

# PLEASANT VALLEY PROMENADE

POWER CENTER WITHIN HEAVILY TRAVELED  
GLENWOOD AVENUE RETAIL CORRIDOR

6204 GLENWOOD AVENUE | RALEIGH, NC 27612



PARTNER **XTEAM**



## CONTACT US

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Located along heavily traveled Glenwood Avenue in Raleigh, Pleasant Valley Promenade serves as a regional shopping center with an excellent mix of national credit tenants and big box retailers.

## PROPERTY HIGHLIGHTS

- Large scale mixed-use redevelopment planned for portion of center
- Multiple access points from surrounding neighborhoods with direct access at signalized intersection off Glenwood Avenue
- Average HH income over \$157,000 within a five mile radius
- 37,000 VPD along Glenwood Avenue
- Co-tenants include:



| DEMOGRAPHICS (2024)     | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------|-----------|-----------|-----------|
| POPULATION              | 11,257    | 77,251    | 178,558   |
| AVERAGE HH INCOME       | \$125,584 | \$150,067 | \$157,981 |
| MEDIAN HH INCOME        | \$97,876  | \$112,760 | \$114,470 |
| BUSINESS ESTABLISHMENTS | 614       | 4,329     | 14,184    |
| DAYTIME EMPLOYMENT      | 7,306     | 33,715    | 121,168   |



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# SITE PLAN



**Part of Planned Redevelopment**

| Suite | Tenant                | Size (SF) | Suite | Tenant                | Size (SF) |
|-------|-----------------------|-----------|-------|-----------------------|-----------|
| 1     | Sola Salon            | 5,700     | 25    | AVAILABLE             | 2,465     |
| 2     | AVAILABLE             | 3,300     | 26    | America's Best        | 3,535     |
| 3     | Liberty Tax           | 900       | 27    | Ross                  | 30,187    |
| 4     | Kadhai Indian Wok     | 2,100     | 28    | Boot Barn Western     | 10,580    |
| 5     | Public Mini Mart      | 1,500     | 30    | Leased                | 5,000     |
| 6     | H & L Enterprises     | 4,200     | 31    | Arepa Culture         | 1,900     |
| 8     | Gino's Pizza          | 1,796     | 32    | Salon Nails           | 1,503     |
| 9     | Enopi Learning Center | 1,200     | 33    | Removery              | 1,400     |
| 10    | Dick's/Golf Galaxy    | 59,719    | 34    | Leased                | 1,775     |
| 11    | ULTA                  | 10,293    | 35    | Avail Vapor           | 980       |
| 13    | Bath & Body Works     | 4,000     | 36    | Part of Redevelopment | 4,466     |
| 14    | Five Below            | 8,474     | 37    | Starbucks             | 1,425     |
| 15    | Part of Redevelopment | 30,177    | 38    | Jimmy John's          | 2,075     |
| 17    | Ashley Homestore      | 25,526    | 39    | Part of Redevelopment | 6,359     |
| 18    | Dollar Tree           | 11,697    | 40    | T-Mobile              | 2,071     |
| 19    | Sarvi Formalwear      | 4,200     | 41    | GNC                   | 1,230     |
| 20    | Petco                 | 13,600    | 42    | Part of Redevelopment | 35,335    |
| 21    | Marshalls             | 27,054    | 43    | A Step to Gold        | 5,003     |
| 22    | Tailor Shop           | 882       | 44    | Legacy Oriental Rugs  | 7,969     |
| 23    | Luxor Day Spa         | 1,242     | 45    | Puny Human            | 2,754     |
| 24    | AVAILABLE             | 1,800     | 46    | Part of Redevelopment | 6,780     |
|       |                       |           | 47    | Part of Redevelopment | 4,020     |



## 10-Minute Drive Time Stats

-  **\$159,514**  
Average Household Income
-  **Population**  
99,046
-  **50,182**  
Daytime Population
-  **68.0%**  
Bachelor's/Grad/  
Professional Degree

## Regional Accessibility

-  **15 Minutes**  
NC State University
-  **18 Minutes**  
Downtown Raleigh
-  **19 Minutes**  
Research Triangle Park
-  **32 Minutes**  
Downtown Durham

**Part of Planned  
Redevelopment**

