



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.

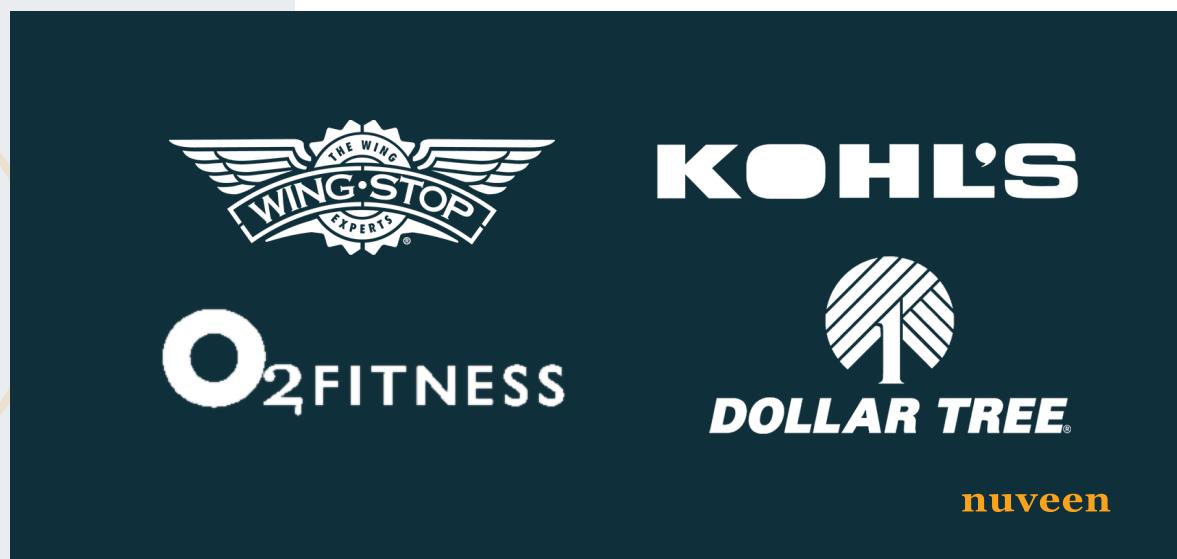
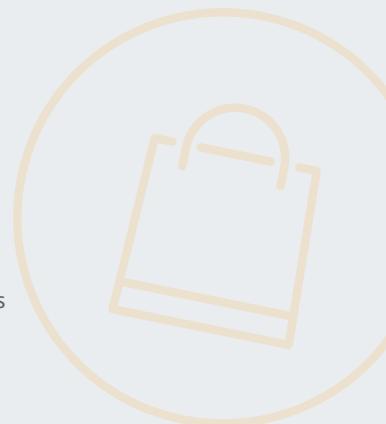


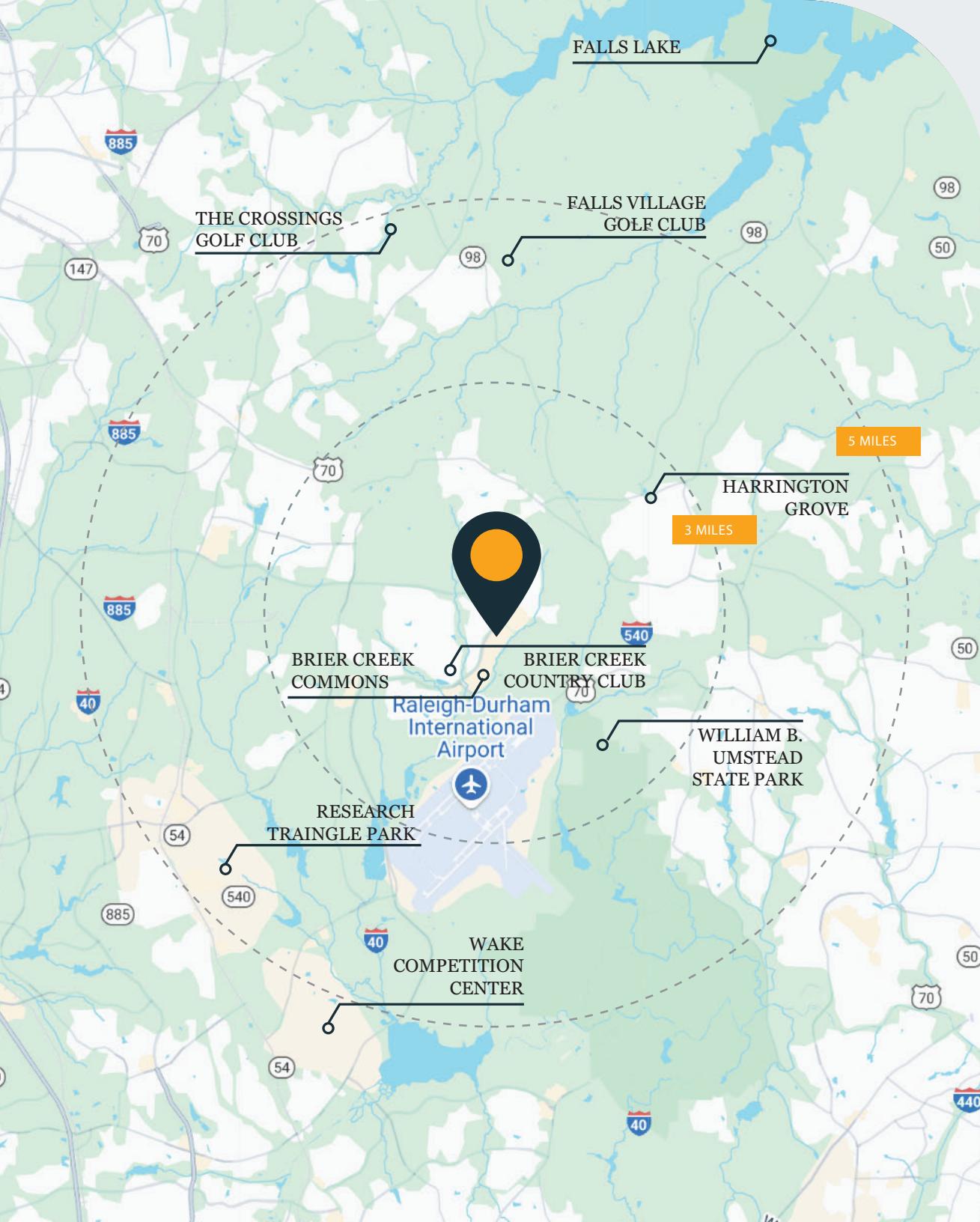
STRONG CUSTOMER TRAFFIC

60,000 +
Vehicles per day on Glenwood Ave, US 70

4.1 MILLION
Visits annually

48,912
Daytime population within a 3-mile radius





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

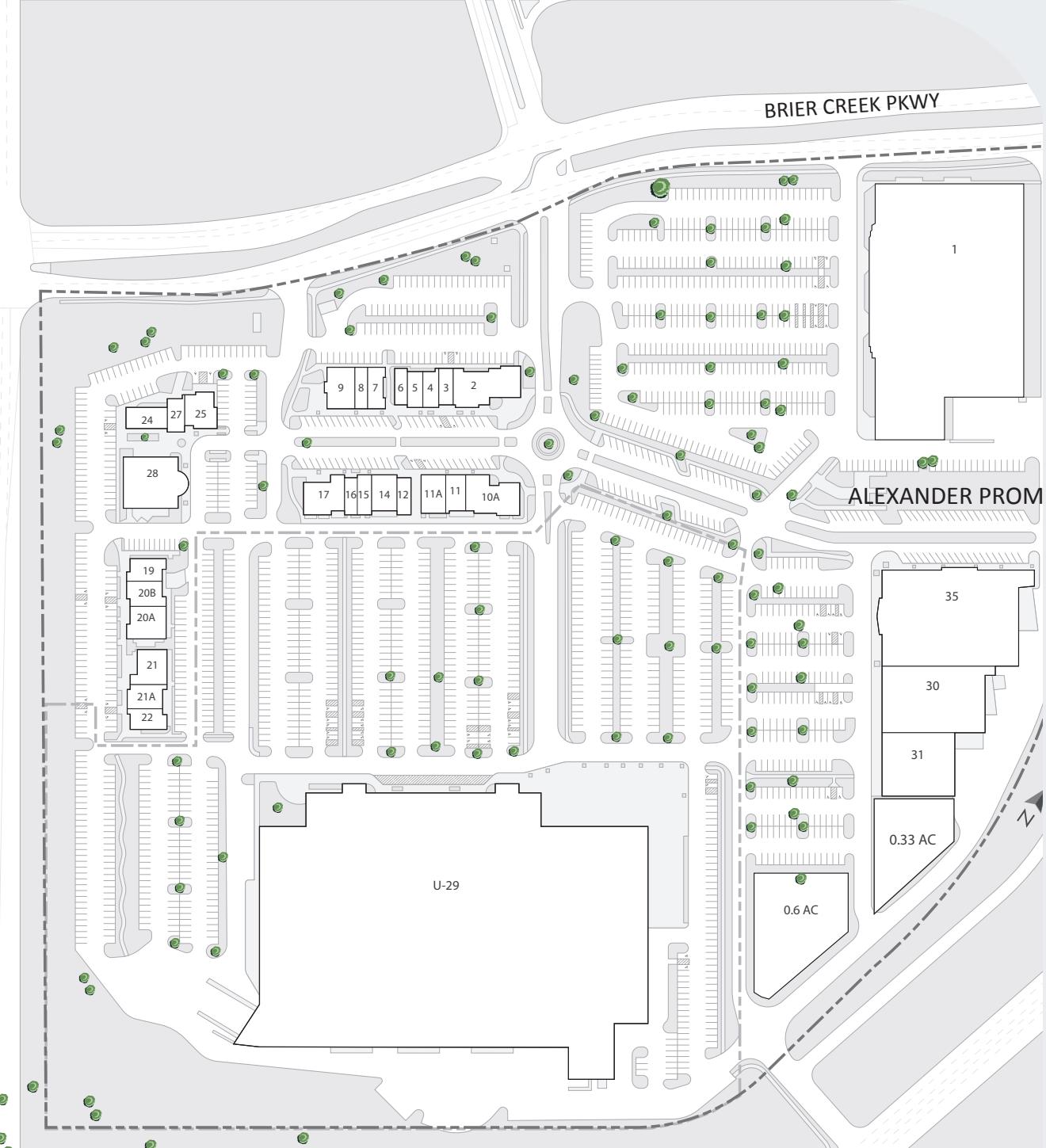
39.2

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	15 1,125 SF ZAGG	30 15,400 SF AVAILABLE
2 5,102 SF PANERA BREAD	16 1,125 SF CINNAHOLIC	31 10,000 SF DOLLAR TREE
3 1,105 SF EVERBOWL	17 2,947 SF AMERICAN FAMILY CARE	35 30,030 SF O2 FITNESS
4 1,042 SF UNIQUE NAIL SALON	19 1,975 SF HIBACHI 101	U-29 210,000 SF WALMART
5 1,001 SF VAPOR MAXX	20A 3,100 SF NAVY CREDIT FEDERAL UNION	
6 1,105 SF COLDSTONE CREAMERY	20B 1,520 SF POKE BROS	
7 1,192 SF SUBWAY	21 1,600 SF PIVOT PHYSICAL THERAPY OF NC	
8 1,202 SF AVAILABLE	21A 1,310 SF WINGSTOP	
9 2,770 SF MOE'S SOUTHWEST	22 3,263 SF T-MOBILE	
10A 4,203 SF BRIER CREEK DENTAL	24 1,518 SF STARBUCKS	
11 1,414 SF MARCO'S PIZZA	25 2,285 SF SALON BLU	
11A 1,800 SF PHO EXPRESS	27 1,215 SF RJ TOBACCO	
12 1,125 SF GREAT CHINA		
14 2,152 SF REFLEXOLOGY SPA		



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centrally located
between raleigh
and durham

GATHER, RELAX, & ENJOY





contact general inquiries

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