

**AVAILABLE:**

**Space 1**  
+/- 12,450 Sq. Ft.

**Space 8**  
+/- 900 Sq. Ft.

**Space 13A-13B**  
+/- 2,400 Sq. Ft.

**OP1**  
+/- 4,640 sq. ft.

**LOCATION HIGHLIGHTS**

- 2024 estimated population within 5 miles - 210,346\*
- 2024 estimated average household income within 5 miles - \$129,945\*
- Traffic count numbering 15,057 daily\*

**PROPERTY HIGHLIGHTS**

- Anchors Include: Dollar Tree
- Located minutes away from PNC Arena & North Carolina State University

*\*Demographics obtained from Esri*

**PLAZA WEST**

5563 Western Blvd  
Raleigh, NC 27606

**LEASING CONTACT**

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



**MORE INFO**  
[www.gfdinc.com](http://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.

# PLAZA WEST

RALEIGH, NORTH CAROLINA

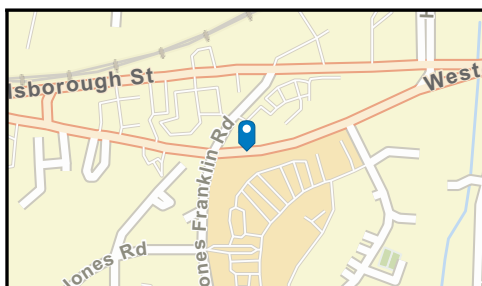




## Traffic Count Map - Close Up

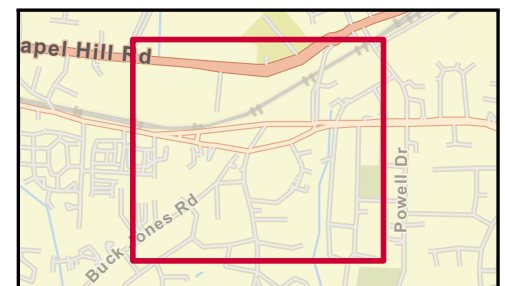
5563 Western Blvd, Raleigh, North Carolina, 27606  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.78522  
Longitude: -78.72111



**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



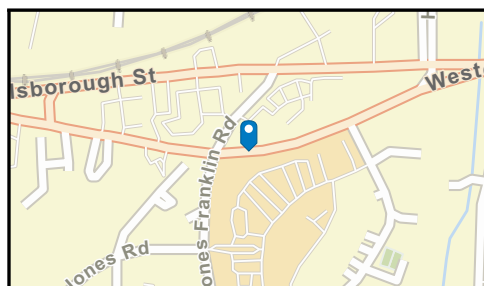
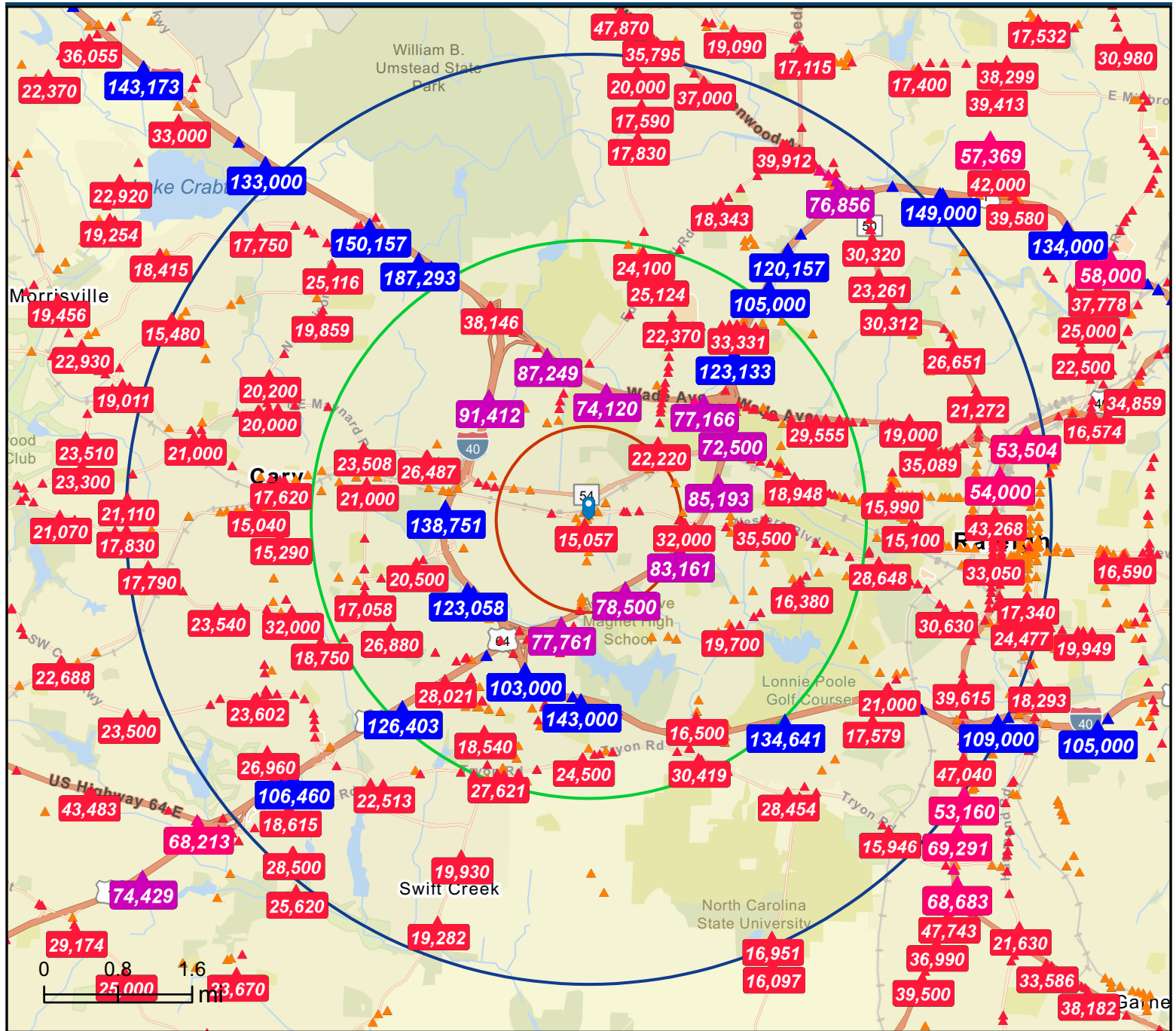
Source: ©2024 Kalibrate Technologies (Q3 2024).

January 22, 2025

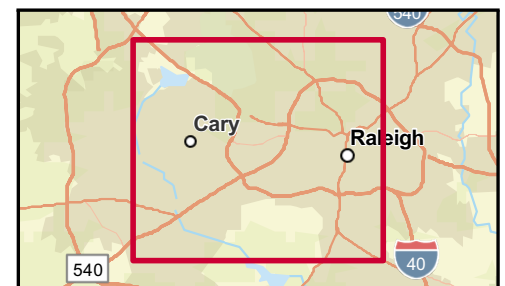
# Traffic Count Map

5563 Western Blvd, Raleigh, North Carolina, 27606  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.78522  
Longitude: -78.72111



**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

## Demographic and Income Profile

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

Prepared by Esri  
Latitude: 35.78522  
Longitude: -78.72111

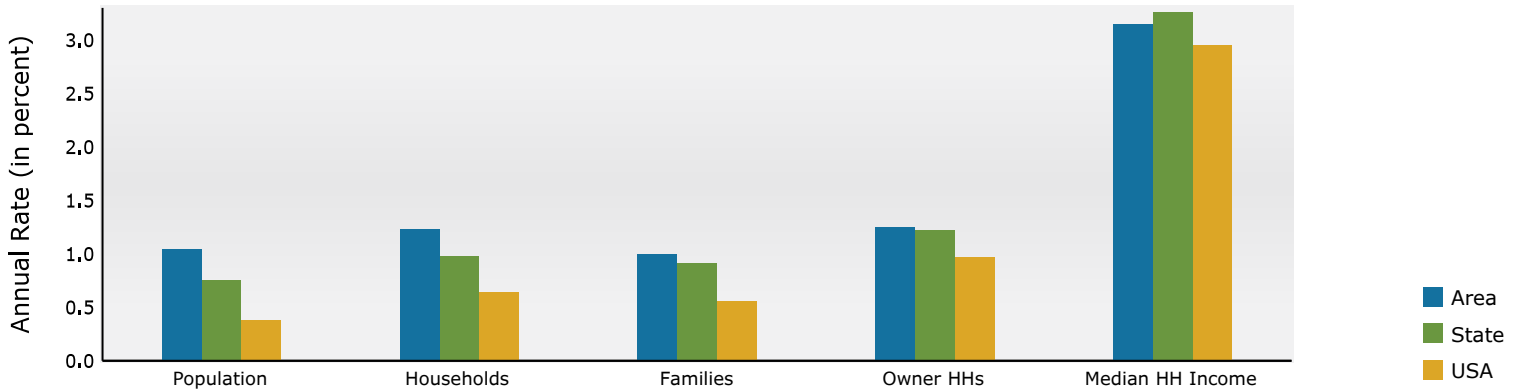
Summary	Census 2010		Census 2020		2024		2029	
Population	7,643		9,622		10,332		10,880	
Households	3,371		4,290		4,671		4,965	
Families	1,480		1,873		1,972		2,073	
Average Household Size	2.27		2.24		2.21		2.19	
Owner Occupied Housing Units	1,003		1,187		1,339		1,425	
Renter Occupied Housing Units	2,368		3,103		3,332		3,541	
Median Age	28.2		29.5		29.9		31.8	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	1.04%		0.75%		0.38%			
Households	1.23%		0.98%		0.64%			
Families	1.00%		0.91%		0.56%			
Owner HHs	1.25%		1.22%		0.97%			
Median Household Income	3.15%		3.26%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			246	5.3%	197	4.0%		
\$15,000 - \$24,999			375	8.0%	265	5.3%		
\$25,000 - \$34,999			322	6.9%	266	5.4%		
\$35,000 - \$49,999			624	13.4%	563	11.3%		
\$50,000 - \$74,999			1,120	24.0%	1,162	23.4%		
\$75,000 - \$99,999			766	16.4%	900	18.1%		
\$100,000 - \$149,999			579	12.4%	775	15.6%		
\$150,000 - \$199,999			361	7.7%	500	10.1%		
\$200,000+			279	6.0%	337	6.8%		
Median Household Income			\$64,711		\$75,577			
Average Household Income			\$88,682		\$102,296			
Per Capita Income			\$41,478		\$48,452			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	609	8.0%	573	6.0%	612	5.9%	609	5.6%
5 - 9	448	5.9%	505	5.2%	490	4.7%	521	4.8%
10 - 14	345	4.5%	474	4.9%	427	4.1%	455	4.2%
15 - 19	352	4.6%	499	5.2%	482	4.7%	503	4.6%
20 - 24	1,366	17.9%	1,469	15.3%	1,537	14.9%	1,451	13.3%
25 - 34	1,779	23.3%	2,470	25.7%	2,918	28.2%	2,781	25.6%
35 - 44	1,050	13.7%	1,302	13.5%	1,433	13.9%	1,791	16.5%
45 - 54	750	9.8%	922	9.6%	953	9.2%	1,060	9.7%
55 - 64	456	6.0%	710	7.4%	730	7.1%	784	7.2%
65 - 74	239	3.1%	431	4.5%	450	4.4%	537	4.9%
75 - 84	183	2.4%	171	1.8%	213	2.1%	279	2.6%
85+	68	0.9%	96	1.0%	88	0.9%	108	1.0%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	4,458	58.3%	5,275	54.8%	5,501	53.2%	5,653	52.0%
Black Alone	1,922	25.1%	2,219	23.1%	2,410	23.3%	2,543	23.4%
American Indian Alone	59	0.8%	51	0.5%	52	0.5%	56	0.5%
Asian Alone	345	4.5%	469	4.9%	570	5.5%	669	6.1%
Pacific Islander Alone	3	0.0%	7	0.1%	7	0.1%	8	0.1%
Some Other Race Alone	617	8.1%	832	8.6%	924	8.9%	988	9.1%
Two or More Races	241	3.2%	769	8.0%	868	8.4%	963	8.9%
Hispanic Origin (Any Race)	996	13.0%	1,201	12.5%	1,346	13.0%	1,464	13.5%

**Data Note:** Income is expressed in current dollars.

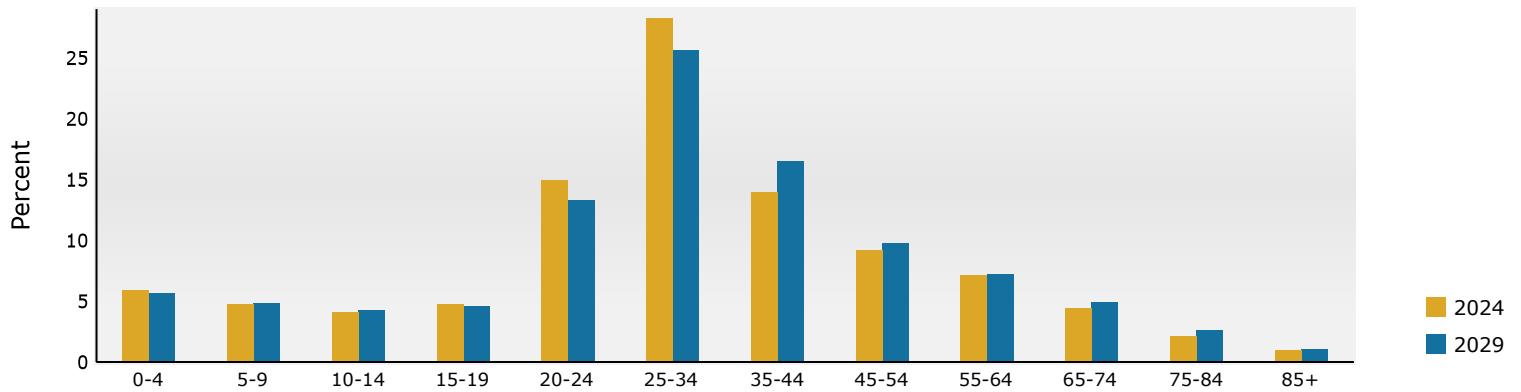
**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

January 22, 2025

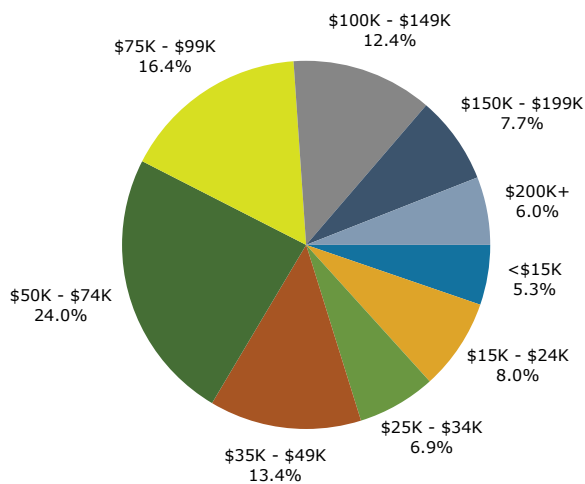
## Trends 2024-2029



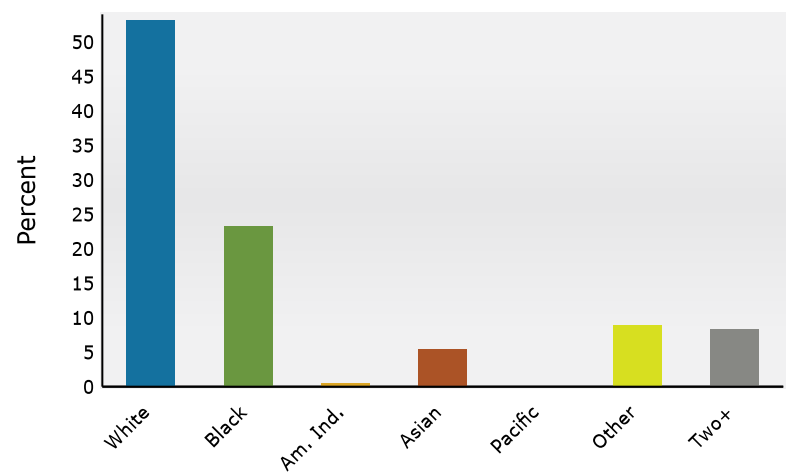
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 13.0%

## Demographic and Income Profile

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

Prepared by Esri  
 Latitude: 35.78522  
 Longitude: -78.72111

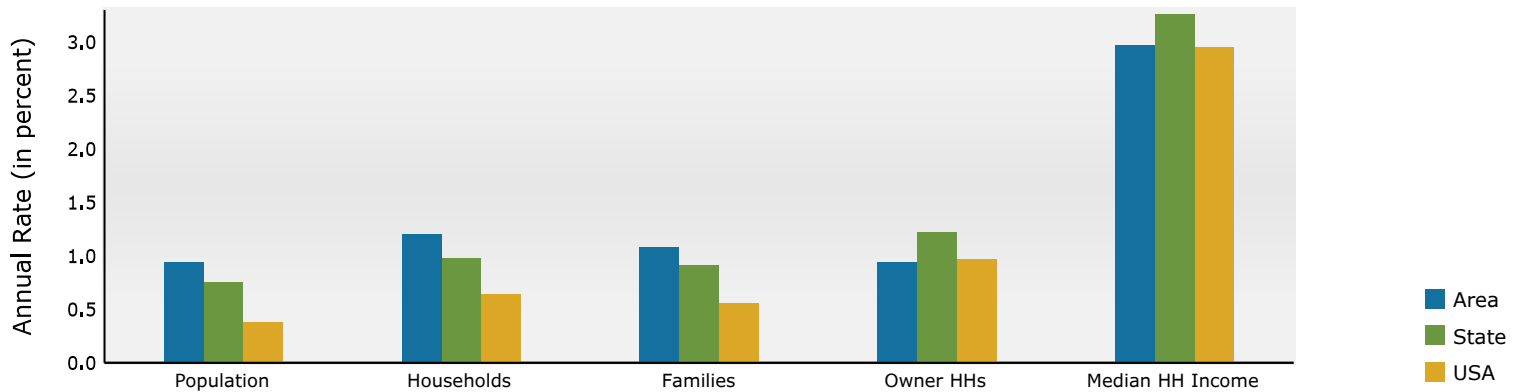
Summary	Census 2010		Census 2020		2024		2029	
Population	71,068		80,308		82,898		86,874	
Households	27,315		32,967		34,840		36,985	
Families	12,189		14,660		15,055		15,885	
Average Household Size	2.26		2.17		2.13		2.12	
Owner Occupied Housing Units	9,366		10,186		10,834		11,354	
Renter Occupied Housing Units	17,949		22,781		24,006		25,631	
Median Age	25.7		27.8		28.7		30.0	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	0.94%		0.75%		0.38%			
Households	1.20%		0.98%		0.64%			
Families	1.08%		0.91%		0.56%			
Owner HHs	0.94%		1.22%		0.97%			
Median Household Income	2.97%		3.26%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			3,591	10.3%	2,997	8.1%		
\$15,000 - \$24,999			1,670	4.8%	1,265	3.4%		
\$25,000 - \$34,999			2,294	6.6%	1,998	5.4%		
\$35,000 - \$49,999			4,006	11.5%	3,646	9.9%		
\$50,000 - \$74,999			6,382	18.3%	6,434	17.4%		
\$75,000 - \$99,999			4,714	13.5%	5,260	14.2%		
\$100,000 - \$149,999			5,667	16.3%	7,061	19.1%		
\$150,000 - \$199,999			2,981	8.6%	4,092	11.1%		
\$200,000+			3,532	10.1%	4,229	11.4%		
Median Household Income			\$72,154		\$83,523			
Average Household Income			\$103,167		\$118,187			
Per Capita Income			\$43,429		\$50,257			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,960	5.6%	3,787	4.7%	3,921	4.7%	3,959	4.6%
5 - 9	3,277	4.6%	3,371	4.2%	3,302	4.0%	3,410	3.9%
10 - 14	2,713	3.8%	3,263	4.1%	3,016	3.6%	3,225	3.7%
15 - 19	8,369	11.8%	8,220	10.2%	7,868	9.5%	8,022	9.2%
20 - 24	16,003	22.5%	15,440	19.2%	14,405	17.4%	14,210	16.4%
25 - 34	13,688	19.3%	17,762	22.1%	20,695	25.0%	19,823	22.8%
35 - 44	7,851	11.0%	8,850	11.0%	9,609	11.6%	11,861	13.7%
45 - 54	6,314	8.9%	6,831	8.5%	6,918	8.3%	7,583	8.7%
55 - 64	4,708	6.6%	6,035	7.5%	5,866	7.1%	6,085	7.0%
65 - 74	2,196	3.1%	4,073	5.1%	4,236	5.1%	4,794	5.5%
75 - 84	1,374	1.9%	1,805	2.2%	2,163	2.6%	2,822	3.2%
85+	614	0.9%	871	1.1%	902	1.1%	1,079	1.2%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	47,499	66.8%	48,867	60.8%	48,775	58.8%	49,711	57.2%
Black Alone	11,152	15.7%	11,491	14.3%	12,055	14.5%	12,678	14.6%
American Indian Alone	482	0.7%	379	0.5%	401	0.5%	439	0.5%
Asian Alone	6,013	8.5%	7,710	9.6%	8,703	10.5%	9,839	11.3%
Pacific Islander Alone	28	0.0%	79	0.1%	73	0.1%	80	0.1%
Some Other Race Alone	3,826	5.4%	5,189	6.5%	5,742	6.9%	6,258	7.2%
Two or More Races	2,069	2.9%	6,592	8.2%	7,148	8.6%	7,870	9.1%
Hispanic Origin (Any Race)	7,996	11.3%	9,454	11.8%	10,345	12.5%	11,349	13.1%

**Data Note:** Income is expressed in current dollars.

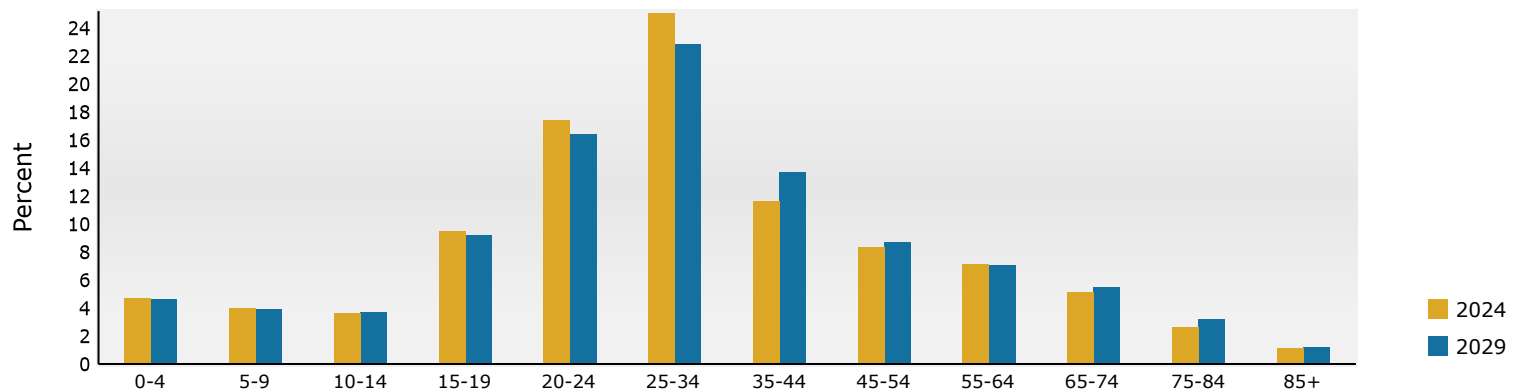
**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

January 22, 2025

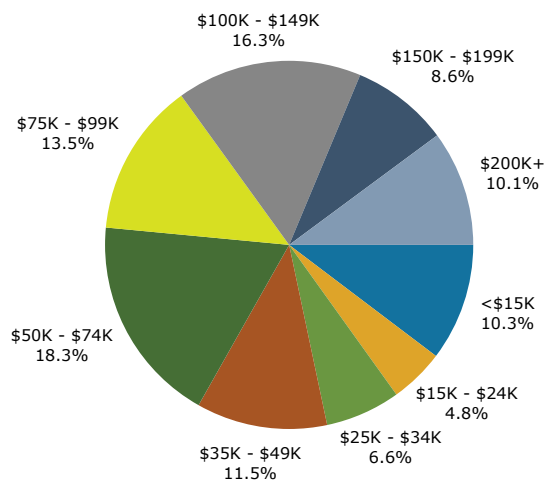
## Trends 2024-2029



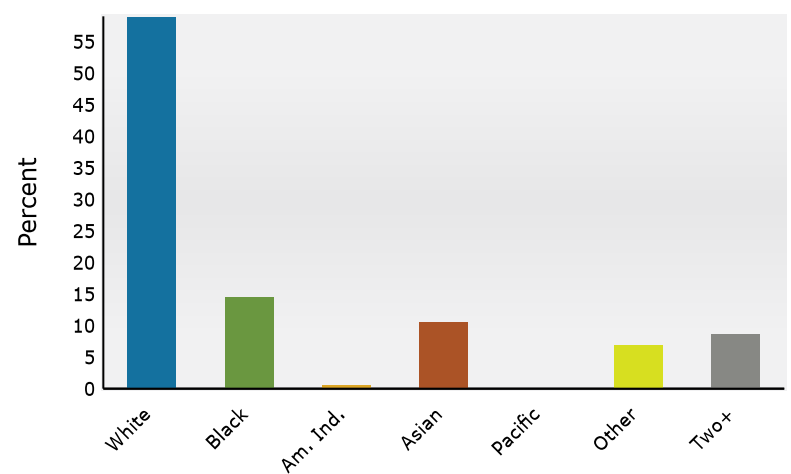
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 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

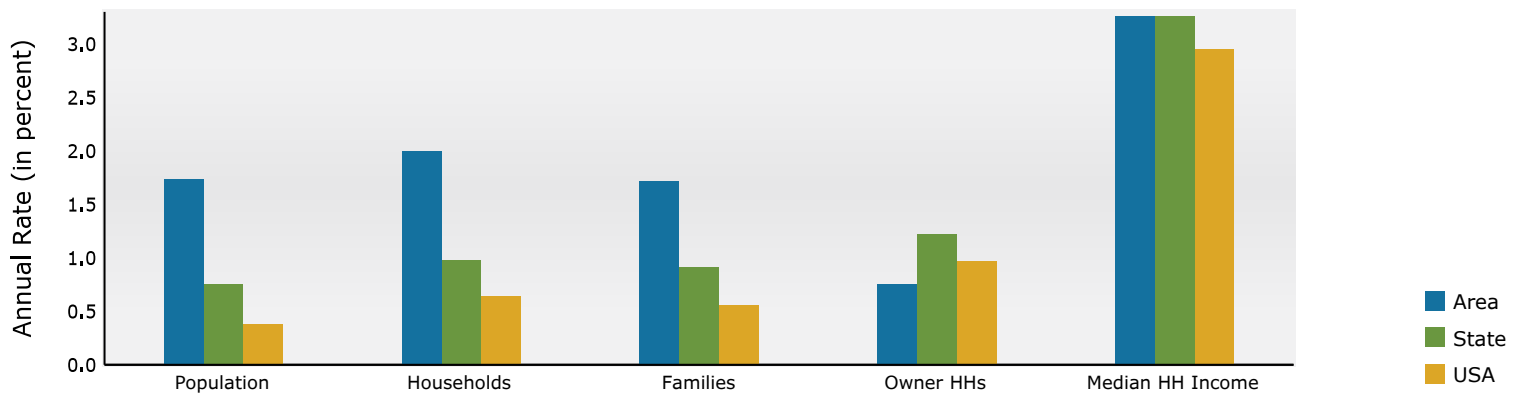
Summary	Census 2010		Census 2020		2024		2029	
Population	176,433		202,681		210,346		229,218	
Households	72,776		88,134		93,222		102,948	
Families	35,459		42,215		43,177		47,024	
Average Household Size	2.22		2.14		2.11		2.10	
Owner Occupied Housing Units	34,064		36,950		38,986		40,464	
Renter Occupied Housing Units	38,712		51,184		54,236		62,484	
Median Age	30.4		32.2		32.9		34.6	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	1.73%		0.75%		0.38%			
Households	2.00%		0.98%		0.64%			
Families	1.72%		0.91%		0.56%			
Owner HHs	0.75%		1.22%		0.97%			
Median Household Income	3.26%		3.26%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			7,033	7.5%	5,936	5.8%		
\$15,000 - \$24,999			4,300	4.6%	3,310	3.2%		
\$25,000 - \$34,999			5,240	5.6%	4,600	4.5%		
\$35,000 - \$49,999			8,397	9.0%	7,878	7.7%		
\$50,000 - \$74,999			15,406	16.5%	15,717	15.3%		
\$75,000 - \$99,999			11,007	11.8%	12,277	11.9%		
\$100,000 - \$149,999			16,763	18.0%	20,765	20.2%		
\$150,000 - \$199,999			9,443	10.1%	13,150	12.8%		
\$200,000+			15,627	16.8%	19,309	18.8%		
Median Household Income			\$87,536		\$102,784			
Average Household Income			\$129,945		\$147,605			
Per Capita Income			\$57,953		\$66,677			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,846	5.6%	9,501	4.7%	9,787	4.7%	10,395	4.5%
5 - 9	8,812	5.0%	9,056	4.5%	9,116	4.3%	9,633	4.2%
10 - 14	7,905	4.5%	9,251	4.6%	8,569	4.1%	9,742	4.3%
15 - 19	14,897	8.4%	14,954	7.4%	14,579	6.9%	15,305	6.7%
20 - 24	27,199	15.4%	26,646	13.1%	25,691	12.2%	26,032	11.4%
25 - 34	31,962	18.1%	41,972	20.7%	46,656	22.2%	45,423	19.8%
35 - 44	22,346	12.7%	24,973	12.3%	27,839	13.2%	34,432	15.0%
45 - 54	20,874	11.8%	21,184	10.5%	21,363	10.2%	24,272	10.6%
55 - 64	16,546	9.4%	20,015	9.9%	19,329	9.2%	20,585	9.0%
65 - 74	8,390	4.8%	14,930	7.4%	15,507	7.4%	17,814	7.8%
75 - 84	5,164	2.9%	7,072	3.5%	8,605	4.1%	11,449	5.0%
85+	2,493	1.4%	3,129	1.5%	3,303	1.6%	4,136	1.8%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	125,194	71.0%	133,493	65.9%	135,198	64.3%	142,220	62.0%
Black Alone	27,422	15.5%	26,980	13.3%	28,250	13.4%	32,657	14.2%
American Indian Alone	943	0.5%	834	0.4%	884	0.4%	1,011	0.4%
Asian Alone	10,591	6.0%	15,398	7.6%	17,599	8.4%	20,351	8.9%
Pacific Islander Alone	76	0.0%	125	0.1%	114	0.1%	124	0.1%
Some Other Race Alone	7,764	4.4%	10,458	5.2%	11,512	5.5%	13,567	5.9%
Two or More Races	4,445	2.5%	15,393	7.6%	16,789	8.0%	19,289	8.4%
Hispanic Origin (Any Race)	16,459	9.3%	20,307	10.0%	22,155	10.5%	25,849	11.3%

**Data Note:** Income is expressed in current dollars.

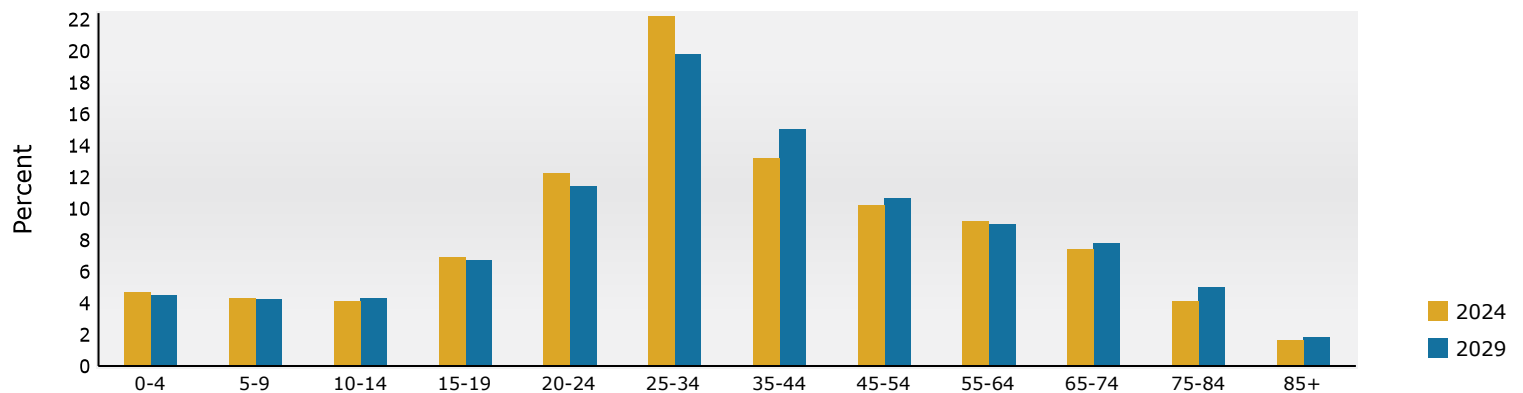
**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

January 22, 2025

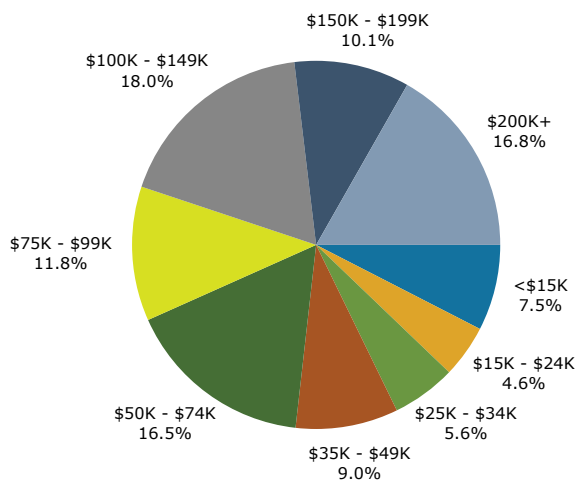
## Trends 2024-2029



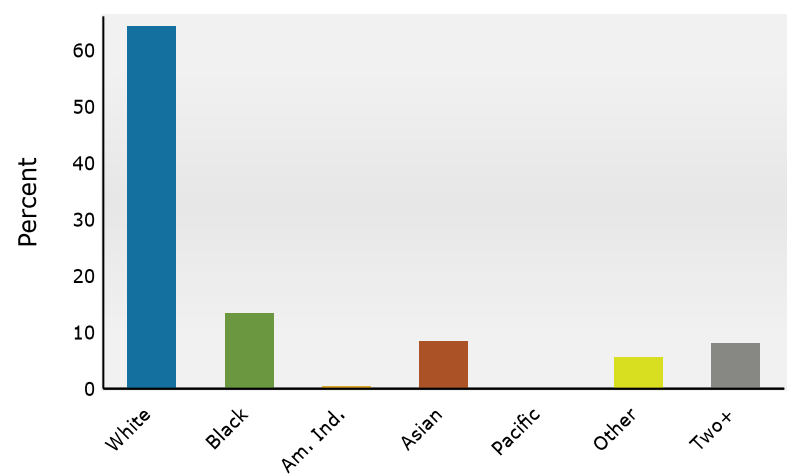
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 10.5%