4,903
Families	1,480	1,873	1,908	1,982
Average Household Size	2.27	2.24	2.17	2.14
Owner Occupied Housing Units	1,003	1,187	1,281	1,384
Renter Occupied Housing Units	2,368	3,103	3,362	3,519
Median Age	28.2	29.5	30.9	31.8

Trends: 2025-2030 Annual Rate	Area	State	National
Population	0.79%	0.80%	0.42%
Households	1.10%	1.10%	0.64%
Families	0.76%	0.94%	0.54%
Owner HHs	1.56%	1.21%	0.91%
Median Household Income	2.04%	2.61%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	260	5.6%	224	4.6%
\$15,000 - \$24,999	340	7.3%	279	5.7%
\$25,000 - \$34,999	261	5.6%	225	4.6%
\$35,000 - \$49,999	657	14.2%	625	12.7%
\$50,000 - \$74,999	943	20.3%	964	19.7%
\$75,000 - \$99,999	807	17.4%	896	18.3%
\$100,000 - \$149,999	666	14.3%	794	16.2%
\$150,000 - \$199,999	384	8.3%	480	9.8%
\$200,000+	325	7.0%	415	8.5%

Median Household Income	\$70,286	\$77,759
Average Household Income	\$91,061	\$100,747
Per Capita Income	\$43,486	\$48,939

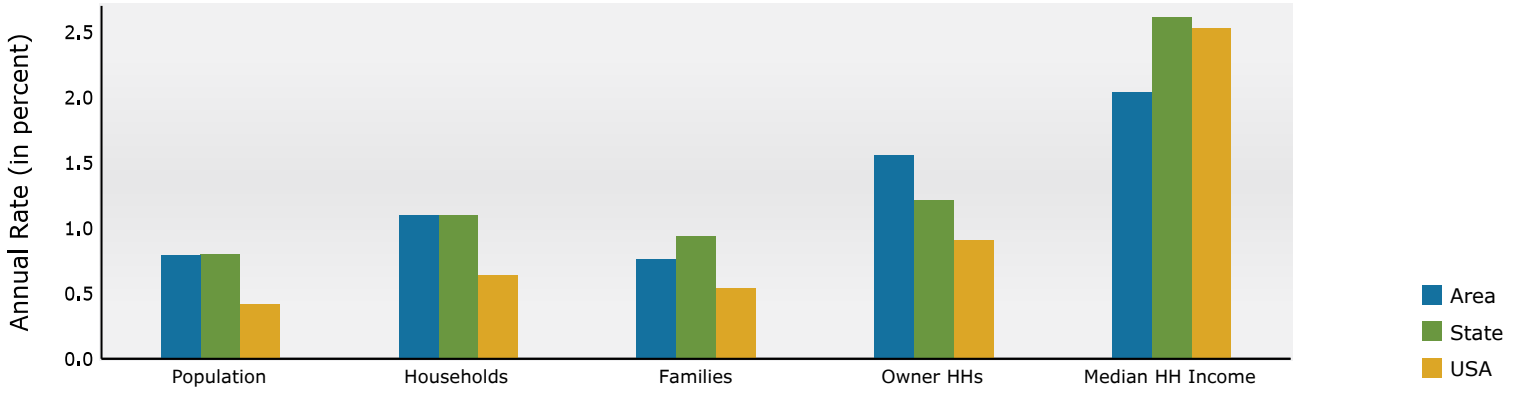
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	609	8.0%	573	6.0%	565	5.6%	565	5.4%
5 - 9	448	5.9%	505	5.2%	501	5.0%	481	4.6%
10 - 14	345	4.5%	474	4.9%	462	4.6%	463	4.4%
15 - 19	352	4.6%	499	5.2%	540	5.3%	541	5.2%
20 - 24	1,366	17.9%	1,469	15.3%	1,425	14.1%	1,566	14.9%
25 - 34	1,779	23.3%	2,470	25.7%	2,550	25.3%	2,299	21.9%
35 - 44	1,050	13.7%	1,302	13.5%	1,516	15.0%	1,725	16.4%
45 - 54	750	9.8%	922	9.6%	981	9.7%	1,117	10.6%
55 - 64	456	6.0%	710	7.4%	736	7.3%	788	7.5%
65 - 74	239	3.1%	431	4.5%	485	4.8%	539	5.1%
75 - 84	183	2.4%	171	1.8%	248	2.5%	301	2.9%
85+	68	0.9%	96	1.0%	89	0.9%	116	1.1%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	4,458	58.3%	5,275	54.8%	5,379	53.3%	5,428	51.7%
Black Alone	1,922	25.1%	2,219	23.1%	2,327	23.0%	2,442	23.3%
American Indian Alone	59	0.8%	51	0.5%	51	0.5%	51	0.5%
Asian Alone	345	4.5%	469	4.9%	596	5.9%	693	6.6%
Pacific Islander Alone	3	0.0%	7	0.1%	8	0.1%	8	0.1%
Some Other Race Alone	617	8.1%	832	8.6%	889	8.8%	948	9.0%
Two or More Races	241	3.2%	769	8.0%	849	8.4%	932	8.9%
Hispanic Origin (Any Race)	996	13.0%	1,201	12.5%	1,293	12.8%	1,396	13.3%

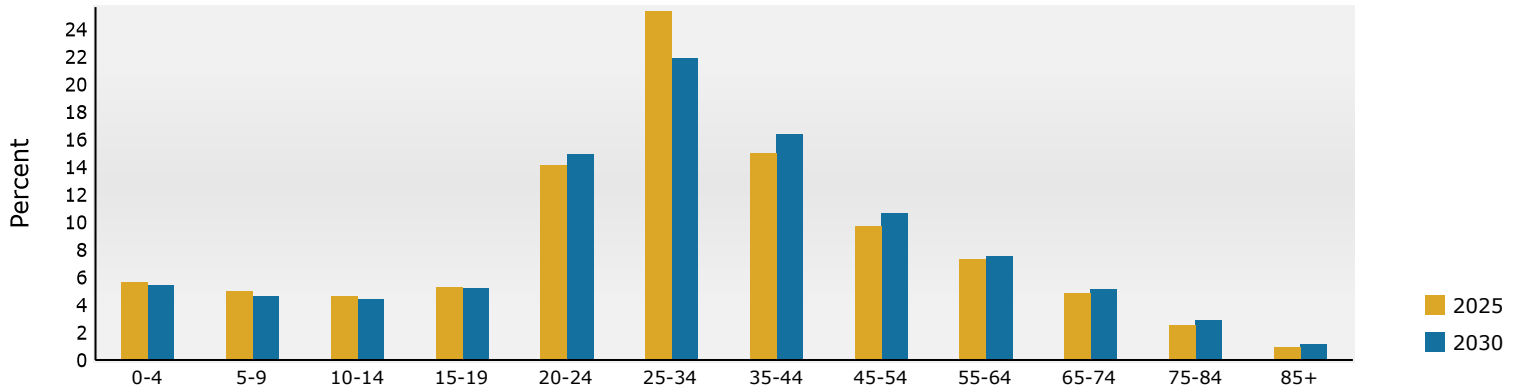
Data Note: Income is expressed in current dollars.

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

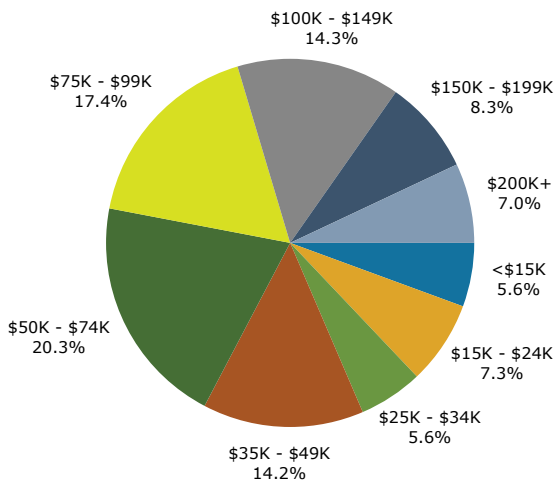
Trends 2025-2030



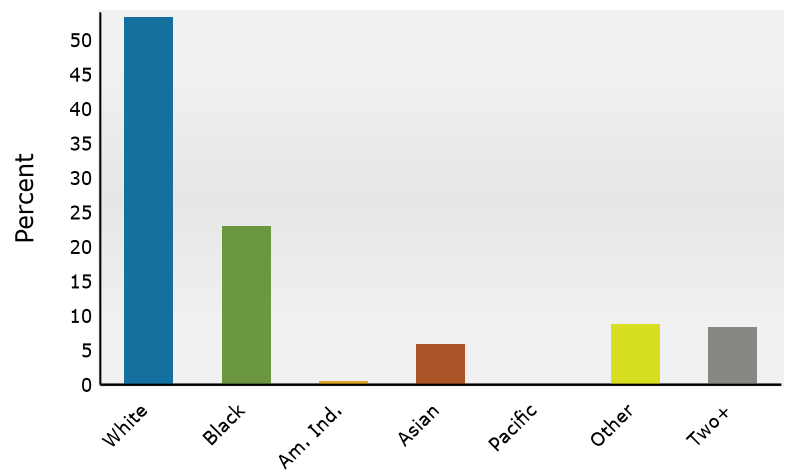
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 12.8%

Demographic and Income Profile

5563 Western Blvd, Raleigh, North Carolina, 27606
Ring: 3 mile radius

Prepared by Esri
Latitude: 35.78522
Longitude: -78.72111

Summary	Census 2010	Census 2020	2025	2030
Population	71,068	80,308	81,428	84,904
Households	27,315	32,967	35,554	37,736
Families	12,189	14,660	14,976	15,731
Average Household Size	2.26	2.17	2.09	2.07
Owner Occupied Housing Units	9,366	10,186	10,585	11,107
Renter Occupied Housing Units	17,949	22,781	24,969	26,629
Median Age	25.7	27.8	29.1	29.8

Trends: 2025-2030 Annual Rate	Area	State	National
Population	0.84%	0.80%	0.42%
Households	1.20%	1.10%	0.64%
Families	0.99%	0.94%	0.54%
Owner HHs	0.97%	1.21%	0.91%
Median Household Income	2.13%	2.61%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	3,537	9.9%	3,202	8.5%
\$15,000 - \$24,999	1,598	4.5%	1,318	3.5%
\$25,000 - \$34,999	2,151	6.1%	1,855	4.9%
\$35,000 - \$49,999	4,118	11.6%	3,890	10.3%
\$50,000 - \$74,999	6,035	17.0%	6,188	16.4%
\$75,000 - \$99,999	4,824	13.6%	5,228	13.9%
\$100,000 - \$149,999	5,974	16.8%	6,911	18.3%
\$150,000 - \$199,999	3,091	8.7%	3,819	10.1%
\$200,000+	4,223	11.9%	5,322	14.1%

Median Household Income	\$76,322	\$84,802
Average Household Income	\$107,395	\$118,847
Per Capita Income	\$46,773	\$52,641

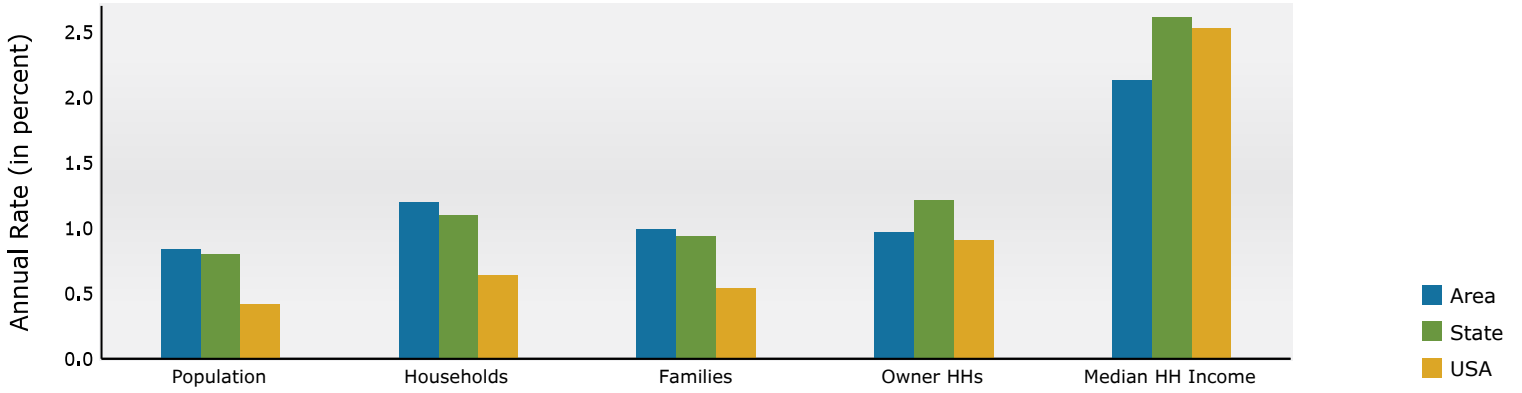
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,960	5.6%	3,787	4.7%	3,781	4.6%	3,859	4.5%
5 - 9	3,277	4.6%	3,371	4.2%	3,335	4.1%	3,239	3.8%
10 - 14	2,713	3.8%	3,263	4.1%	3,260	4.0%	3,265	3.8%
15 - 19	8,369	11.8%	8,220	10.2%	7,234	8.9%	7,303	8.6%
20 - 24	16,003	22.5%	15,440	19.2%	14,151	17.4%	14,581	17.2%
25 - 34	13,688	19.3%	17,762	22.1%	18,928	23.2%	18,460	21.7%
35 - 44	7,851	11.0%	8,850	11.0%	9,860	12.1%	11,280	13.3%
45 - 54	6,314	8.9%	6,831	8.5%	7,115	8.7%	7,792	9.2%
55 - 64	4,708	6.6%	6,035	7.5%	5,977	7.3%	6,130	7.2%
65 - 74	2,196	3.1%	4,073	5.1%	4,513	5.5%	4,863	5.7%
75 - 84	1,374	1.9%	1,805	2.2%	2,388	2.9%	3,031	3.6%
85+	614	0.9%	871	1.1%	887	1.1%	1,101	1.3%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	47,499	66.8%	48,867	60.8%	47,408	58.2%	47,534	56.0%
Black Alone	11,152	15.7%	11,491	14.3%	11,783	14.5%	12,340	14.5%
American Indian Alone	482	0.7%	379	0.5%	382	0.5%	409	0.5%
Asian Alone	6,013	8.5%	7,710	9.6%	9,028	11.1%	10,440	12.3%
Pacific Islander Alone	28	0.0%	79	0.1%	71	0.1%	77	0.1%
Some Other Race Alone	3,826	5.4%	5,189	6.5%	5,704	7.0%	6,282	7.4%
Two or More Races	2,069	2.9%	6,592	8.2%	7,053	8.7%	7,823	9.2%
Hispanic Origin (Any Race)	7,996	11.3%	9,454	11.8%	10,196	12.5%	11,297	13.3%

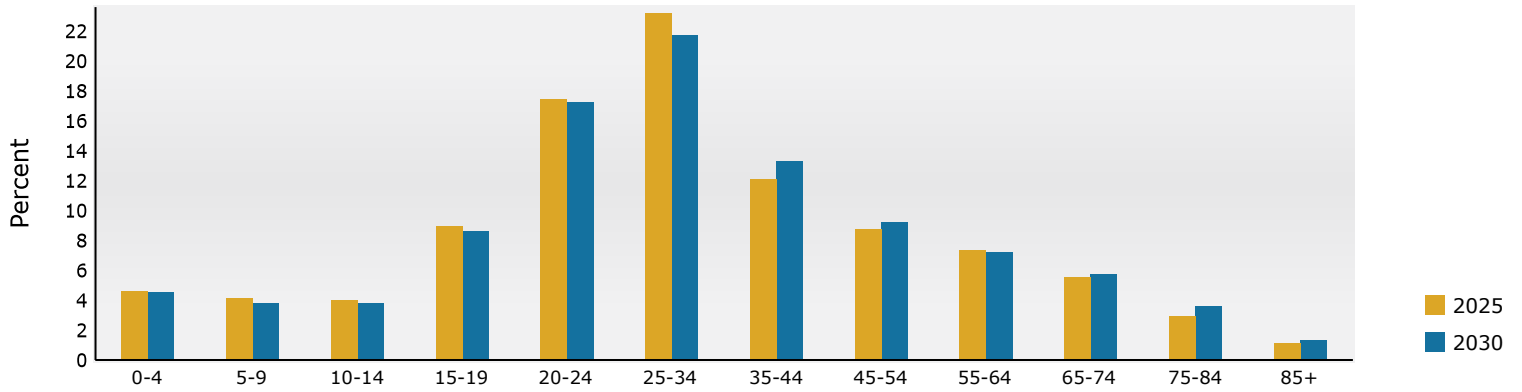
Data Note: Income is expressed in current dollars.

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

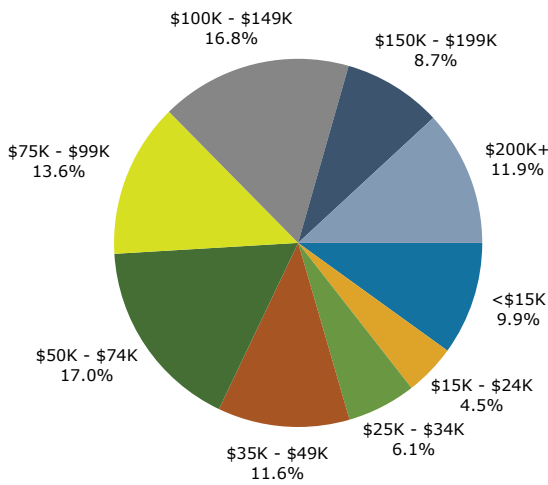
Trends 2025-2030



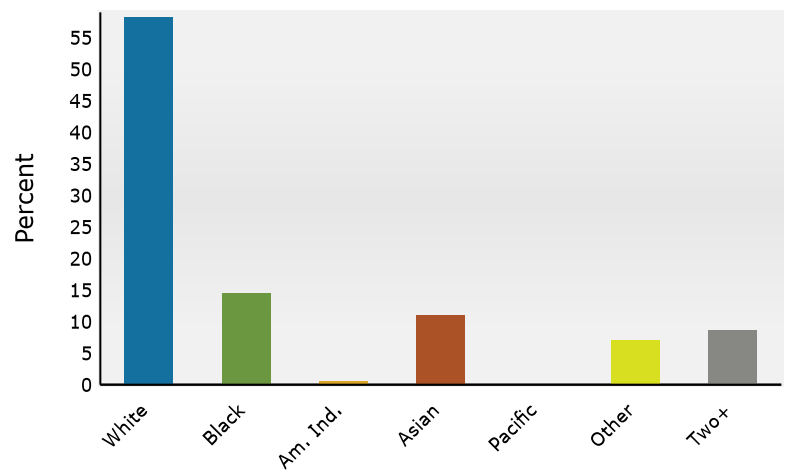
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 12.5%

Demographic and Income Profile

5563 Western Blvd, Raleigh, North Carolina, 27606
Ring: 5 mile radius

Prepared by Esri
Latitude: 35.78522
Longitude: -78.72111

Summary	Census 2010	Census 2020	2025	2030
Population	176,433	202,681	209,414	227,718
Households	72,776	88,134	95,657	106,038
Families	35,459	42,215	43,272	47,087
Average Household Size	2.22	2.14	2.08	2.05
Owner Occupied Housing Units	34,064	36,950	38,743	40,544
Renter Occupied Housing Units	38,712	51,184	56,914	65,494
Median Age	30.4	32.2	33.5	34.5

Trends: 2025-2030 Annual Rate	Area	State	National
Population	1.69%	0.80%	0.42%
Households	2.08%	1.10%	0.64%
Families	1.70%	0.94%	0.54%
Owner HHs	0.91%	1.21%	0.91%
Median Household Income	2.67%	2.61%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	6,737	7.0%	6,264	5.9%
\$15,000 - \$24,999	4,135	4.3%	3,562	3.4%
\$25,000 - \$34,999	4,895	5.1%	4,315	4.1%
\$35,000 - \$49,999	8,813	9.2%	8,424	7.9%
\$50,000 - \$74,999	14,350	15.0%	14,846	14.0%
\$75,000 - \$99,999	11,012	11.5%	11,912	11.2%
\$100,000 - \$149,999	17,329	18.1%	20,259	19.1%
\$150,000 - \$199,999	9,592	10.0%	11,987	11.3%
\$200,000+	18,789	19.6%	24,464	23.1%
Median Household Income	\$94,147		\$107,392	
Average Household Income	\$138,028		\$151,995	
Per Capita Income	\$63,323		\$71,037	

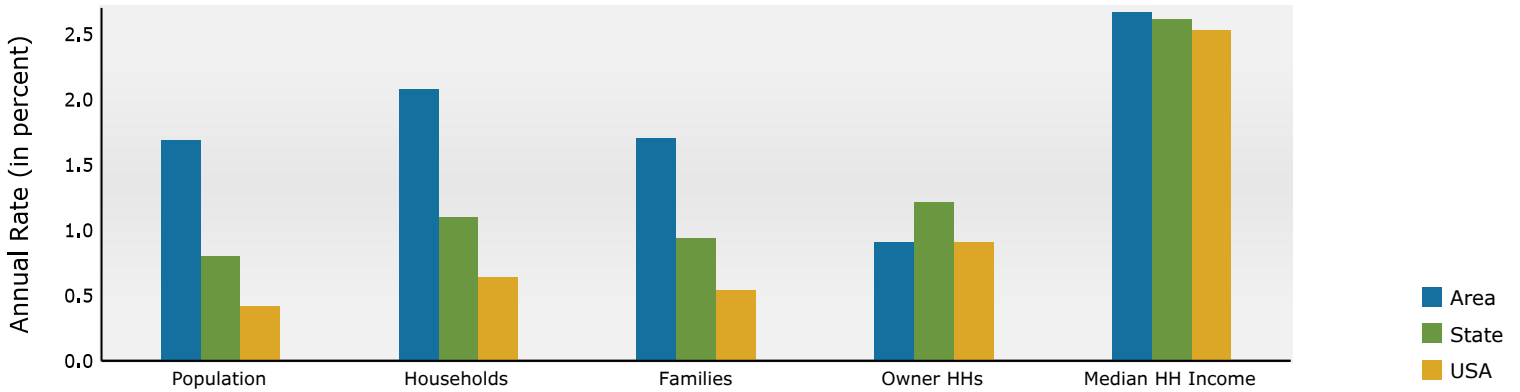
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,846	5.6%	9,501	4.7%	9,520	4.5%	10,176	4.5%
5 - 9	8,812	5.0%	9,056	4.5%	9,025	4.3%	9,208	4.0%
10 - 14	7,905	4.5%	9,251	4.6%	8,995	4.3%	9,528	4.2%
15 - 19	14,897	8.4%	14,954	7.4%	14,181	6.8%	14,487	6.4%
20 - 24	27,199	15.4%	26,646	13.1%	25,740	12.3%	28,141	12.4%
25 - 34	31,962	18.1%	41,972	20.7%	43,410	20.7%	44,349	19.5%
35 - 44	22,346	12.7%	24,973	12.3%	27,947	13.3%	32,170	14.1%
45 - 54	20,874	11.8%	21,184	10.5%	21,710	10.4%	24,313	10.7%
55 - 64	16,546	9.4%	20,015	9.9%	19,640	9.4%	20,560	9.0%
65 - 74	8,390	4.8%	14,930	7.4%	16,465	7.9%	18,303	8.0%
75 - 84	5,164	2.9%	7,072	3.5%	9,483	4.5%	12,163	5.3%
85+	2,493	1.4%	3,129	1.5%	3,299	1.6%	4,319	1.9%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	125,194	71.0%	133,493	65.9%	134,169	64.1%	140,707	61.8%
Black Alone	27,422	15.5%	26,980	13.3%	27,678	13.2%	31,651	13.9%
American Indian Alone	943	0.5%	834	0.4%	854	0.4%	972	0.4%
Asian Alone	10,591	6.0%	15,398	7.6%	18,549	8.9%	21,613	9.5%
Pacific Islander Alone	76	0.0%	125	0.1%	112	0.1%	120	0.1%
Some Other Race Alone	7,764	4.4%	10,458	5.2%	11,315	5.4%	13,391	5.9%
Two or More Races	4,445	2.5%	15,393	7.6%	16,737	8.0%	19,264	8.5%
Hispanic Origin (Any Race)	16,459	9.3%	20,307	10.0%	21,724	10.4%	25,382	11.1%

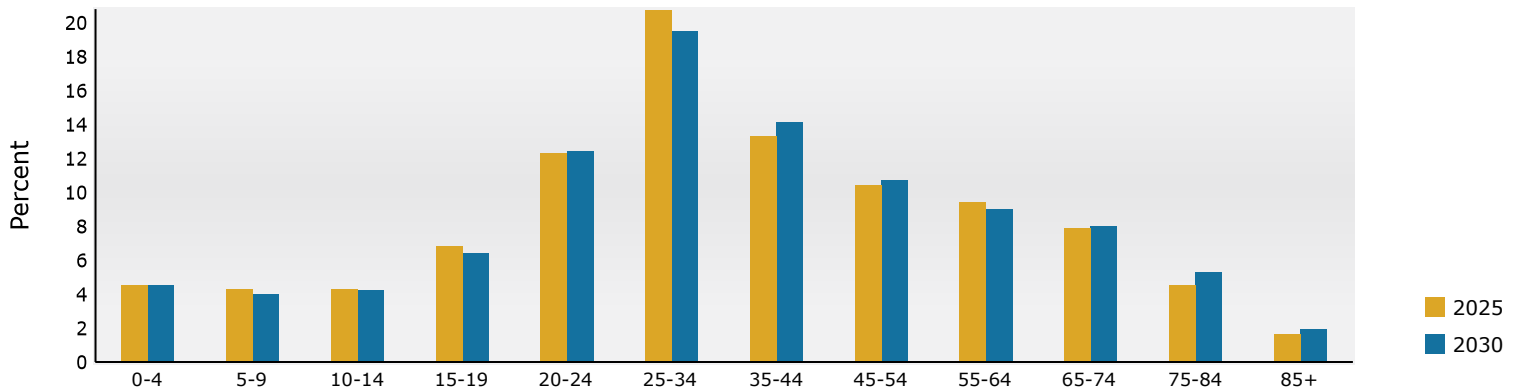
Data Note: Income is expressed in current dollars.

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

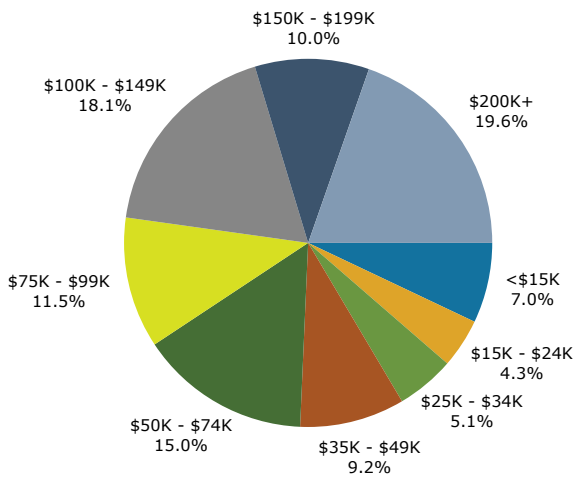
Trends 2025-2030



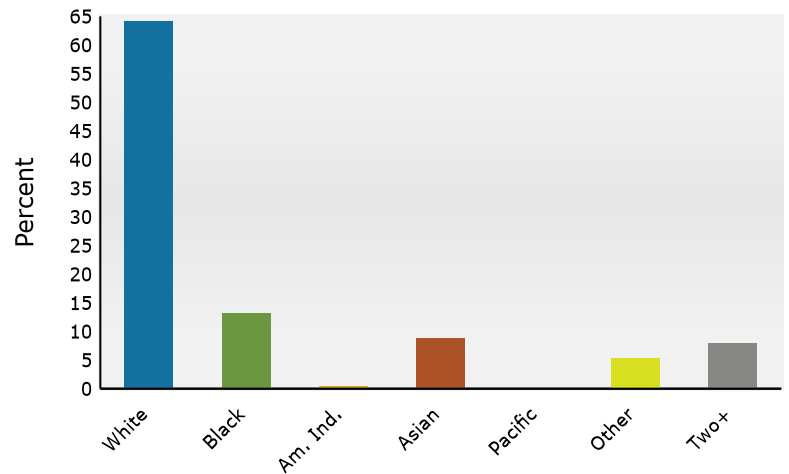
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 10.4%

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