



**AVAILABLE:**

Space 8  
 +/- 900 Sq. Ft.

**LOCATION HIGHLIGHTS**

- 2023 estimated population within 5 miles - 207,640\*\*\*
- 2023 estimated average household income within 5 miles - \$124,694
- Traffic count numbering 16,000 daily\*\*\*

**PROPERTY HIGHLIGHTS**

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

\*\*\*Demographics obtained from Esri

**PLAZA WEST**

5563 Western Blvd  
 Raleigh, NC 27606

**LEASING CONTACT**

Vivienne Wraith  
 vwraith@gfdinc.com  
 222 Cloister Ct  
 Chapel Hill, NC 27514

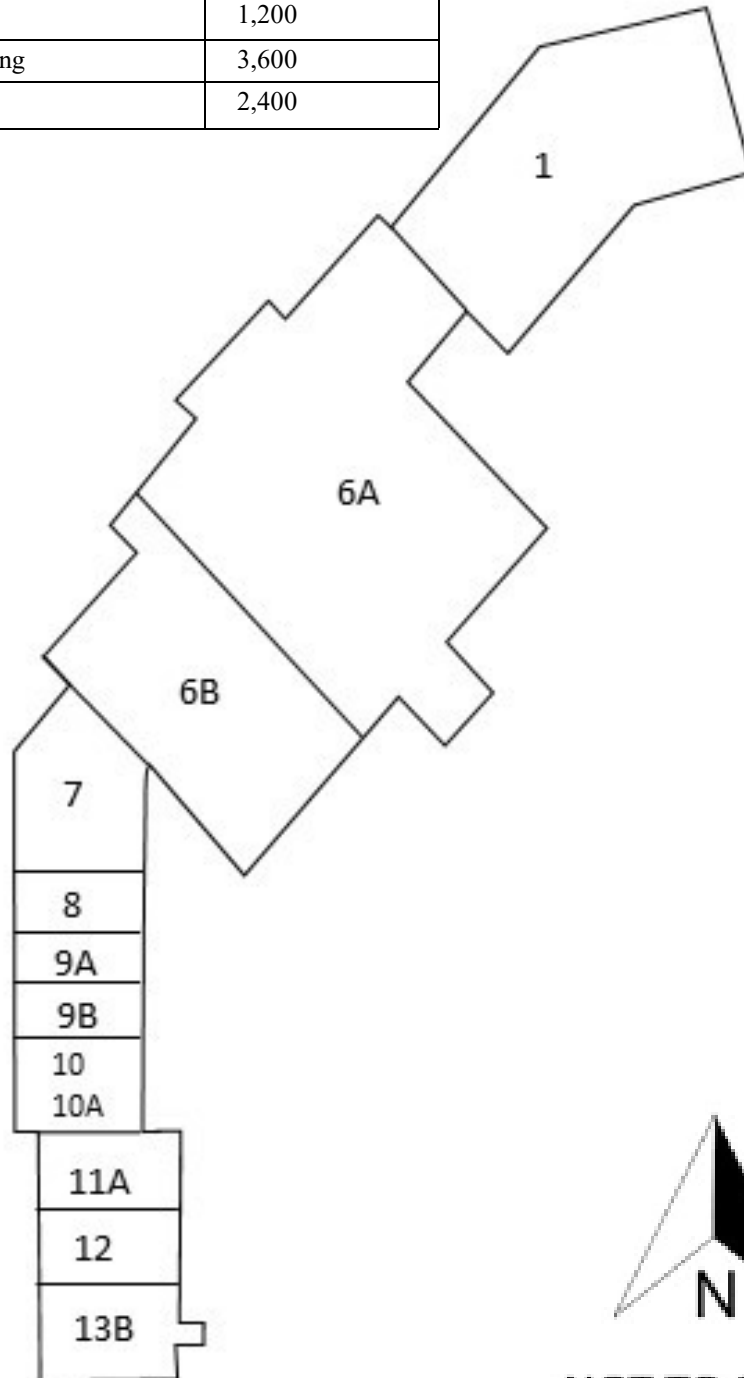


**MORE INFO**  
[www.gfdinc.com](http://www.gfdinc.com)  
**919.401.5500**

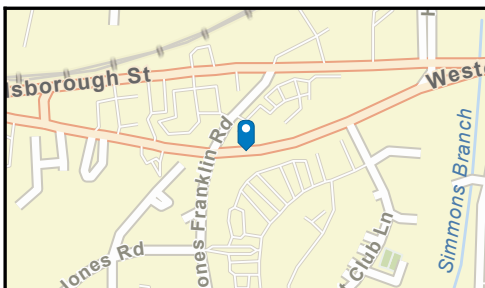


Scan this QR Code with your mobile phone's QR Reader to visit our website, and learn more about this property as well as others available for lease.

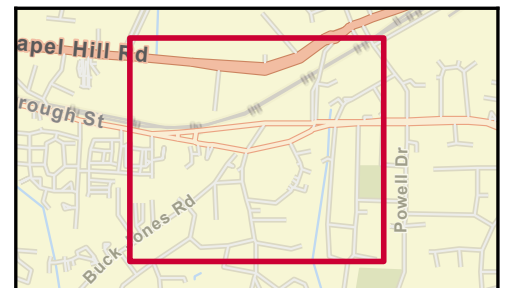
Unit	Tenant	Square Footage
1	Ferguson	12,450
6A	Harris Teeter	25,038
6B	Dollar Tree	8,450
7	Champions Bar	3,720
8	AVAILABLE	900
9A	Teddy's Pizza	1,200
9B	Nail Experts	1,200
10&10A	Underworld Cards & Games	2,400
11A	Hong Kong	1,200
12	FirmFit Personal Training	3,600
13B	Diva Beauty Supply	2,400



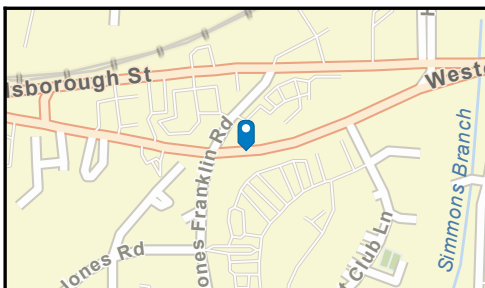
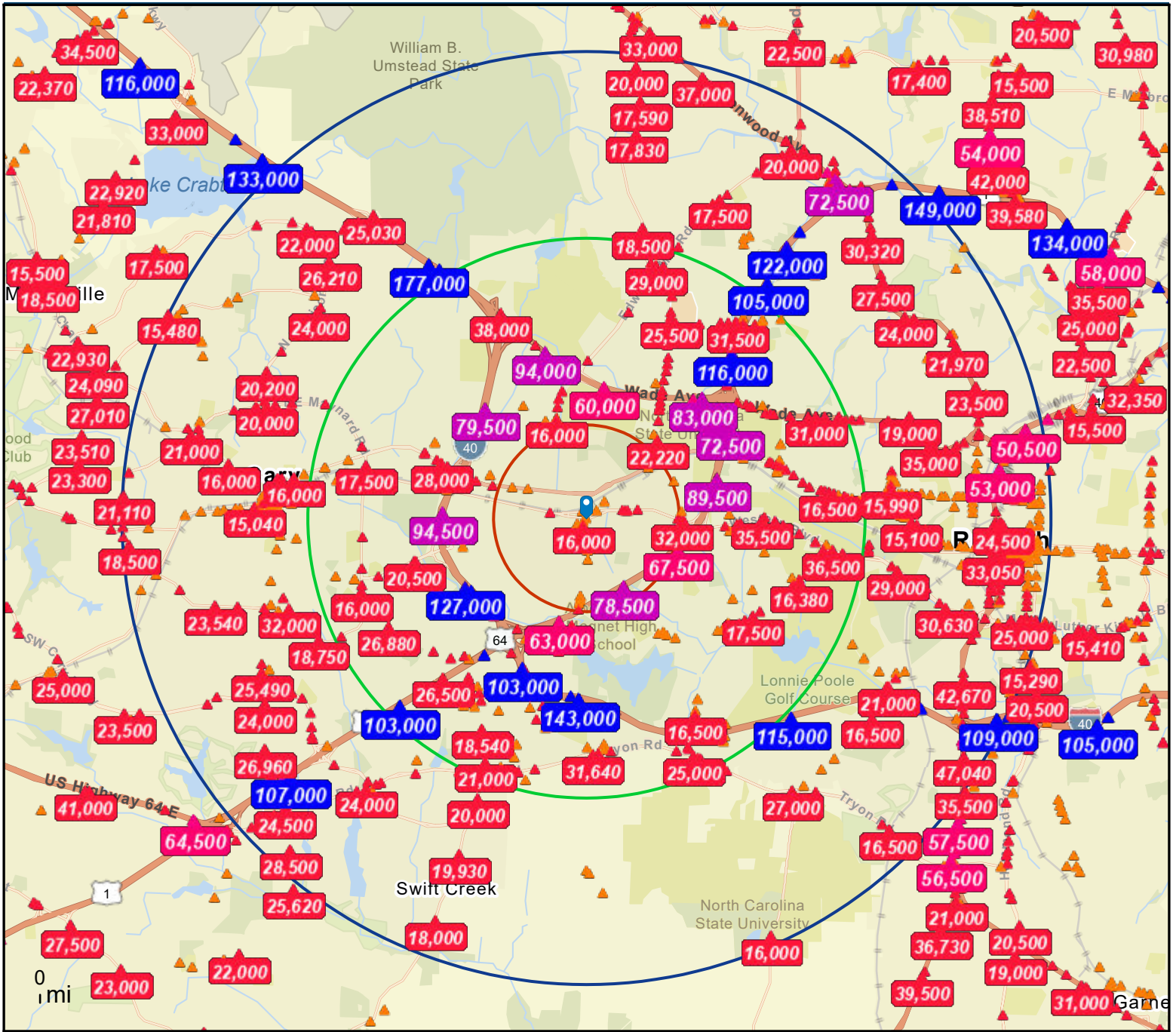
NOT TO SCALE



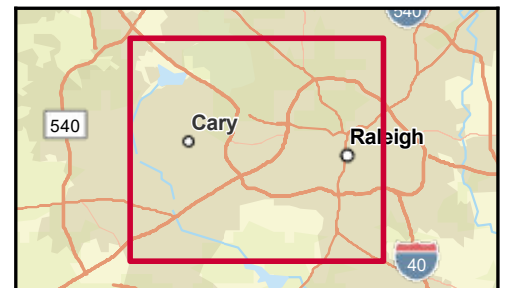
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).



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Source: ©2023 Kalibrate Technologies (Q3 2023).



# 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	2023	2028
Population	7,643	9,622	9,811	10,371
Households	3,371	4,290	4,427	4,723
Families	1,480	1,873	1,738	1,840
Average Household Size	2.27	2.24	2.22	2.20
Owner Occupied Housing Units	1,003	1,187	1,372	1,426
Renter Occupied Housing Units	2,368	3,103	3,055	3,298
Median Age	28.2	29.5	30.0	29.4

Trends: 2023-2028 Annual Rate	Area	State	National
Population	1.12%	0.53%	0.30%
Households	1.30%	0.68%	0.49%
Families	1.15%	0.60%	0.44%
Owner HHs	0.78%	0.78%	0.66%
Median Household Income	2.44%	3.37%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	320	7.2%	289	6.1%
\$15,000 - \$24,999	427	9.6%	385	8.2%
\$25,000 - \$34,999	415	9.4%	361	7.6%
\$35,000 - \$49,999	613	13.8%	578	12.2%
\$50,000 - \$74,999	937	21.2%	997	21.1%
\$75,000 - \$99,999	680	15.4%	784	16.6%
\$100,000 - \$149,999	521	11.8%	671	14.2%
\$150,000 - \$199,999	264	6.0%	369	7.8%
\$200,000+	251	5.7%	289	6.1%

Median Household Income	\$59,167	\$66,743
Average Household Income	\$84,171	\$94,897
Per Capita Income	\$39,204	\$44,856

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	609	8.0%	573	6.0%	639	6.5%	697	6.7%
5 - 9	448	5.9%	505	5.2%	557	5.7%	550	5.3%
10 - 14	345	4.5%	474	4.9%	461	4.7%	453	4.4%
15 - 19	352	4.6%	499	5.2%	454	4.6%	490	4.7%
20 - 24	1,366	17.9%	1,469	15.3%	1,477	15.1%	1,662	16.0%
25 - 34	1,779	23.3%	2,470	25.7%	2,503	25.5%	2,423	23.4%
35 - 44	1,050	13.7%	1,302	13.5%	1,355	13.8%	1,517	14.6%
45 - 54	750	9.8%	922	9.6%	873	8.9%	896	8.6%
55 - 64	456	6.0%	710	7.4%	665	6.8%	712	6.9%
65 - 74	239	3.1%	431	4.5%	436	4.4%	488	4.7%
75 - 84	183	2.4%	171	1.8%	302	3.1%	367	3.5%
85+	68	0.9%	96	1.0%	90	0.9%	116	1.1%

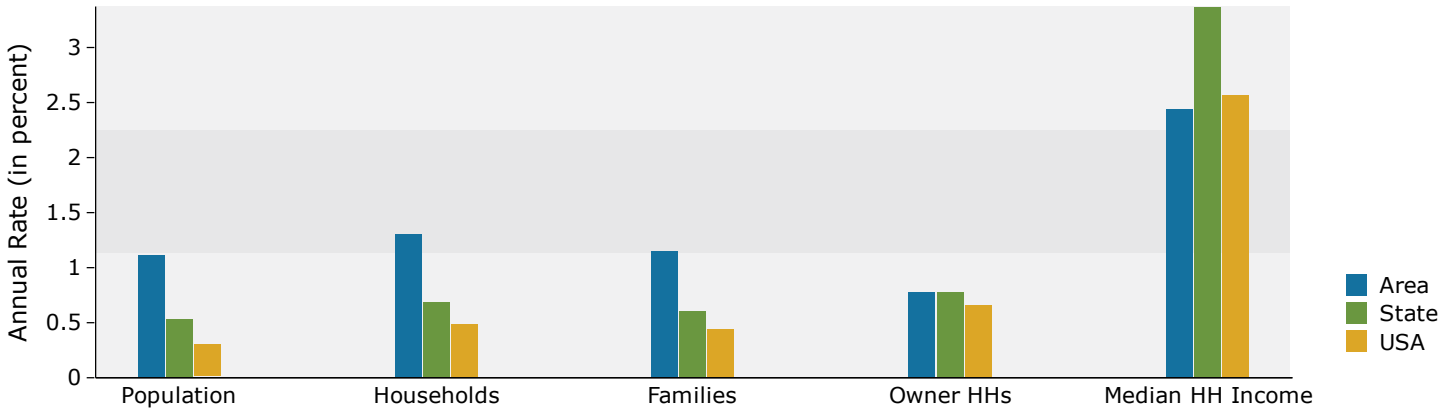
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	4,458	58.3%	5,275	54.8%	5,258	53.6%	5,463	52.7%
Black Alone	1,922	25.1%	2,219	23.1%	2,308	23.5%	2,422	23.4%
American Indian Alone	59	0.8%	51	0.5%	55	0.6%	59	0.6%
Asian Alone	345	4.5%	469	4.9%	449	4.6%	501	4.8%
Pacific Islander Alone	3	0.0%	7	0.1%	8	0.1%	10	0.1%
Some Other Race Alone	617	8.1%	832	8.6%	909	9.3%	989	9.5%
Two or More Races	241	3.2%	769	8.0%	824	8.4%	925	8.9%

Hispanic Origin (Any Race)	996	13.0%	1,201	12.5%	1,324	13.5%	1,460	14.1%
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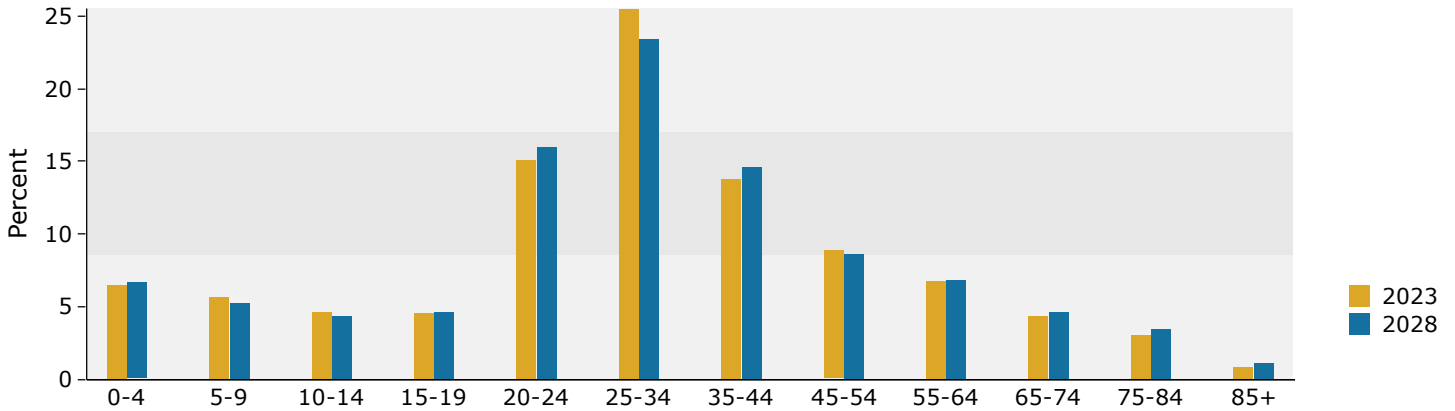
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

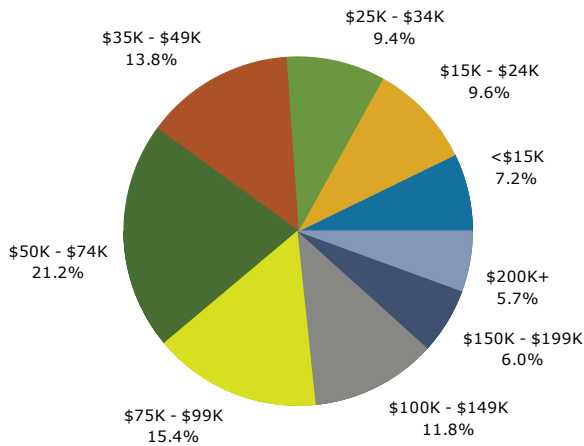
## Trends 2023-2028



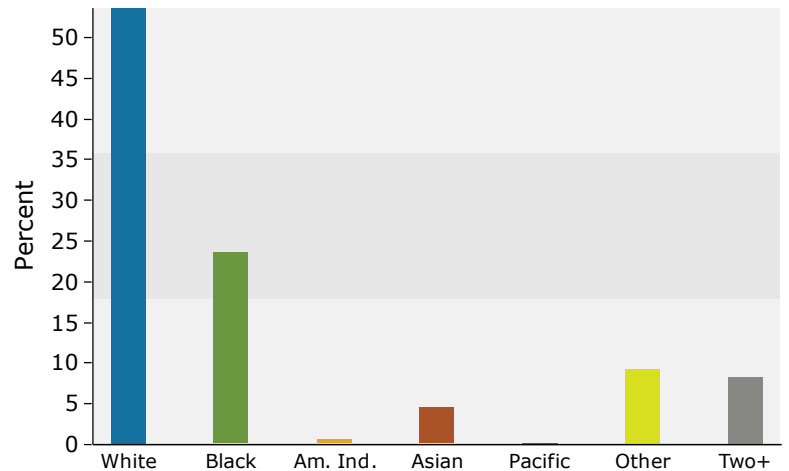
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 13.5%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



# 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	2023	2028
Population	71,833	79,716	81,229	84,682
Households	27,628	33,031	34,187	36,021
Families	12,304	14,718	13,947	14,717
Average Household Size	2.27	2.17	2.14	2.12
Owner Occupied Housing Units	9,496	10,269	12,115	12,495
Renter Occupied Housing Units	18,132	22,762	22,072	23,526
Median Age	25.5	27.9	27.8	27.6

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.84%	0.53%	0.30%
Households	1.05%	0.68%	0.49%
Families	1.08%	0.60%	0.44%
Owner HHs	0.62%	0.78%	0.66%
Median Household Income	3.38%	3.37%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	4,132	12.1%	3,678	10.2%
\$15,000 - \$24,999	2,344	6.9%	2,081	5.8%
\$25,000 - \$34,999	2,811	8.2%	2,400	6.7%
\$35,000 - \$49,999	4,251	12.4%	3,933	10.9%
\$50,000 - \$74,999	5,305	15.5%	5,544	15.4%
\$75,000 - \$99,999	4,632	13.6%	5,024	13.9%
\$100,000 - \$149,999	5,282	15.5%	6,359	17.7%
\$150,000 - \$199,999	2,418	7.1%	3,377	9.4%
\$200,000+	3,008	8.8%	3,622	10.1%

Median Household Income	\$64,708	\$76,398
Average Household Income	\$96,089	\$110,053
Per Capita Income	\$40,278	\$46,478

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,977	5.5%	3,804	4.8%	3,932	4.8%	4,344	5.1%
5 - 9	3,301	4.6%	3,380	4.2%	3,469	4.3%	3,469	4.1%
10 - 14	2,742	3.8%	3,290	4.1%	3,227	4.0%	3,126	3.7%
15 - 19	8,465	11.8%	8,070	10.1%	8,059	9.9%	7,909	9.3%
20 - 24	16,524	23.0%	15,173	19.0%	17,002	20.9%	18,063	21.3%
25 - 34	13,742	19.1%	17,623	22.1%	16,006	19.7%	16,634	19.6%
35 - 44	7,853	10.9%	8,836	11.1%	9,405	11.6%	9,910	11.7%
45 - 54	6,299	8.8%	6,824	8.6%	6,689	8.2%	6,923	8.2%
55 - 64	4,713	6.6%	5,977	7.5%	6,018	7.4%	5,871	6.9%
65 - 74	2,221	3.1%	4,054	5.1%	4,205	5.2%	4,407	5.2%
75 - 84	1,388	1.9%	1,808	2.3%	2,303	2.8%	2,914	3.4%
85+	608	0.8%	877	1.1%	913	1.1%	1,111	1.3%

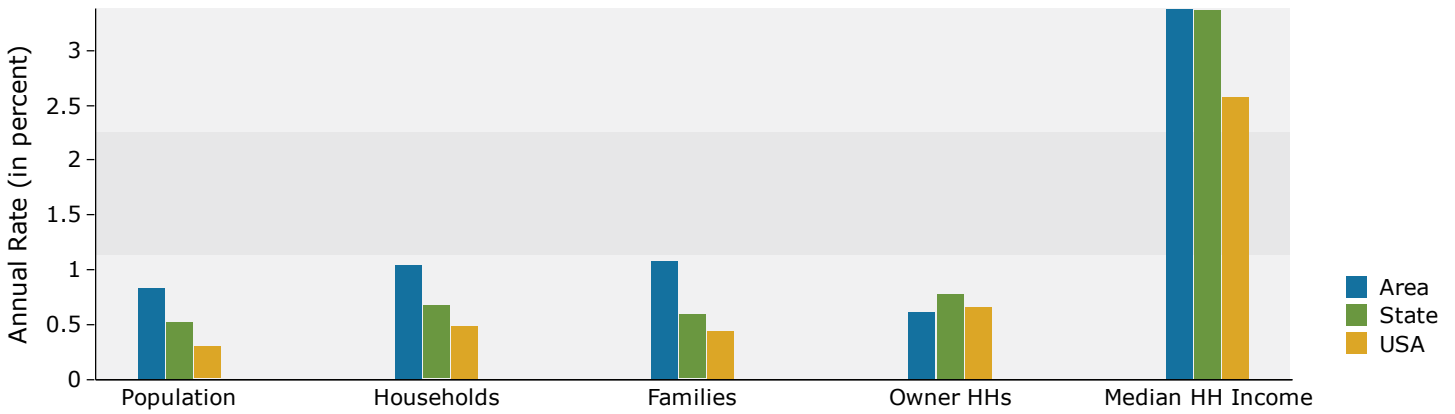
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	48,296	67.2%	48,570	60.9%	48,872	60.2%	49,551	58.5%
Black Alone	11,106	15.5%	11,453	14.4%	12,016	14.8%	12,544	14.8%
American Indian Alone	484	0.7%	372	0.5%	395	0.5%	442	0.5%
Asian Alone	6,025	8.4%	7,496	9.4%	7,201	8.9%	7,675	9.1%
Pacific Islander Alone	28	0.0%	78	0.1%	84	0.1%	91	0.1%
Some Other Race Alone	3,823	5.3%	5,192	6.5%	5,644	6.9%	6,492	7.7%
Two or More Races	2,071	2.9%	6,555	8.2%	7,016	8.6%	7,888	9.3%

Hispanic Origin (Any Race)	8,011	11.2%	9,410	11.8%	10,205	12.6%	11,620	13.7%
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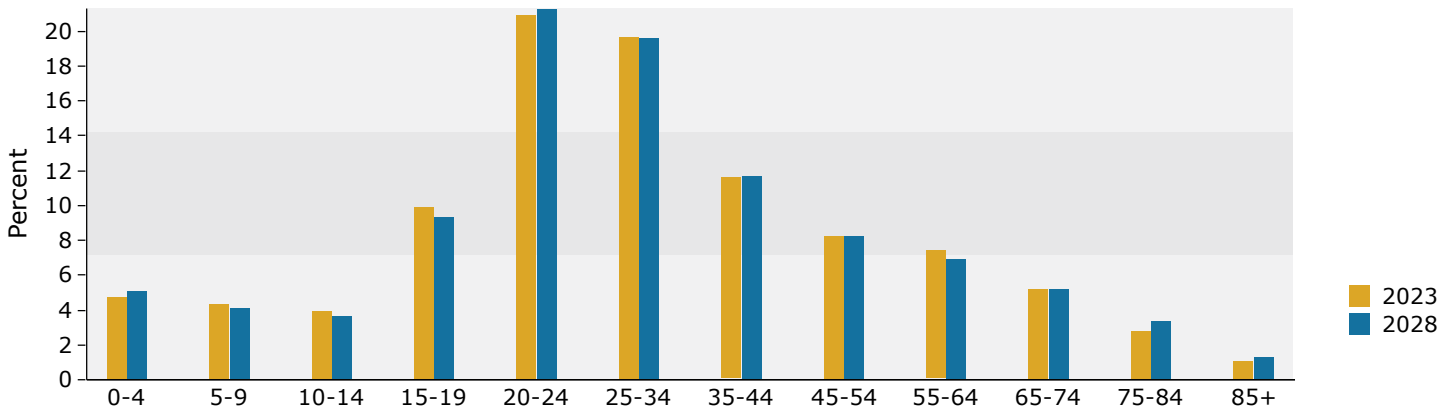
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

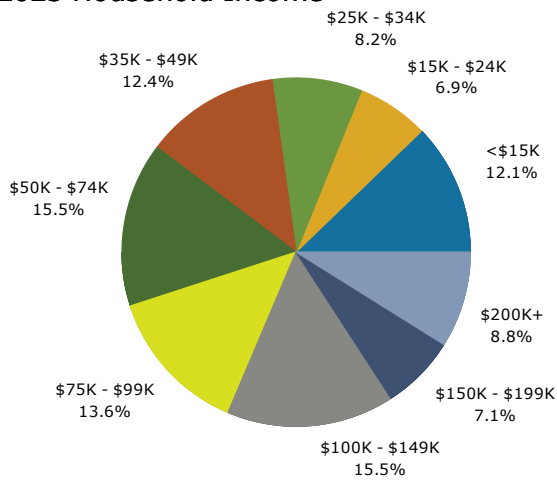
## Trends 2023-2028



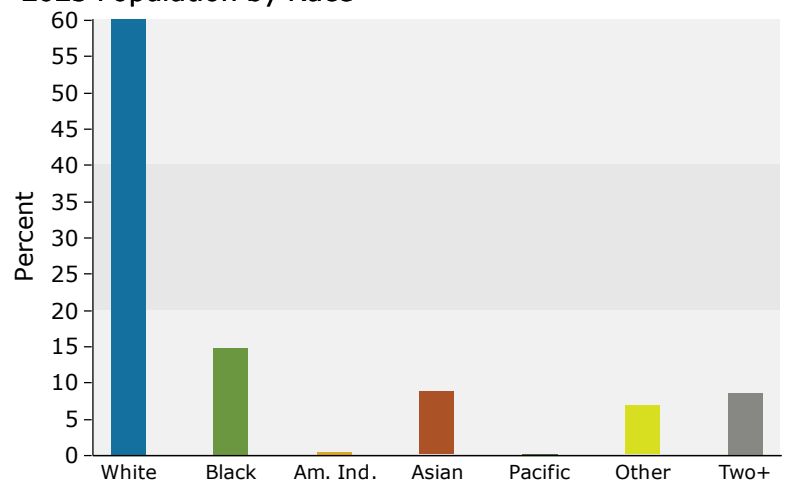
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 12.6%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.





# 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	2023	2028
Population	175,800	201,972	207,640	224,372
Households	72,605	87,928	91,813	100,344
Families	35,336	42,063	40,410	43,807
Average Household Size	2.22	2.14	2.11	2.10
Owner Occupied Housing Units	33,941	36,795	40,349	41,451
Renter Occupied Housing Units	38,664	51,133	51,464	58,893
Median Age	30.4	32.2	33.3	33.5

Trends: 2023-2028 Annual Rate	Area	State	National
Population	1.56%	0.53%	0.30%
Households	1.79%	0.68%	0.49%
Families	1.63%	0.60%	0.44%
Owner HHs	0.54%	0.78%	0.66%
Median Household Income	3.03%	3.37%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	8,355	9.1%	7,445	7.4%
\$15,000 - \$24,999	5,685	6.2%	5,022	5.0%
\$25,000 - \$34,999	6,418	7.0%	5,530	5.5%
\$35,000 - \$49,999	8,696	9.5%	8,098	8.1%
\$50,000 - \$74,999	12,973	14.1%	13,453	13.4%
\$75,000 - \$99,999	11,439	12.5%	12,677	12.6%
\$100,000 - \$149,999	15,797	17.2%	19,270	19.2%
\$150,000 - \$199,999	8,365	9.1%	11,777	11.7%
\$200,000+	14,080	15.3%	17,066	17.0%

Median Household Income	\$81,811	\$94,983
Average Household Income	\$124,694	\$141,137
Per Capita Income	\$55,459	\$63,445

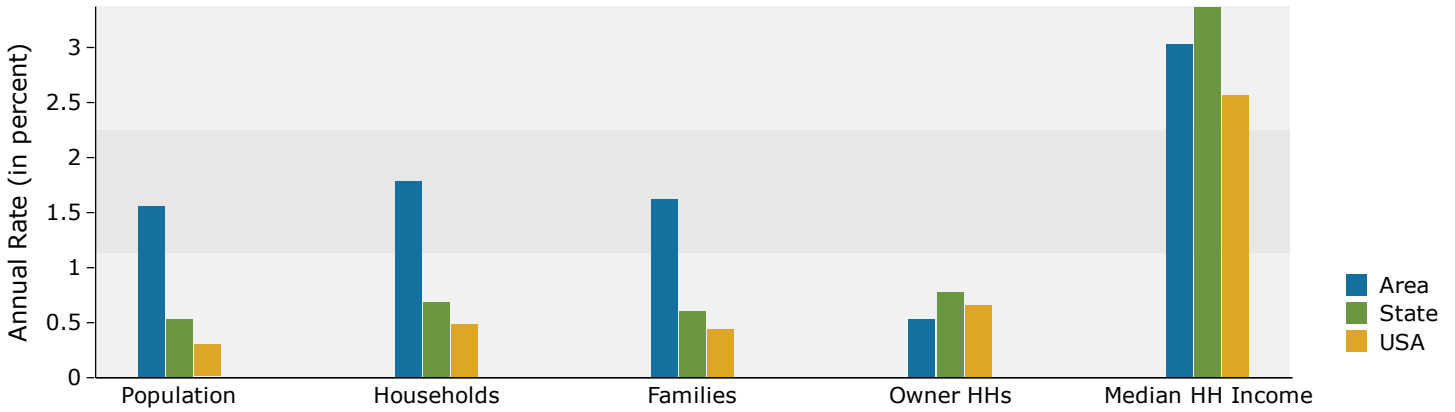
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,804	5.6%	9,461	4.7%	9,691	4.7%	11,068	4.9%
5 - 9	8,762	5.0%	9,015	4.5%	9,387	4.5%	9,866	4.4%
10 - 14	7,853	4.5%	9,210	4.6%	9,321	4.5%	9,518	4.2%
15 - 19	14,828	8.4%	14,904	7.4%	15,703	7.6%	15,808	7.0%
20 - 24	27,158	15.4%	26,601	13.2%	28,879	13.9%	31,841	14.2%
25 - 34	31,876	18.1%	41,868	20.7%	36,899	17.8%	38,816	17.3%
35 - 44	22,239	12.7%	24,878	12.3%	27,334	13.2%	29,918	13.3%
45 - 54	20,759	11.8%	21,083	10.4%	20,994	10.1%	22,910	10.2%
55 - 64	16,487	9.4%	19,917	9.9%	21,328	10.3%	21,013	9.4%
65 - 74	8,373	4.8%	14,874	7.4%	16,639	8.0%	18,583	8.3%
75 - 84	5,169	2.9%	7,049	3.5%	8,116	3.9%	10,966	4.9%
85+	2,494	1.4%	3,113	1.5%	3,345	1.6%	4,063	1.8%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	124,768	71.0%	133,128	65.9%	135,646	65.3%	142,446	63.5%
Black Alone	27,327	15.5%	26,917	13.3%	28,151	13.6%	31,618	14.1%
American Indian Alone	938	0.5%	833	0.4%	896	0.4%	1,033	0.5%
Asian Alone	10,523	6.0%	15,195	7.5%	14,712	7.1%	16,009	7.1%
Pacific Islander Alone	75	0.0%	125	0.1%	137	0.1%	155	0.1%
Some Other Race Alone	7,745	4.4%	10,438	5.2%	11,436	5.5%	13,845	6.2%
Two or More Races	4,424	2.5%	15,336	7.6%	16,662	8.0%	19,266	8.6%
Hispanic Origin (Any Race)	16,404	9.3%	20,254	10.0%	22,200	10.7%	26,193	11.7%

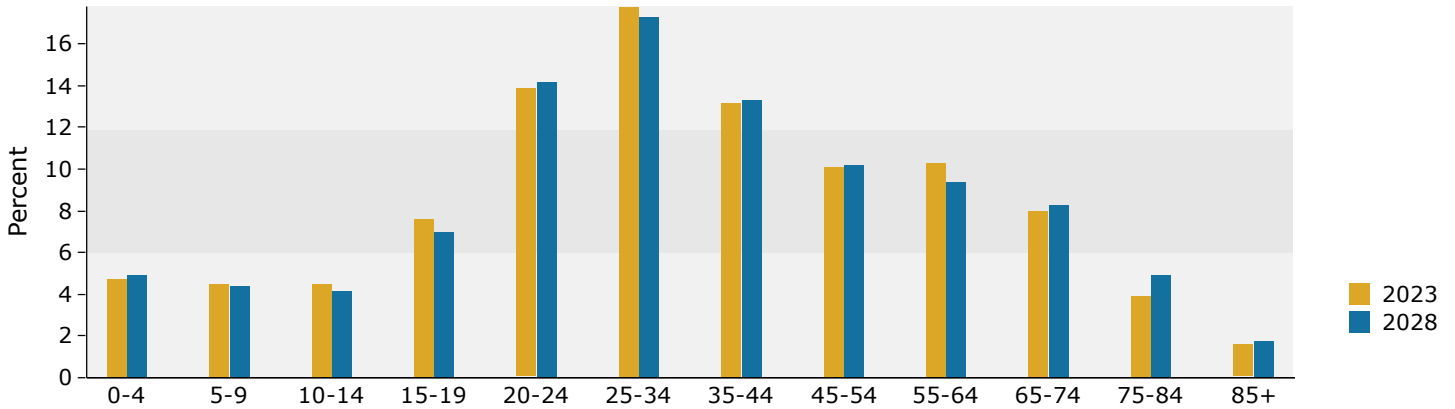
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

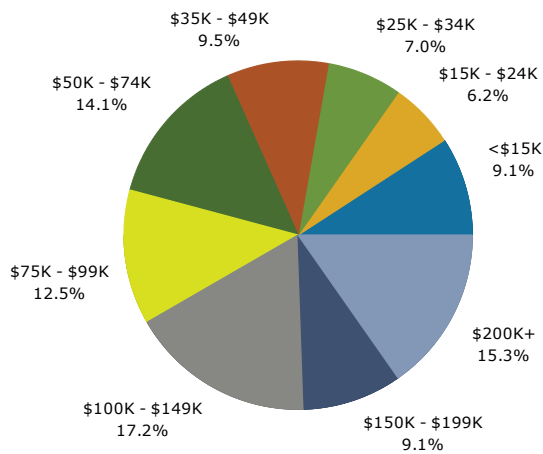
## Trends 2023-2028



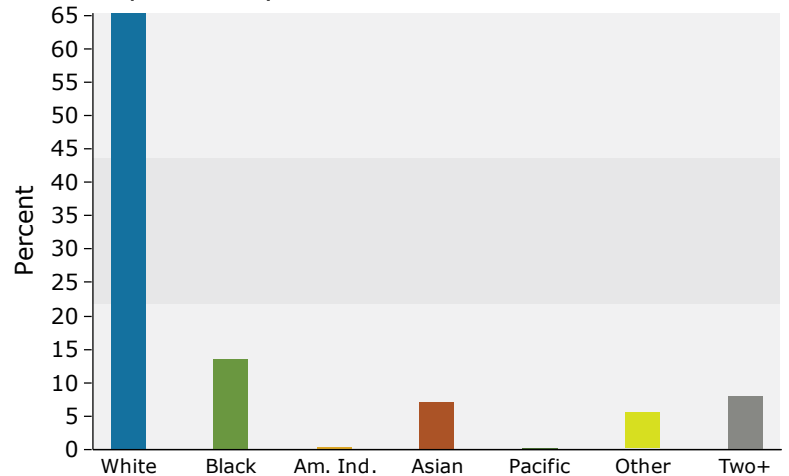
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 10.7%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.