



alexander place

WALMART SHADOW-
ANCHORED SHOPPING CENTER

7850 Alexander Promenade Pl.
Raleigh, NC 27617

nuveen



CRAWFORD SQUARE
REAL ESTATE ADVISORS

property highlights

Conveniently located with excellent visibility from U.S. Hwy 70 and easy access to I-540.

Located in the #2 city for Best Quality of Life in the World and in a top 10 city for jobs.

Strong anchors include Kohl's and O2 fitness, with a Walmart shadow anchor.

Close proximity to high traffic employers, RDU airport and Research Triangle Park with over 50,000 employees.



STRONG CUSTOMER TRAFFIC

60,000 +

Vehicles per day on Glenwood Ave, US 70

4.1 MILLION

Visits annually

48,912

Daytime population within a 3-mile radius



KOHL'S



DOLLAR TREE

nuveen

market overview

Raleigh, the capital of North Carolina, is known for its vibrant cultural scene, strong educational institutions, and tech-driven economy. The area surrounding Alexander Place Promenade is primarily residential, with a blend of suburban neighborhoods and new developments. Raleigh's growing population and its reputation as a hub for research and innovation make the region an attractive destination for both families and professionals.

Raleigh itself is part of the Research Triangle, an area renowned for its prestigious universities (Duke University, University of North Carolina, and North Carolina State University) and high-tech industries. The city also has a rich history, with cultural attractions, museums, and outdoor spaces that complement the retail experience at places like Alexander Place Promenade.

\$144,926

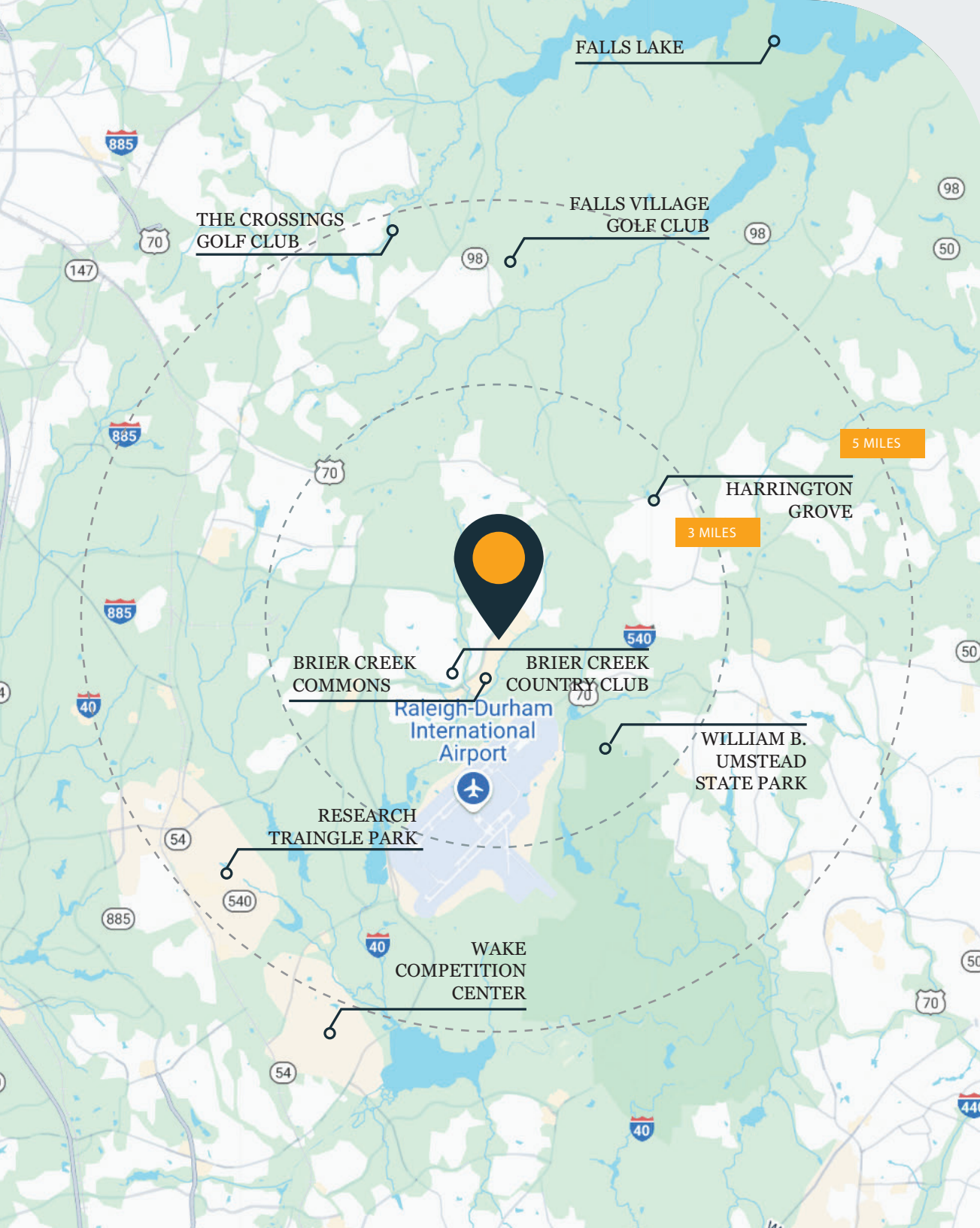
Average HH income within a 3-mile radius

39.2

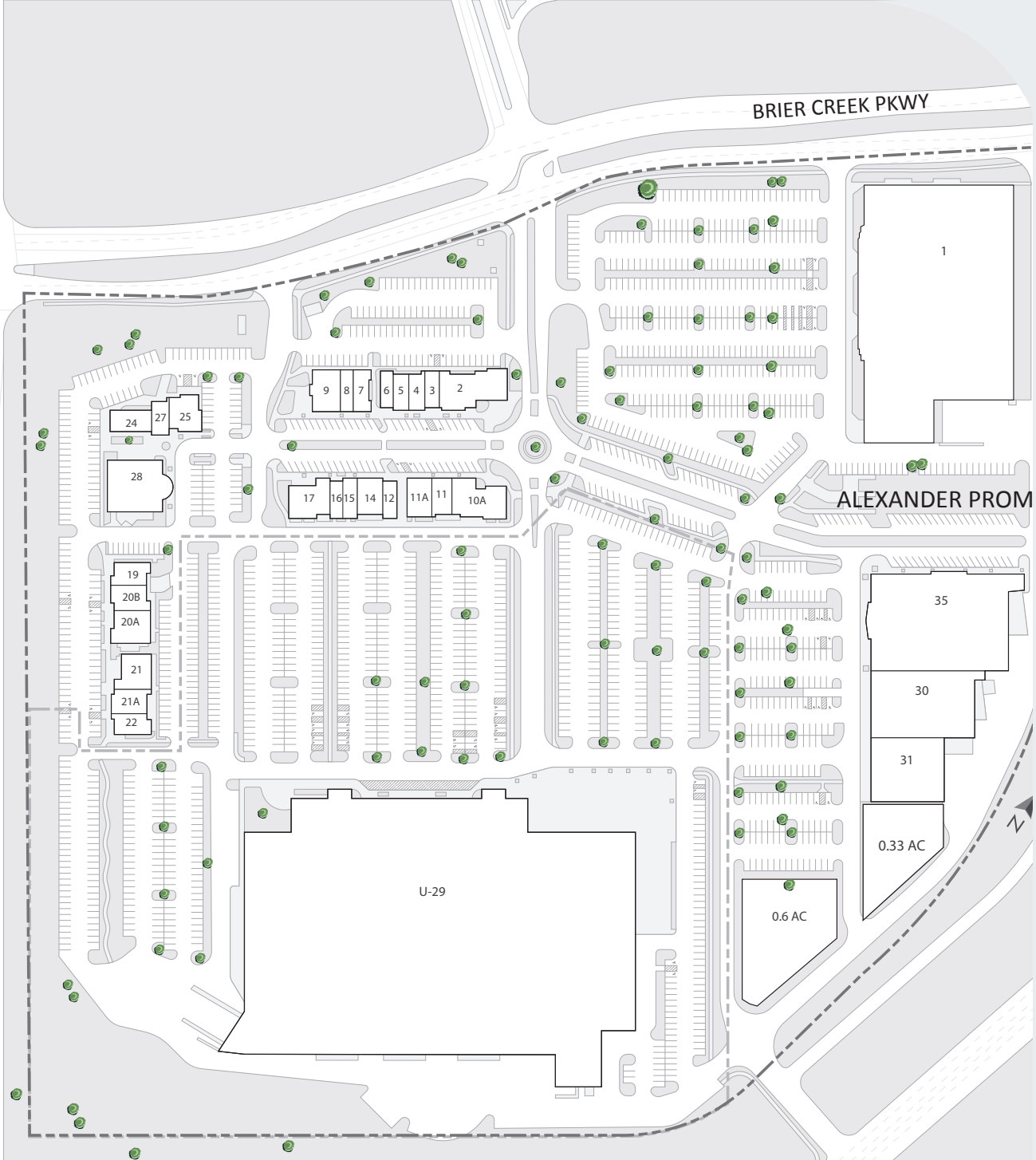
Median age within a 3-mile radius

50.6%

With an educational attainment in the true trade area



site plan



1 | 88,305 SF
KOHL'S

2 | 5,102 SF
PANERA BREAD

3 | 1,105 SF
AVAILABLE

4 | 1,042 SF
UNIQUE NAIL SALON

5 | 1,001 SF
VAPOR MAXX

6 | 1,105 SF
COLDSTONE CREAMERY

7 | 1,192 SF
SUBWAY

8 | 1,202 SF
AVAILABLE

9 | 2,770 SF
MOE'S SOUTHWEST

10A | 4,203 SF
BRIER CREEK DENTAL

11 | 1,414 SF
MARCO'S PIZZA

11A | 1,800 SF
PHO EXPRESS

12 | 1,125 SF
GREAT CHINA

14 | 2,152 SF
REFLEXOLOGY SPA

15 | 1,125 SF
ZAGG

16 | 1,125 SF
CINNAHOLIC

17 | 2,947 SF
AMERICAN
FAMILY CARE

19 | 1,975 SF
HIBACHI 101

20A | 3,100 SF
NAVY CREDIT
FEDERAL UNION

20B | 1,520 SF
POKE BROS

21 | 1,600 SF
PIVOT PHYSICAL
THERAPY OF NC

21A | 1,310 SF
WINGSTOP

22 | 3,263 SF
T-MOBILE

24 | 1,518 SF
STARBUCKS

25 | 2,285 SF
SALON BLU

27 | 1,215 SF
RJ TOBACCO

30 | 15,400 SF
AVAILABLE

31 | 10,000 SF
DOLLAR TREE

35 | 30,030 SF
O2 FITNESS

U-29 | 210,000 SF
WALMART

centrally located
between raleigh
and durham

GATHER, RELAX, & ENJOY





contact general inquiries
contact

WILL REIS
will@crawfordsq.com
205.966.4891

retail.leasing@nuveen.com

nuveen



CRAWFORD SQUARE
REAL ESTATE ADVISORS