

Anchored by a +/- 220,000 Sq. Ft. Walmart Supercenter!



**CURRENTLY
AVAILABLE**

Fully Leased

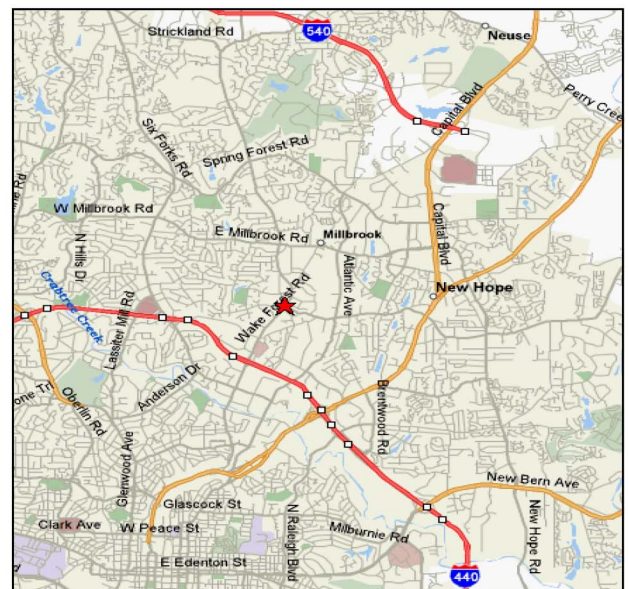
PROPERTY HIGHLIGHTS

- Located approximately 1.5 miles from the I-440 Beltline
- Center contains Walmart Supercenter and lots more
- High Traffic Area

MARKET HIGHLIGHTS

- 2024 estimated population within 5 miles - 253,732*
- 2024 estimated average household income within 5 miles - \$125,117*

**Demographics obtained from Esri*



LEASING CONTACT

Henry Cline
hcline@gfdinc.com
222 Cloister Court
Chapel Hill, NC 27514



MORE INFO
www.gfdinc.com
919.636.2351



Scan this QR Code with your mobile phone's QR Reader to visit our website, and learn more about this property as well as others available for lease.



SHOE DEPT.

NO
SPACE
AVAILABLE

RONALD DR

AADT: 42,000

WAKE FOREST RD

NEW HOPE CHURCH RD

GRAFTSMAN DR

LEASING INFORMATION:
Vivienne Wraith
GFD Management Inc.
919-448-1943
vwraith@gfdinc.com

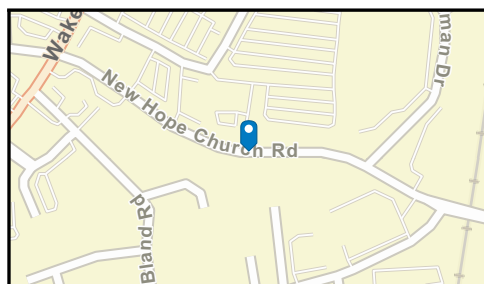
PADDINGTON STATION
RALEIGH, NORTH CAROLINA
 Tenant List

<u>SPACE</u>	<u>TENANT</u>	<u>SQUARE FEET</u>
STORE A	Super Walmart	218,685
D1	Diamond Modern Furniture	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

Prepared by Esri
Latitude: 35.83574
Longitude: -78.60986



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



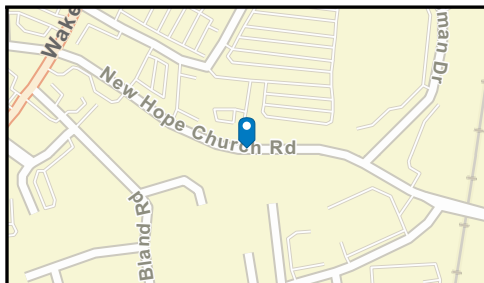
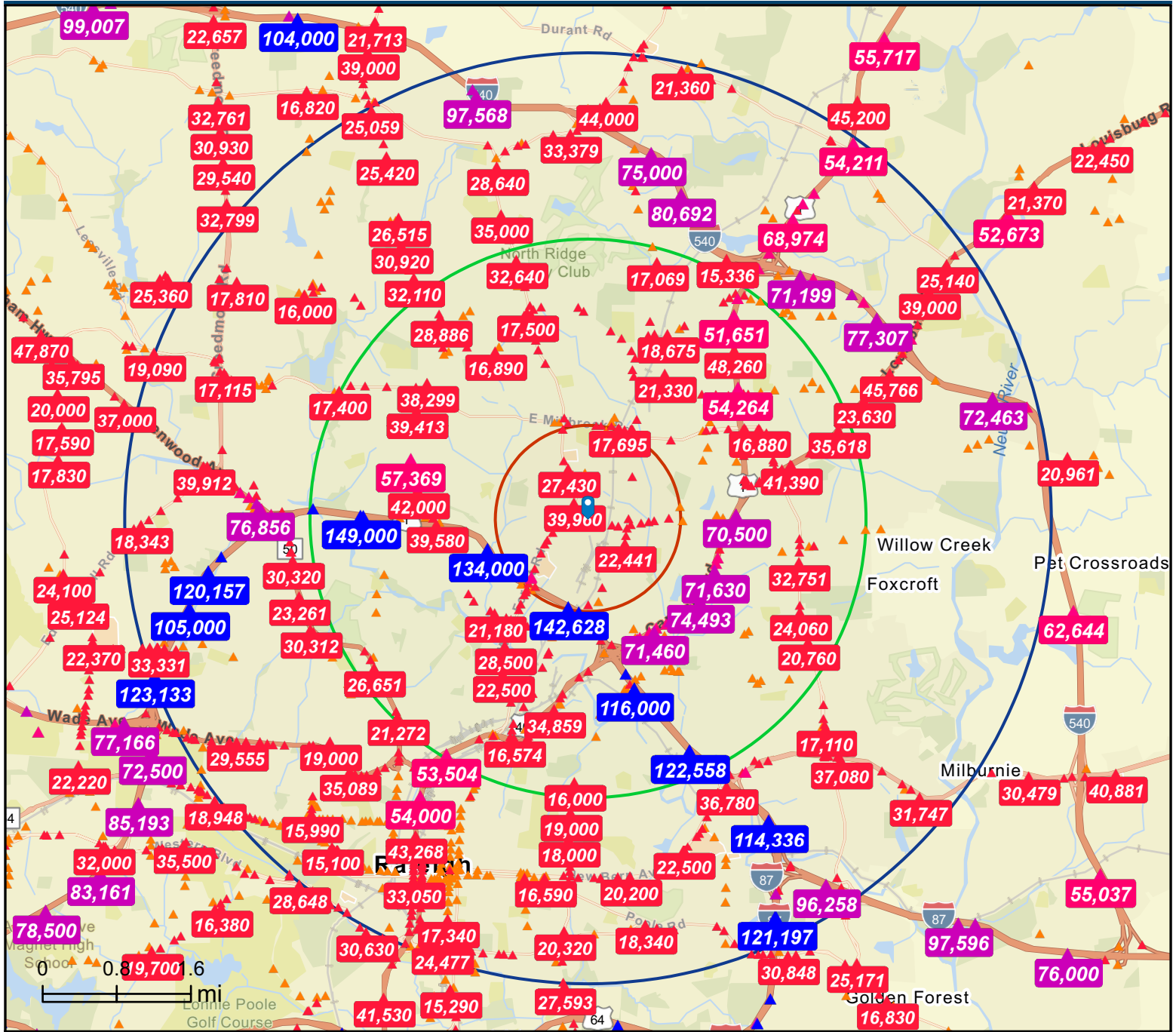
Source: ©2024 Kalibrate Technologies (Q3 2024).

January 22, 2025

Traffic Count Map

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

Prepared by Esri
Latitude: 35.83574
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Source: ©2024 Kalibrate Technologies (Q3 2024).

January 22, 2025

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

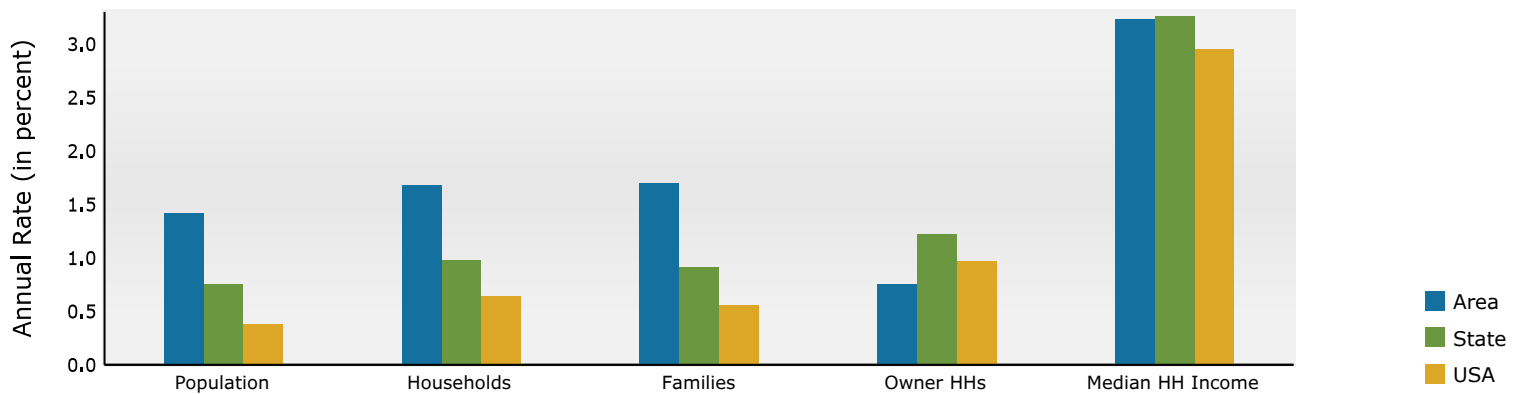
Summary	Census 2010		Census 2020		2024		2029	
Population	9,154		9,827		9,746		10,460	
Households	3,449		4,048		4,041		4,391	
Families	2,107		2,228		2,197		2,390	
Average Household Size	2.64		2.42		2.41		2.38	
Owner Occupied Housing Units	1,413		1,395		1,444		1,499	
Renter Occupied Housing Units	2,036		2,653		2,597		2,892	
Median Age	31.2		33.8		34.2		35.4	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	1.42%		0.75%		0.38%			
Households	1.68%		0.98%		0.64%			
Families	1.70%		0.91%		0.56%			
Owner HHs	0.75%		1.22%		0.97%			
Median Household Income	3.23%		3.26%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			419	10.4%	343	7.8%		
\$15,000 - \$24,999			277	6.9%	257	5.9%		
\$25,000 - \$34,999			368	9.1%	377	8.6%		
\$35,000 - \$49,999			538	13.3%	518	11.8%		
\$50,000 - \$74,999			853	21.1%	821	18.7%		
\$75,000 - \$99,999			484	12.0%	558	12.7%		
\$100,000 - \$149,999			634	15.7%	830	18.9%		
\$150,000 - \$199,999			220	5.4%	348	7.9%		
\$200,000+			249	6.2%	338	7.7%		
Median Household Income			\$59,717		\$70,004			
Average Household Income			\$83,772		\$98,394			
Per Capita Income			\$35,848		\$42,845			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	897	9.8%	638	6.5%	635	6.5%	682	6.5%
5 - 9	645	7.0%	683	7.0%	601	6.2%	619	5.9%
10 - 14	511	5.6%	624	6.3%	609	6.2%	612	5.9%
15 - 19	498	5.4%	566	5.8%	579	5.9%	676	6.5%
20 - 24	793	8.7%	694	7.1%	747	7.7%	844	8.1%
25 - 34	1,938	21.2%	1,917	19.5%	1,860	19.1%	1,725	16.5%
35 - 44	1,342	14.7%	1,518	15.4%	1,448	14.9%	1,651	15.8%
45 - 54	1,029	11.2%	1,142	11.6%	1,230	12.6%	1,341	12.8%
55 - 64	731	8.0%	899	9.1%	922	9.5%	1,004	9.6%
65 - 74	477	5.2%	644	6.6%	625	6.4%	719	6.9%
75 - 84	242	2.6%	386	3.9%	356	3.7%	429	4.1%
85+	51	0.6%	116	1.2%	134	1.4%	158	1.5%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	4,271	46.7%	4,091	41.6%	3,874	39.7%	4,019	38.4%
Black Alone	2,604	28.4%	2,220	22.6%	2,195	22.5%	2,300	22.0%
American Indian Alone	77	0.8%	79	0.8%	80	0.8%	86	0.8%
Asian Alone	276	3.0%	371	3.8%	409	4.2%	492	4.7%
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%	2,246	23.0%	2,528	24.2%
Two or More Races	323	3.5%	916	9.3%	939	9.6%	1,032	9.9%
Hispanic Origin (Any Race)	3,051	33.3%	3,064	31.2%	3,176	32.6%	3,546	33.9%

Data Note: Income is expressed in current dollars.

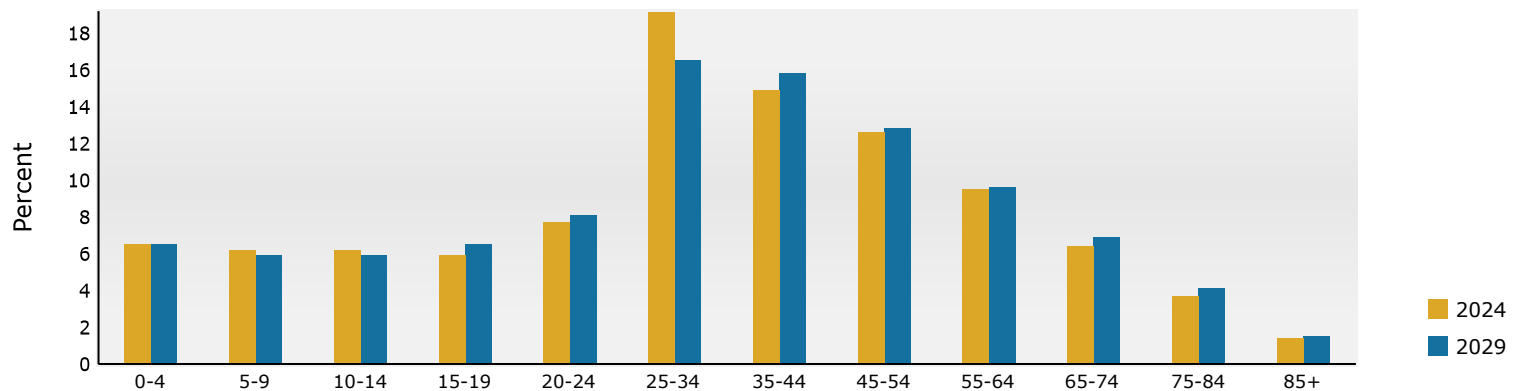
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

January 22, 2025

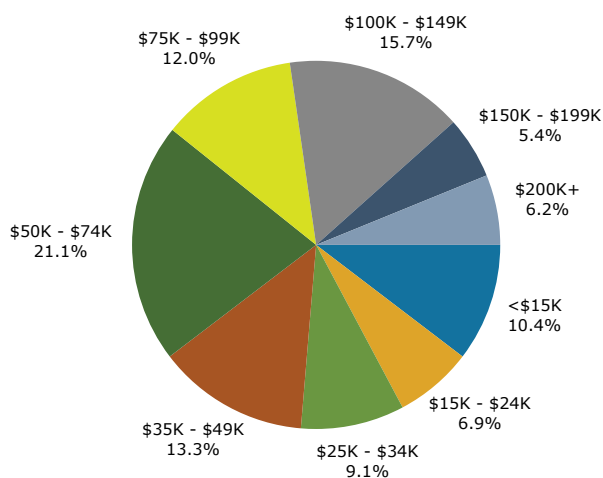
Trends 2024-2029



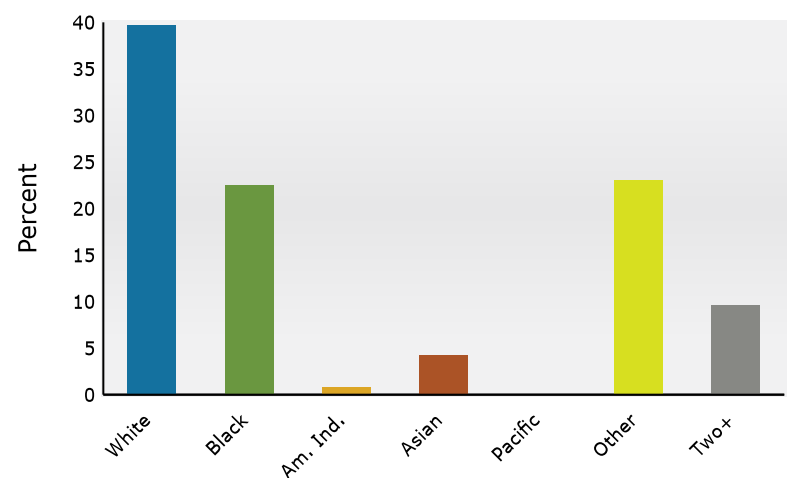
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 32.6%

Demographic and Income Profile

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

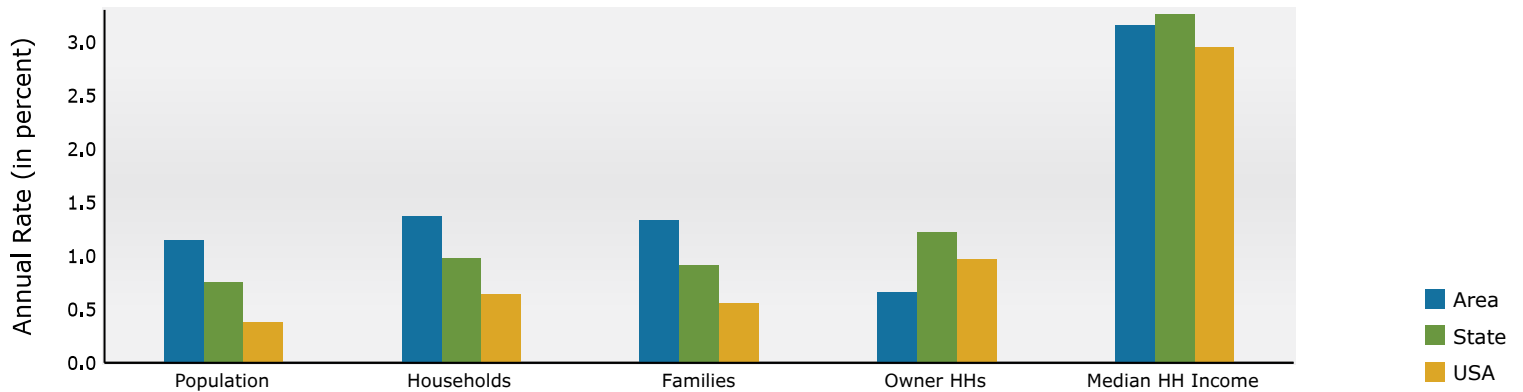
Prepared by Esri
 Latitude: 35.83574
 Longitude: -78.60986

Summary	Census 2010		Census 2020		2024		2029	
Population	83,302		92,723		96,303		101,962	
Households	35,161		40,459		42,624		45,626	
Families	20,605		22,328		22,815		24,379	
Average Household Size	2.35		2.28		2.25		2.22	
Owner Occupied Housing Units	18,974		19,563		20,619		21,309	
Renter Occupied Housing Units	16,187		20,896		22,005		24,317	
Median Age	34.7		36.2		36.7		38.1	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	1.15%		0.75%		0.38%			
Households	1.37%		0.98%		0.64%			
Families	1.33%		0.91%		0.56%			
Owner HHs	0.66%		1.22%		0.97%			
Median Household Income	3.16%		3.26%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			2,483	5.8%	1,986	4.4%		
\$15,000 - \$24,999			1,887	4.4%	1,420	3.1%		
\$25,000 - \$34,999			2,927	6.9%	2,423	5.3%		
\$35,000 - \$49,999			4,183	9.8%	3,822	8.4%		
\$50,000 - \$74,999			8,264	19.4%	8,196	18.0%		
\$75,000 - \$99,999			5,707	13.4%	6,146	13.5%		
\$100,000 - \$149,999			7,528	17.7%	9,293	20.4%		
\$150,000 - \$199,999			3,885	9.1%	5,384	11.8%		
\$200,000+			5,761	13.5%	6,956	15.2%		
Median Household Income			\$80,535		\$94,073			
Average Household Income			\$119,095		\$135,754			
Per Capita Income			\$52,914		\$60,985			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,607	7.9%	5,674	6.1%	5,723	5.9%	5,827	5.7%
5 - 9	5,712	6.9%	5,599	6.0%	5,653	5.9%	5,636	5.5%
10 - 14	5,000	6.0%	5,631	6.1%	5,319	5.5%	5,751	5.6%
15 - 19	4,649	5.6%	5,127	5.5%	5,143	5.3%	5,391	5.3%
20 - 24	5,519	6.6%	6,023	6.5%	6,728	7.0%	6,990	6.9%
25 - 34	14,664	17.6%	16,580	17.9%	17,008	17.7%	16,083	15.8%
35 - 44	12,464	15.0%	13,435	14.5%	14,449	15.0%	16,064	15.8%
45 - 54	10,878	13.1%	11,356	12.2%	11,839	12.3%	12,694	12.4%
55 - 64	8,331	10.0%	10,269	11.1%	10,284	10.7%	10,722	10.5%
65 - 74	4,896	5.9%	7,423	8.0%	7,793	8.1%	8,771	8.6%
75 - 84	3,158	3.8%	3,963	4.3%	4,563	4.7%	5,843	5.7%
85+	1,423	1.7%	1,644	1.8%	1,800	1.9%	2,189	2.1%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	46,935	56.3%	49,452	53.3%	50,811	52.8%	52,847	51.8%
Black Alone	23,839	28.6%	22,254	24.0%	22,710	23.6%	23,826	23.4%
American Indian Alone	454	0.5%	606	0.7%	618	0.6%	655	0.6%
Asian Alone	2,582	3.1%	3,699	4.0%	4,268	4.4%	5,020	4.9%
Pacific Islander Alone	40	0.0%	57	0.1%	55	0.1%	55	0.1%
Some Other Race Alone	7,175	8.6%	9,795	10.6%	10,444	10.8%	11,355	11.1%
Two or More Races	2,277	2.7%	6,860	7.4%	7,398	7.7%	8,205	8.0%
Hispanic Origin (Any Race)	13,286	15.9%	15,728	17.0%	16,686	17.3%	18,198	17.8%

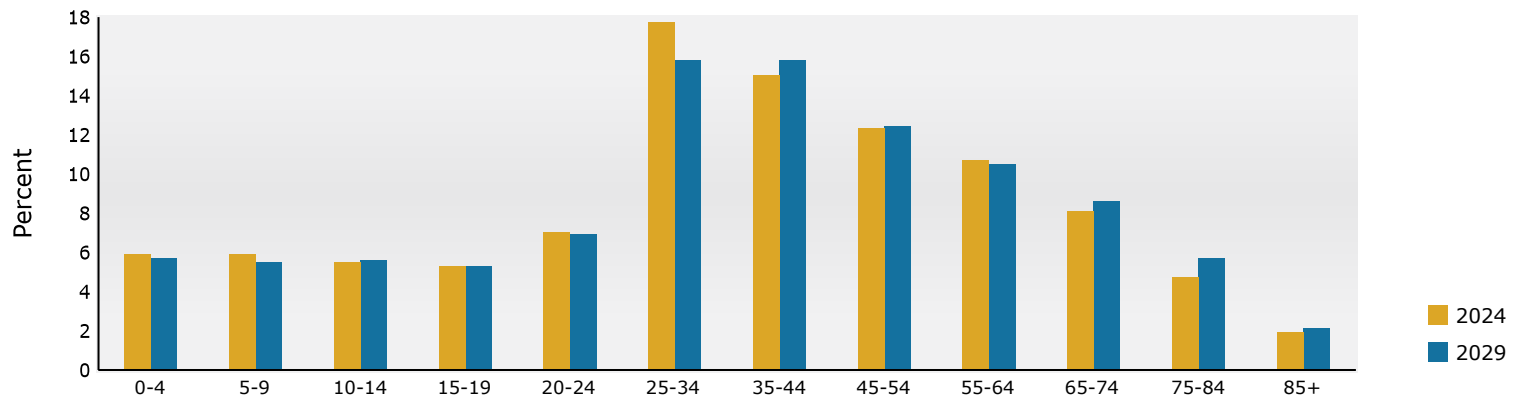
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

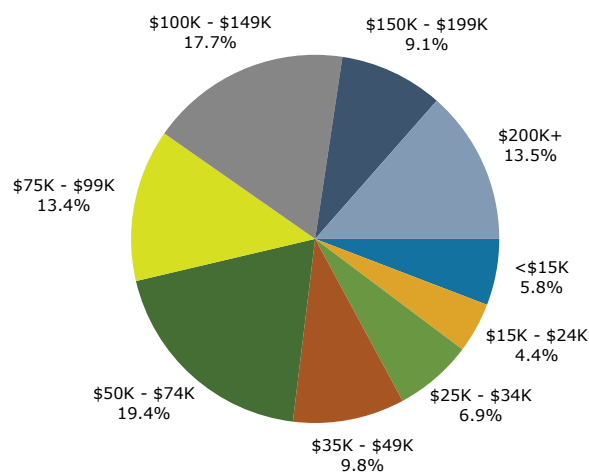
Trends 2024-2029



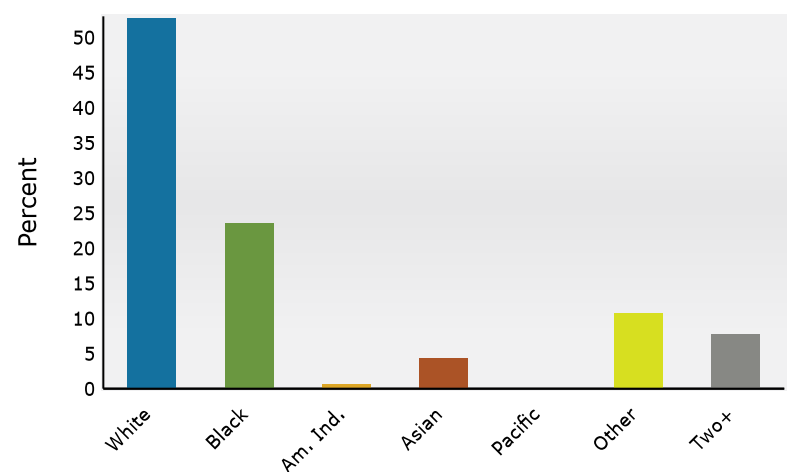
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 17.3%

Demographic and Income Profile

Paddington Station
 1725 New Hope Church Rd, Raleigh, North Carolina, 27609
 Ring: 5 mile radius

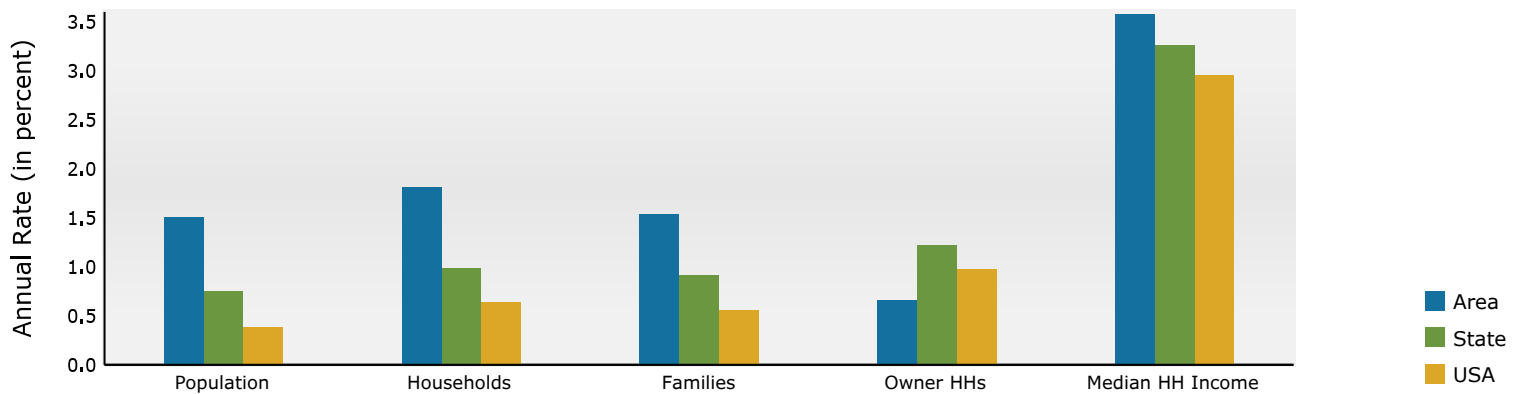
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Summary	Census 2010		Census 2020		2024		2029	
Population	216,004		241,629		253,732		273,464	
Households	88,297		103,855		110,878		121,304	
Families	50,301		56,040		58,132		62,753	
Average Household Size	2.32		2.23		2.21		2.18	
Owner Occupied Housing Units	49,224		51,493		55,066		56,907	
Renter Occupied Housing Units	39,073		52,362		55,812		64,397	
Median Age	34.4		35.8		36.2		37.6	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	1.51%		0.75%		0.38%			
Households	1.81%		0.98%		0.64%			
Families	1.54%		0.91%		0.56%			
Owner HHs	0.66%		1.22%		0.97%			
Median Household Income	3.58%		3.26%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			7,063	6.4%	5,724	4.7%		
\$15,000 - \$24,999			4,796	4.3%	3,600	3.0%		
\$25,000 - \$34,999			6,912	6.2%	5,722	4.7%		
\$35,000 - \$49,999			9,873	8.9%	9,087	7.5%		
\$50,000 - \$74,999			20,696	18.7%	20,935	17.3%		
\$75,000 - \$99,999			13,552	12.2%	14,891	12.3%		
\$100,000 - \$149,999			19,877	17.9%	24,661	20.3%		
\$150,000 - \$199,999			11,351	10.2%	15,899	13.1%		
\$200,000+			16,754	15.1%	20,782	17.1%		
Median Household Income			\$84,619		\$100,898			
Average Household Income			\$125,117		\$143,080			
Per Capita Income			\$54,733		\$63,517			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,147	7.0%	13,149	5.4%	13,591	5.4%	14,175	5.2%
5 - 9	13,728	6.4%	13,313	5.5%	13,502	5.3%	13,670	5.0%
10 - 14	12,408	5.7%	13,697	5.7%	12,986	5.1%	14,024	5.1%
15 - 19	15,107	7.0%	15,631	6.5%	15,841	6.2%	16,401	6.0%
20 - 24	16,845	7.8%	17,980	7.4%	19,697	7.8%	20,586	7.5%
25 - 34	36,903	17.1%	44,251	18.3%	46,647	18.4%	45,577	16.7%
35 - 44	31,645	14.7%	33,934	14.0%	37,387	14.7%	42,952	15.7%
45 - 54	28,644	13.3%	29,122	12.1%	30,233	11.9%	33,233	12.2%
55 - 64	22,674	10.5%	26,671	11.0%	26,748	10.5%	28,109	10.3%
65 - 74	12,089	5.6%	20,060	8.3%	21,067	8.3%	23,954	8.8%
75 - 84	7,314	3.4%	9,744	4.0%	11,651	4.6%	15,364	5.6%
85+	3,499	1.6%	4,077	1.7%	4,380	1.7%	5,419	2.0%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	125,574	58.1%	135,653	56.1%	139,288	54.9%	147,026	53.8%
Black Alone	63,198	29.3%	58,024	24.0%	61,173	24.1%	66,170	24.2%
American Indian Alone	1,104	0.5%	1,596	0.7%	1,684	0.7%	1,797	0.7%
Asian Alone	6,764	3.1%	9,045	3.7%	10,754	4.2%	12,928	4.7%
Pacific Islander Alone	106	0.0%	115	0.0%	113	0.0%	119	0.0%
Some Other Race Alone	13,853	6.4%	20,153	8.3%	21,920	8.6%	24,045	8.8%
Two or More Races	5,406	2.5%	17,043	7.1%	18,800	7.4%	21,380	7.8%
Hispanic Origin (Any Race)	26,865	12.4%	33,950	14.1%	36,810	14.5%	40,733	14.9%

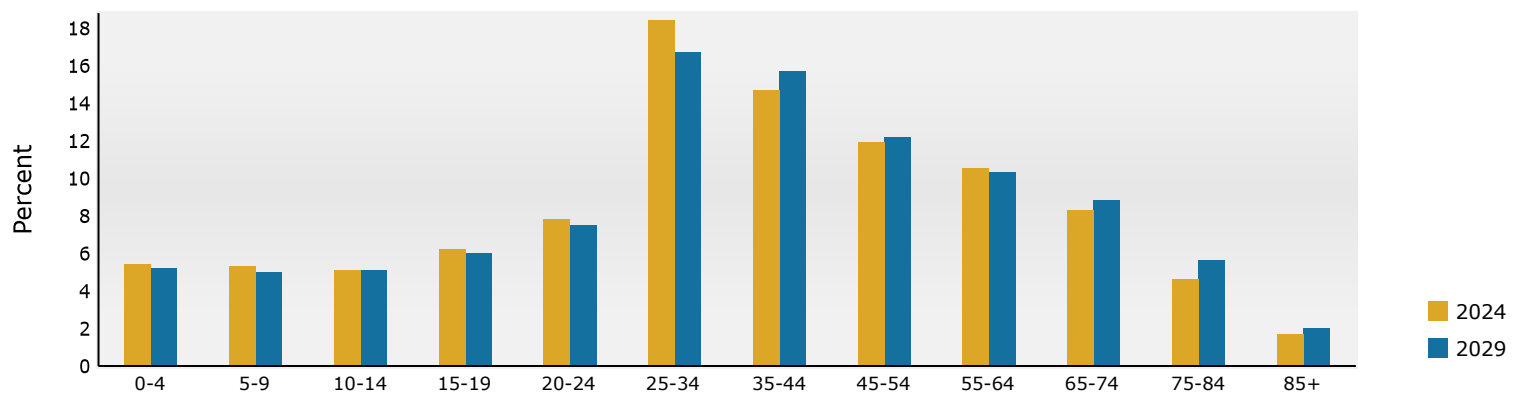
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Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

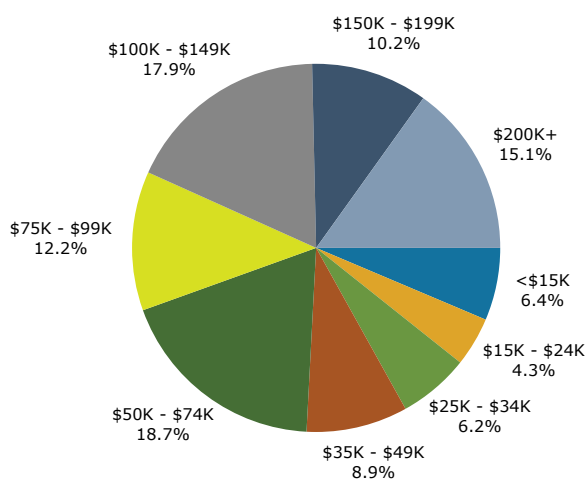
Trends 2024-2029



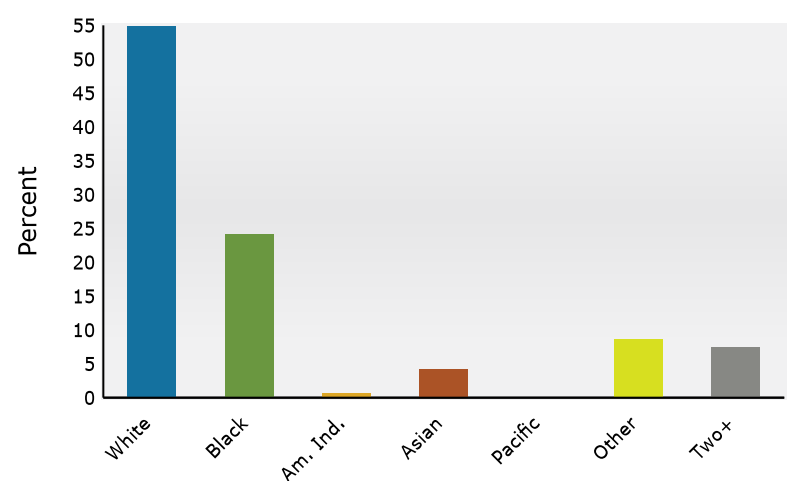
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 14.5%