

CONFIDENTIAL | TENANT IS STILL OPERATING

FOUNDRY  
COMMERCIAL



GROVE BARTON SHOPPING  
CENTER

GROVE BARTON ROAD

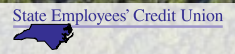


SITE

HILBURN DRIVE

GLENWOOD AVENUE

RALEIGH  
MEMORIAL  
PARK



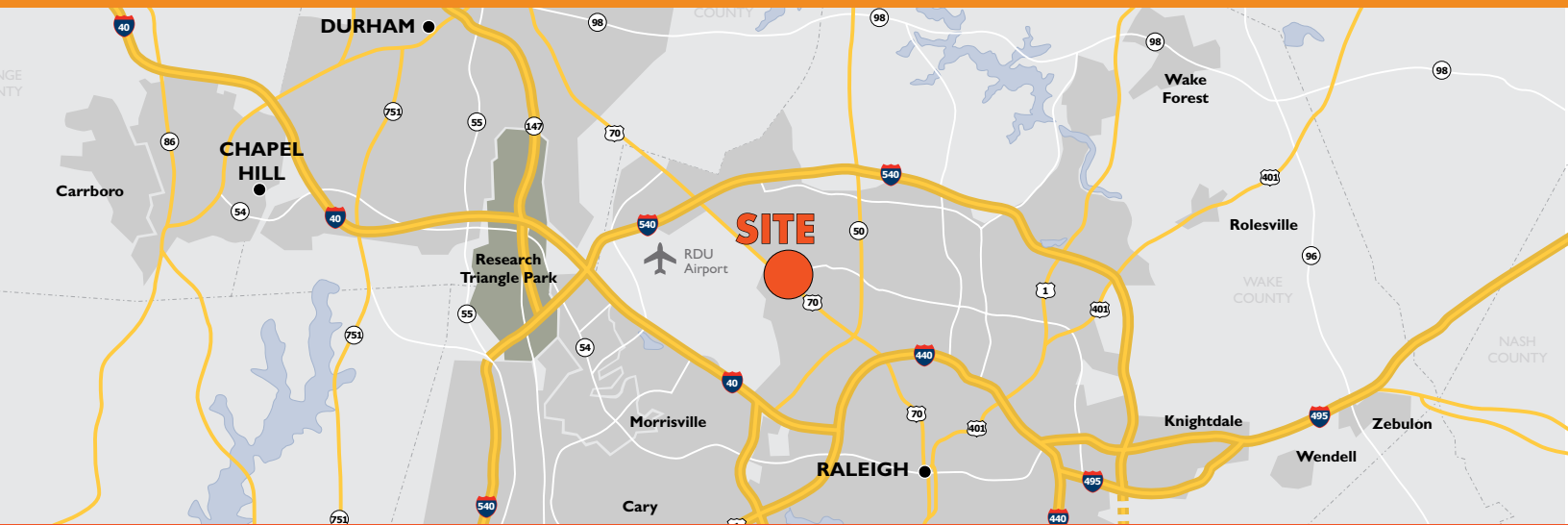
44,000 VPD

6421 HILBURN DRIVE  
RALEIGH, NORTH CAROLINA

RETAIL BOX | COMING AVAILABLE  
±33,604 SF

# 6421 HILBURN DRIVE

## RETAIL BOX FOR LEASE



### PROPERTY FEATURES

- **Confidential - tenant is still operating**
- Rare retail box located on prime Glenwood Avenue retail corridor
- Opportunity to locate in shopping center with Target, Lowe's Home Improvement, Food Lion, and Cinemark Raleigh Grande
- Good access from Glenwood Avenue
- Tremendous demographics and location in the heart of Raleigh

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2020 EST. POPULATION	12,666	65,383	152,847
2025 PROJ. POPULATION	13,811	71,322	166,241
AVERAGE HH INCOME	\$89,743	\$101,679	\$113,268

TRAFFIC COUNTS	
GLENWOOD AVENUE	44,000 VPD
LYNN ROAD	11,000 VPD

### AREA RETAILERS



For more information, please contact:

**JAMES MATTOX**  
Principal, Retail Services  
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james.mattox@foundrycommercial.com

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# 6421 HILBURN DRIVE RETAIL BOX FOR LEASE

## LOCATION



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