

## RETAIL FOR LEASE

# 6429 GLENWOOD AVE | TASTY HUT / PIZZA HUT

6429 Glenwood Ave, Raleigh, NC 27612



### OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (Base Rent and + TICAM)
Available SF:	2,300 SF
Building Size:	8,504 SF
Lot Size:	0.6 Acres
Year Built:	1983
Zoning:	IX-3
Market:	Raleigh/Durham
Submarket:	Glenwood/Creedmoor

### PROPERTY OVERVIEW

LOI PENDING - An exceptional leasing opportunity awaits at Unit C, 6429 Glenwood Avenue, Raleigh, NC—a premier space perfectly suited for restaurant success. Nestled within a thriving shopping center in Wake County, this 2,300 SF unit offers unparalleled visibility, accessibility, and customer convenience in one of Raleigh's most dynamic commercial corridors.

Strategically positioned for maximum exposure, this turnkey restaurant space is fully approved for dine-in, carryout, delivery, and on-premises alcohol sales, providing a flexible business model to meet evolving consumer demands. With exclusive parking spaces directly in front of the premises, customers enjoy seamless access, enhancing foot traffic and encouraging repeat business.

This is more than just a lease—it's an opportunity to establish a go-to dining destination in a high-growth market with built-in visibility and accessibility. Ideal for restaurateurs looking to make their mark in one of Raleigh's most sought-after commercial hubs.

### PROPERTY HIGHLIGHTS

- Prime Location: High-traffic area on Glenwood Avenue, ensuring maximum visibility.
- Restaurant-Ready: Approved for dine-in, carryout, delivery, and alcohol sales.
- Exclusive Parking: Front-door parking for customer convenience and increased traffic.
- Turnkey Space: 2,300 SF of adaptable space, ready for your restaurant concept.
- Vibrant Retail Hub: Situated in a thriving shopping center with strong foot traffic.

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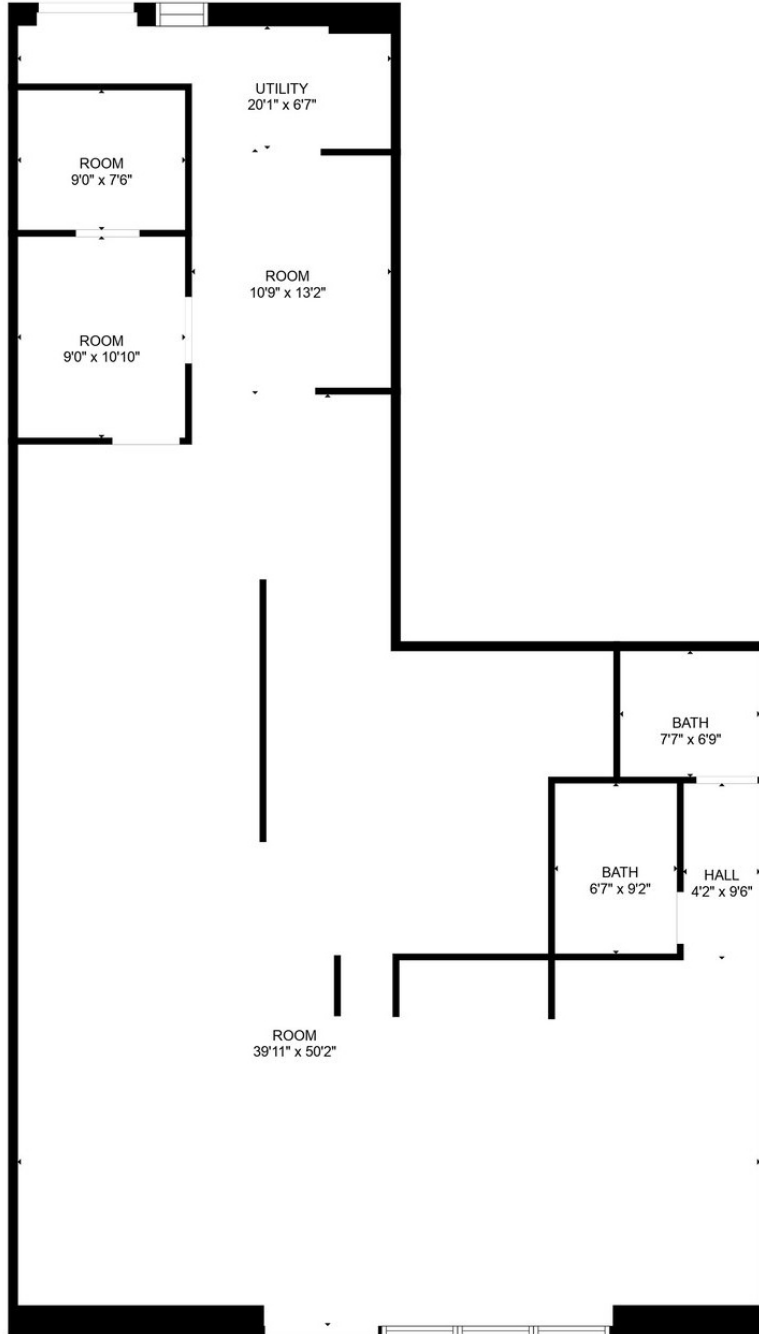
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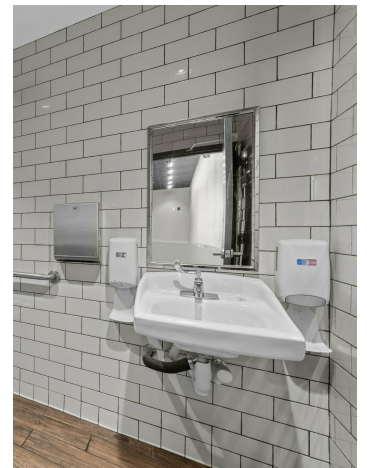
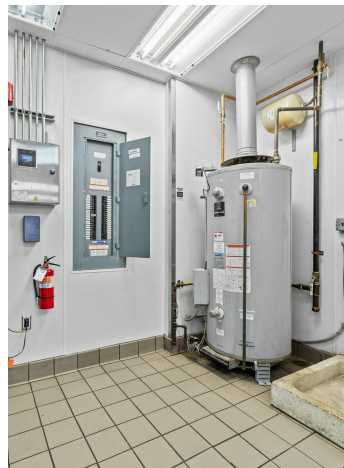
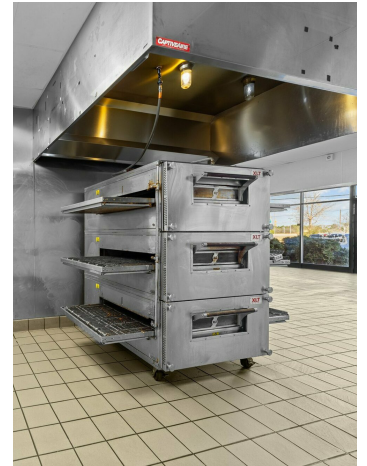
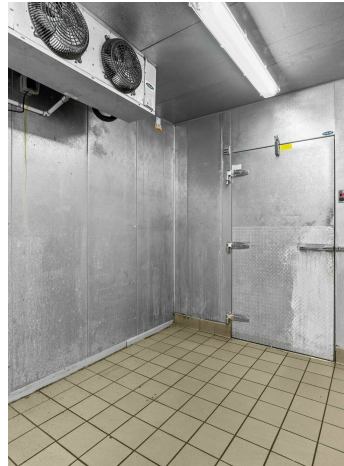
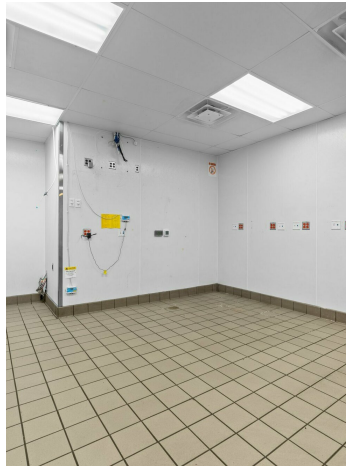
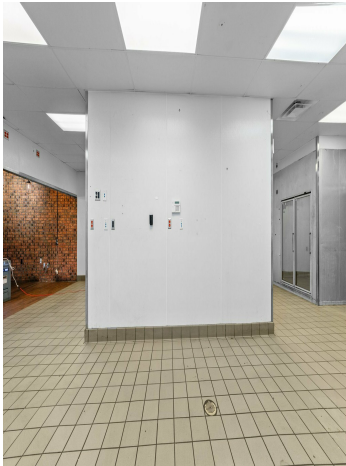
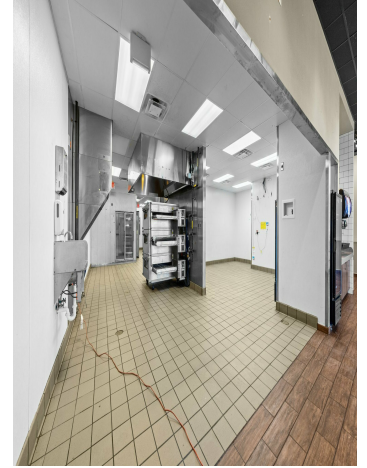
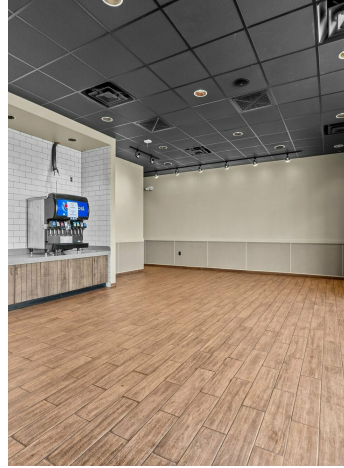
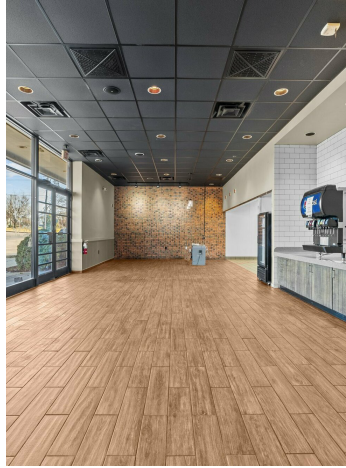
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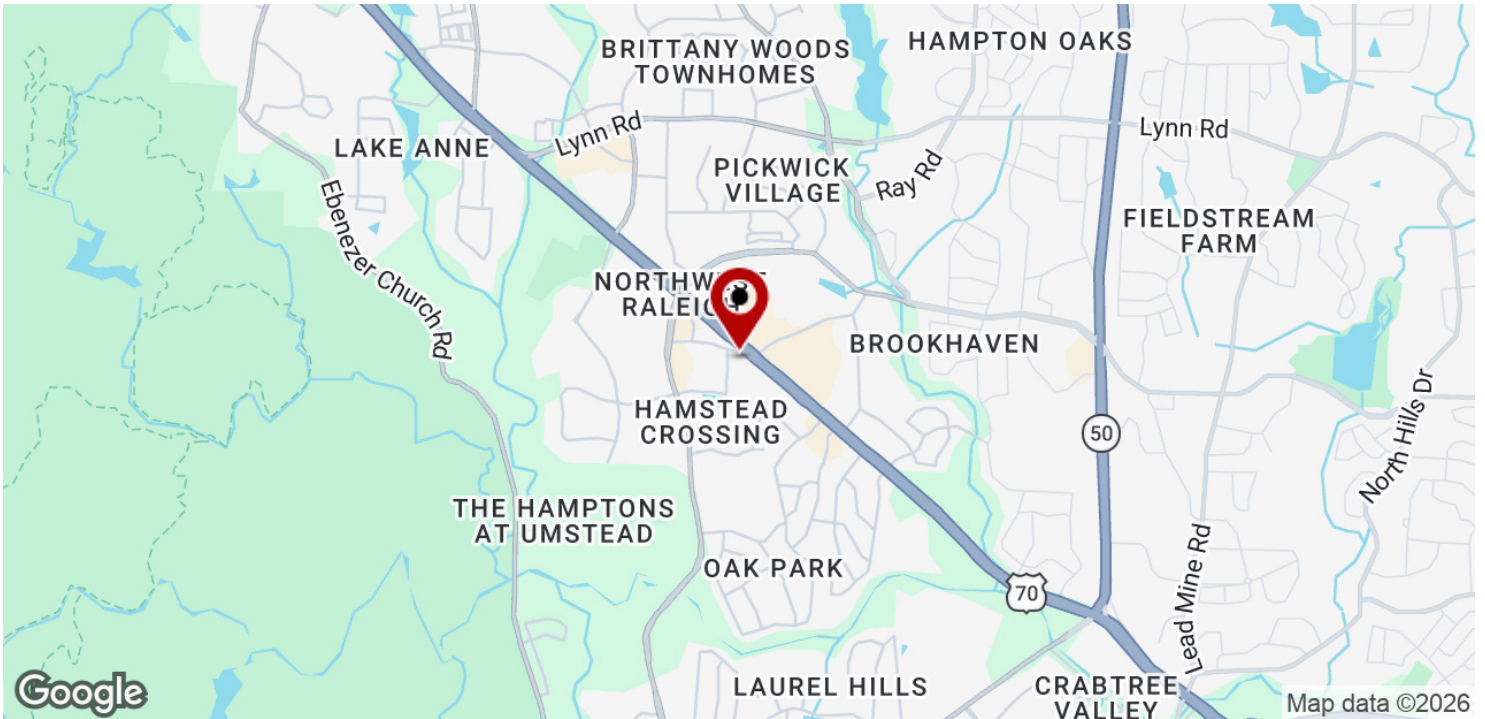
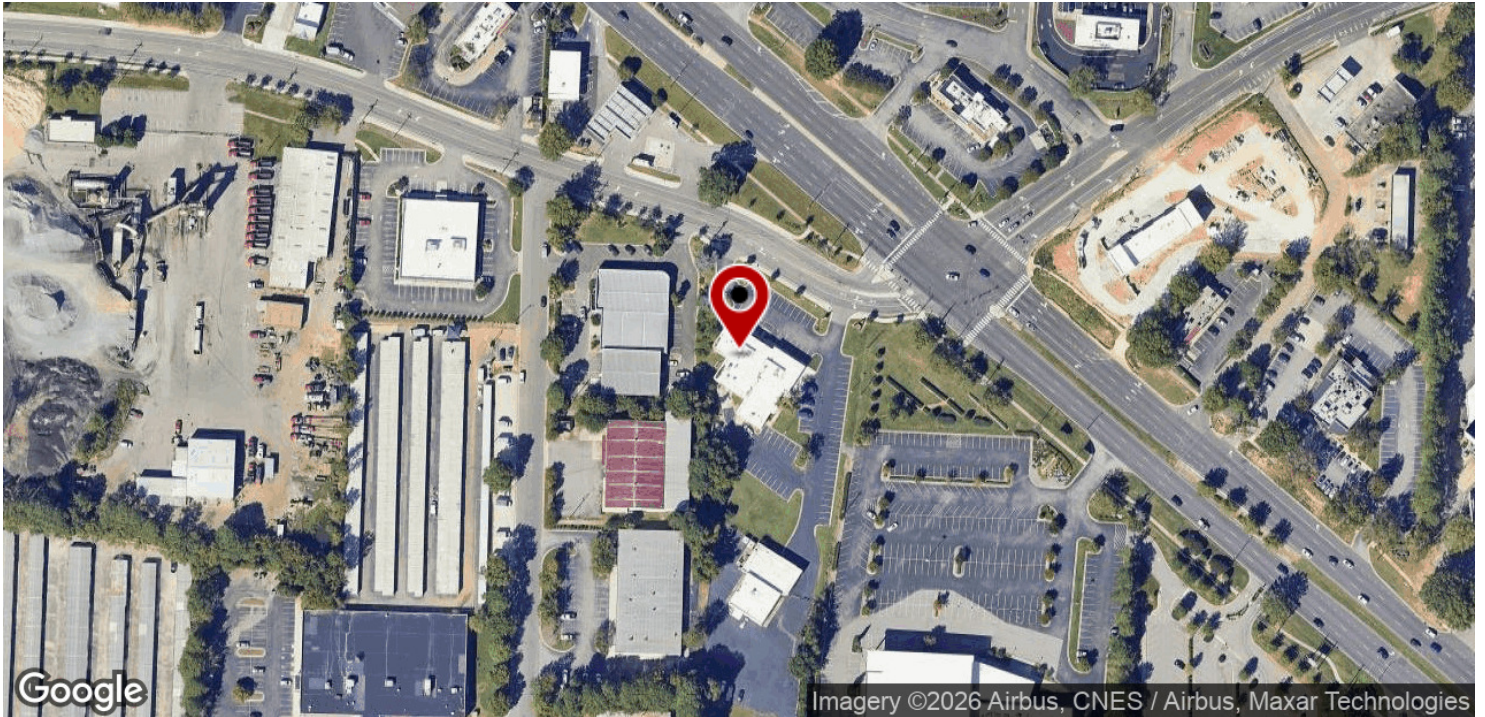
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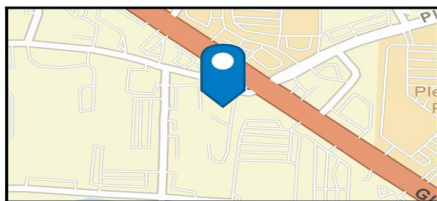
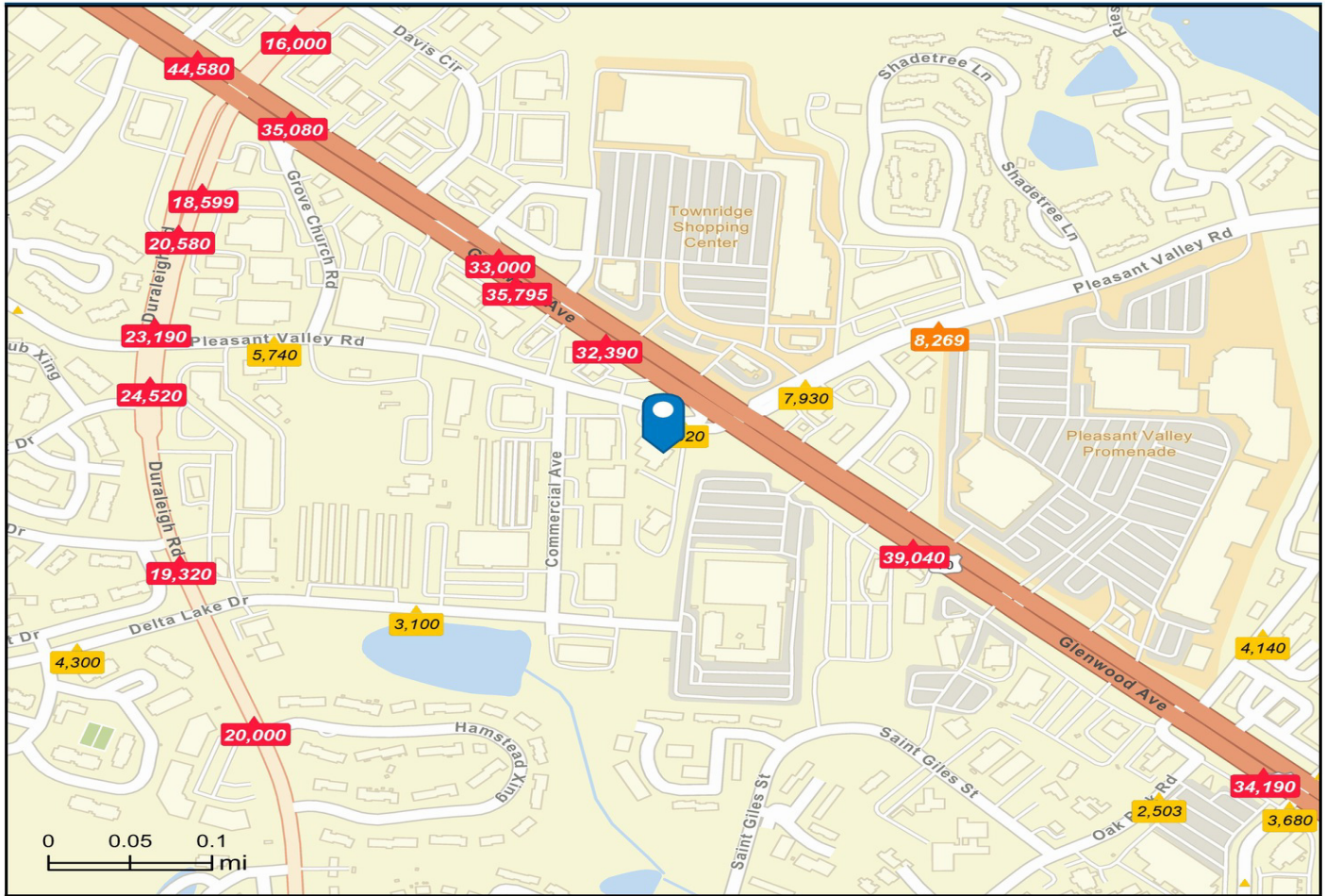
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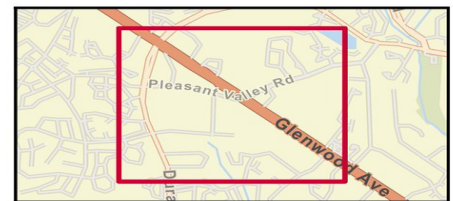
### Traffic Count Map - Close Up

6429 Glenwood Avenue, Raleigh, North Carolina, 27612  
Rings: 3, 5, 10 mile radii

Prepared by Esri  
Latitude: 35.85851  
Longitude: -78.70732



- 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).

February 06, 2025

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3 MILE	5 MILE	10 MILE		
75,896	168,549	663,233	<b>2024 Estimated</b> Population	<b>POPULATION</b>
78,421	175,499	705,011	<b>2029 Projected</b> Population	
36,187	77,989	281,198	<b>2024 Estimated</b> Household	<b>HOUSEHOLDS</b>
37,610	82,043	302,323	<b>2029 Projected</b> Household	
38,513	83,547	300,920	<b>2024 Total</b> Housing Units	<b>HOUSING</b>
18,268	41,698	148,210	<b>2024 Estimated</b> Owner Occupied Housing	
17,919	36,291	132,988	<b>2024 Estimated</b> Renter Occupied Housing	
3,476	10,878	36,559	<b>2024 Estimated</b> Total Business	<b>BUSINESSES</b>
39,065	123,689	463,169	<b>2024 Estimated</b> Total Employees	<b>EMPLOYEES</b>

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