



ESTD **THE CREAMERY** 1928
GLENWOOD SOUTH

EXISTING AND NEW CONSTRUCTION
RETAIL SPACE FOR LEASE

410 GLENWOOD AVENUE • RALEIGH, NC 27603





CELEBRATING RALEIGH'S LEGACY

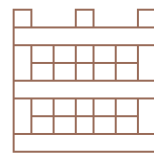
Originally established in 1928, The Creamery is a Raleigh landmark with its iconic butter churn standing above the corner of Glenwood Avenue and Tucker Street. It was designated as a Raleigh historic landmark in 1997, and it will remain as the cornerstone of the project.

FROM LEGACY TO LEGENDARY

Something transformative is coming to Raleigh’s Glenwood South neighborhood. The Creamery will become a hub for retail, commercial, and residential that downtown Raleigh has never experienced. With sweeping views from Highline Glenwood, among Raleigh’s tallest luxury residential towers, state-of-the-art office space at 404 Glenwood, and exciting new retail and dining, The Creamery will bring together restaurateurs, entrepreneurs, influencers, and connoisseurs to live, visit, work, and experience the very best of the City of Oaks.



RETAIL 41,400 SF
THE CREAMERY



OFFICE 280,000 SF
404 GLENWOOD



RESIDENTIAL 306 Units
HIGHLINE GLENWOOD



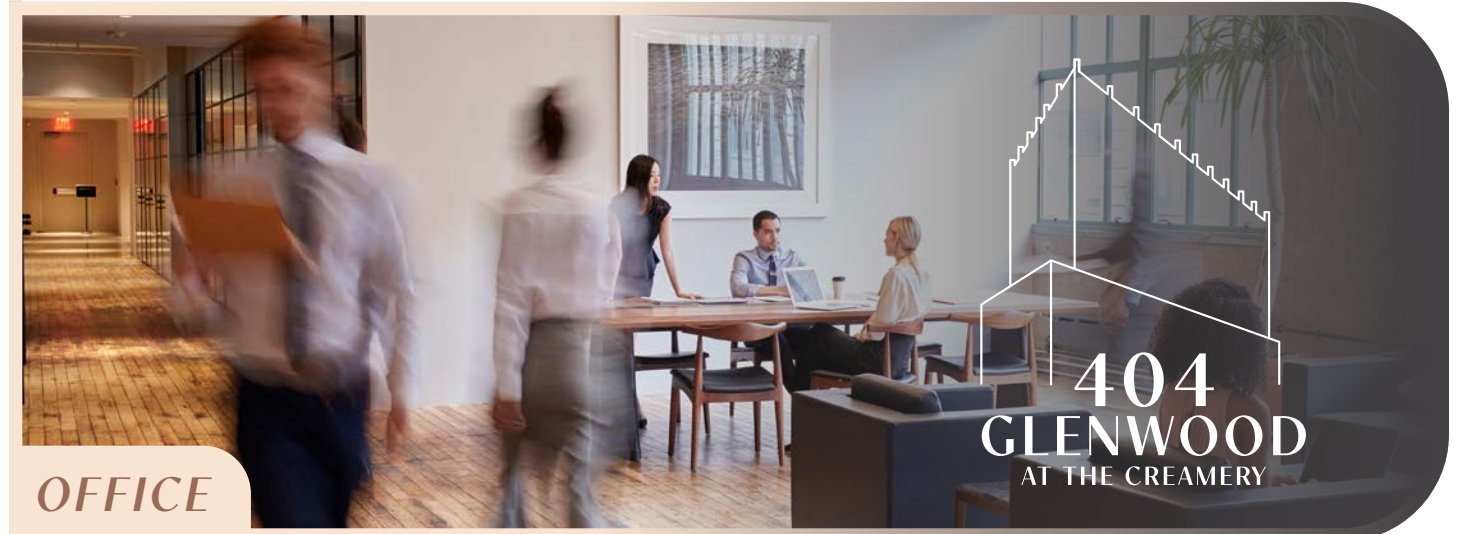
PARKING 856 Spaces (3:1,000 Office Parking Ratio)



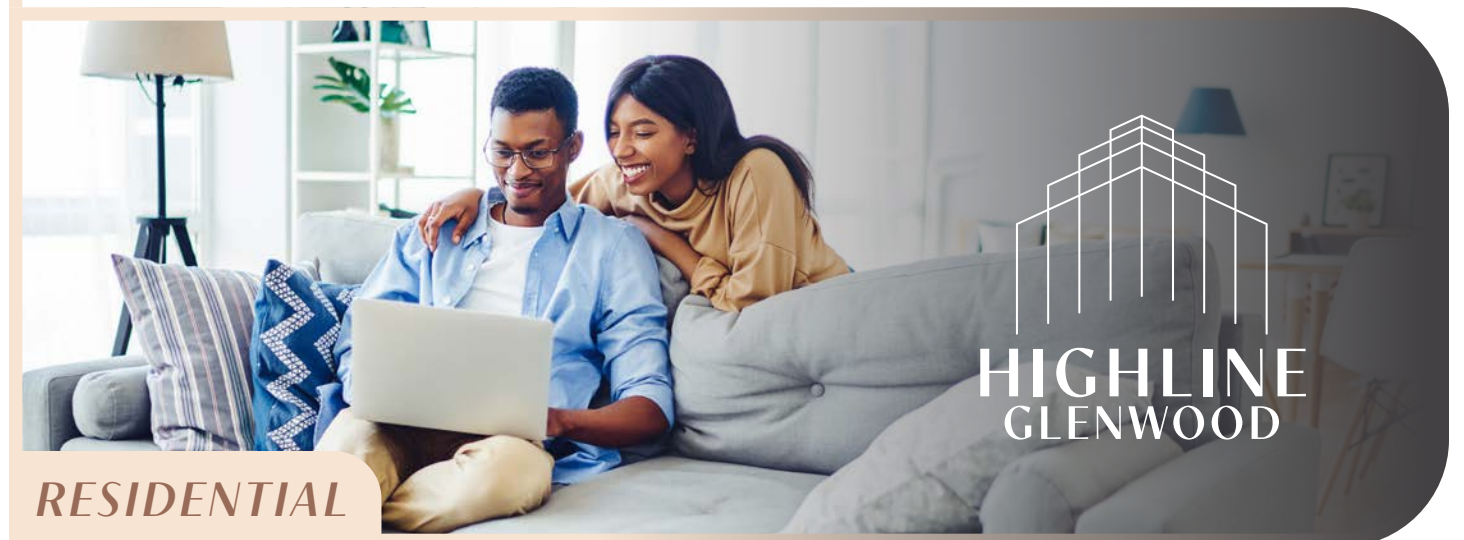
PUBLIC PLAZA One-Half Acre



RETAIL



OFFICE



RESIDENTIAL

Capital District

- State Capitol
- NC History Museum
- NC Museum of Natural Science
- 15 Minute Walk

Central Business District

- 15 Minute Walk

Fayetteville District

- Performing Arts Center
- Red Hat Amphitheater
- Convention Center
- Restaurants
- 15-20 Minute Walk

Smoky Hollow

- Restaurants
- Retail
- Publix Supermarket
- Fitness Studios
- 4 Minute Walk

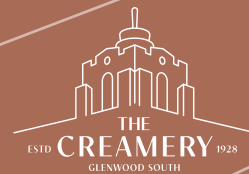
Warehouse District

- Art Museums
- Restaurants
- Destination Retail
- Breweries
- Union Station (Amtrak)
- 15 Minute Walk

Glenwood South District

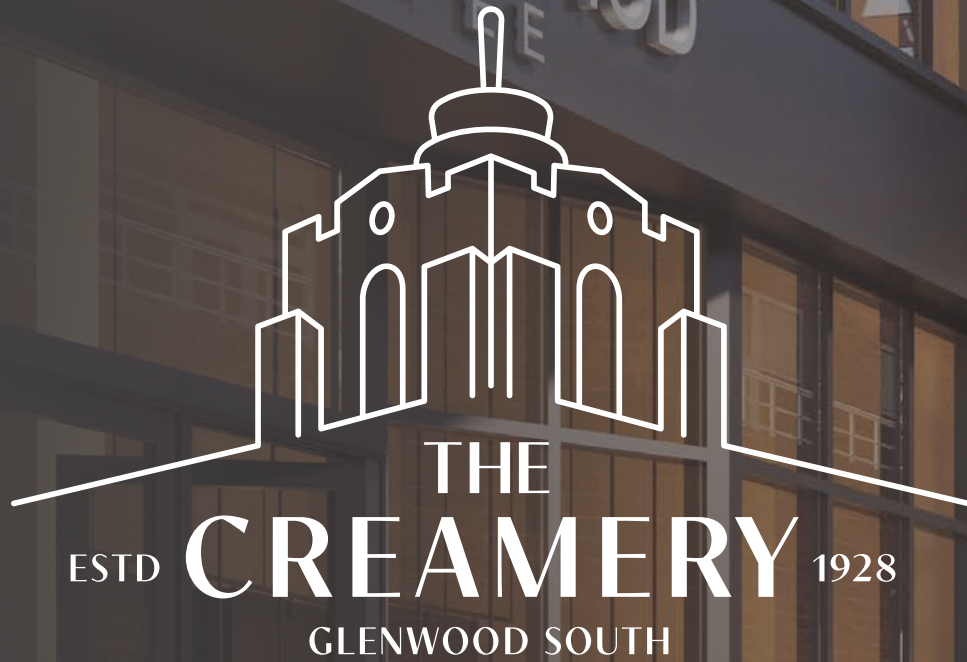
- Raleigh's most distinct neighborhoods
- Eclectic mix of restaurants, art galleries, retail shops, and residences

Highline Glenwood



N. West Street

Glenwood Avenue



41,400 SF SERVING
RALEIGH'S BEST RETAILERS,
RESTAURANTS, AND
ENTERTAINMENT VENUES

UP TO 30,000 SF OF SPACE AVAILABLE
IMMEDIATELY PLUS ADDITIONAL
±17,000 SF UNDER DEVELOPMENT



DINE. SHOP. SAVOR. EXPLORE.

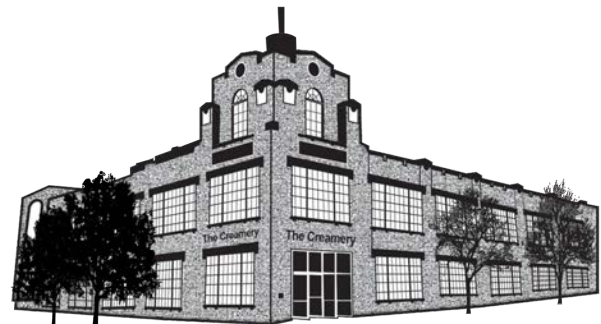
30,000

SF RETAIL/ENTERTAINMENT
SPACE AVAILABLE IMMEDIATELY
HISTORIC CREAMERY BUILDING

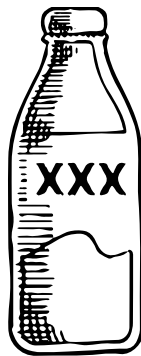
17,400

RETAIL SF
NEW CONSTRUCTION

ESTABLISHED TENANTS



PINE STATE
-PUBLIC HOUSE-



MILK BAR

SULLIVAN'S
STEAKHOUSE®



EXISTING RETAIL
LOWER LEVEL

TUCKER STREET

W. NORTH STREET

TO BE DEMOLISHED



GLENWOOD AVENUE

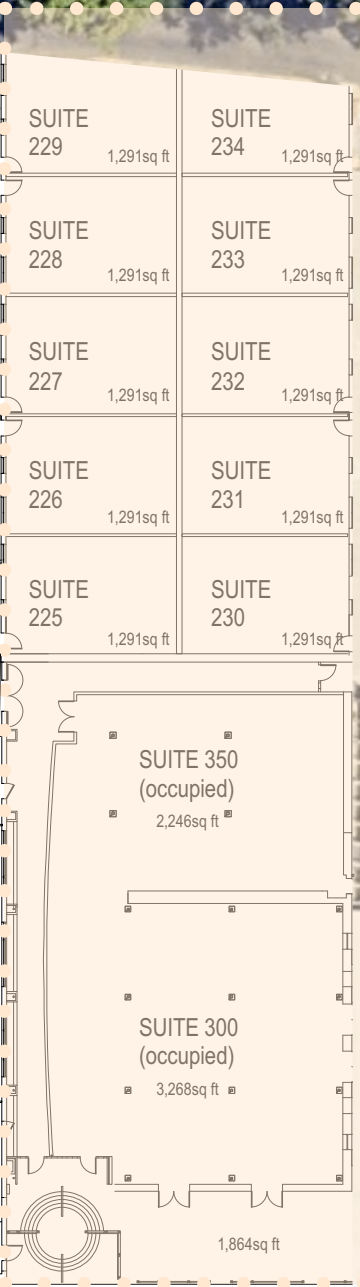
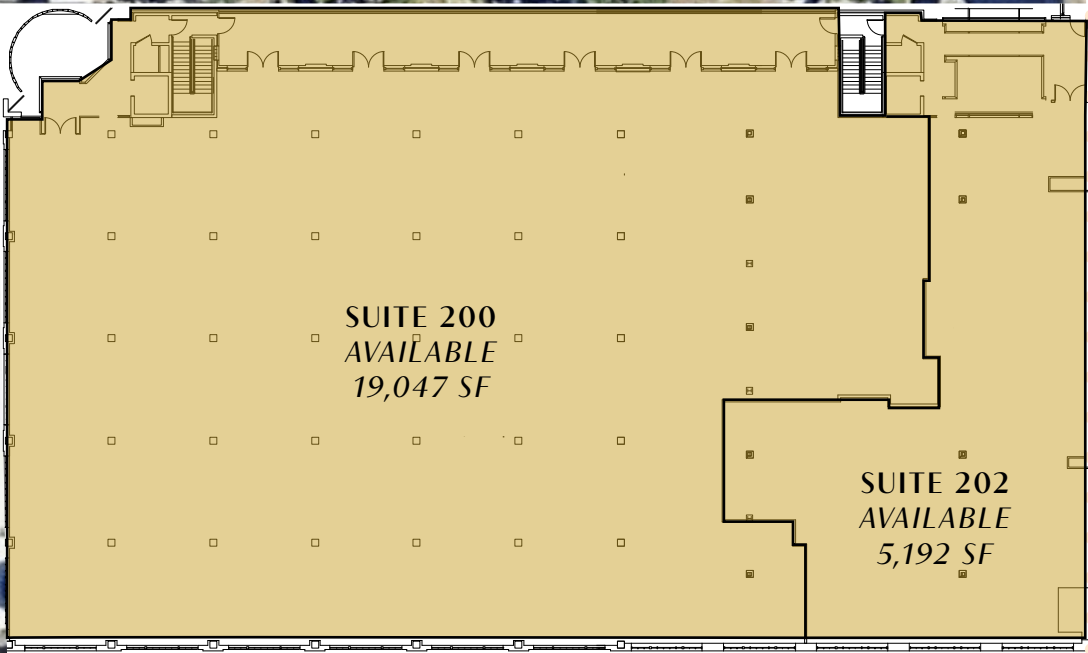
EXISTING RETAIL
UPPER LEVEL

TUCKER STREET

W. NORTH STREET

GLENWOOD AVENUE

TO BE DEMOLISHED





THE PULSE OF RALEIGH'S MIXED-USE ENTERTAINMENT DISTRICT

Located in the heart of Glenwood South, The Creamery development will be at the core of one of Raleigh's signature districts, which features an eclectic mix of:



46 RESTAURANTS



50 UNIQUE RETAILERS



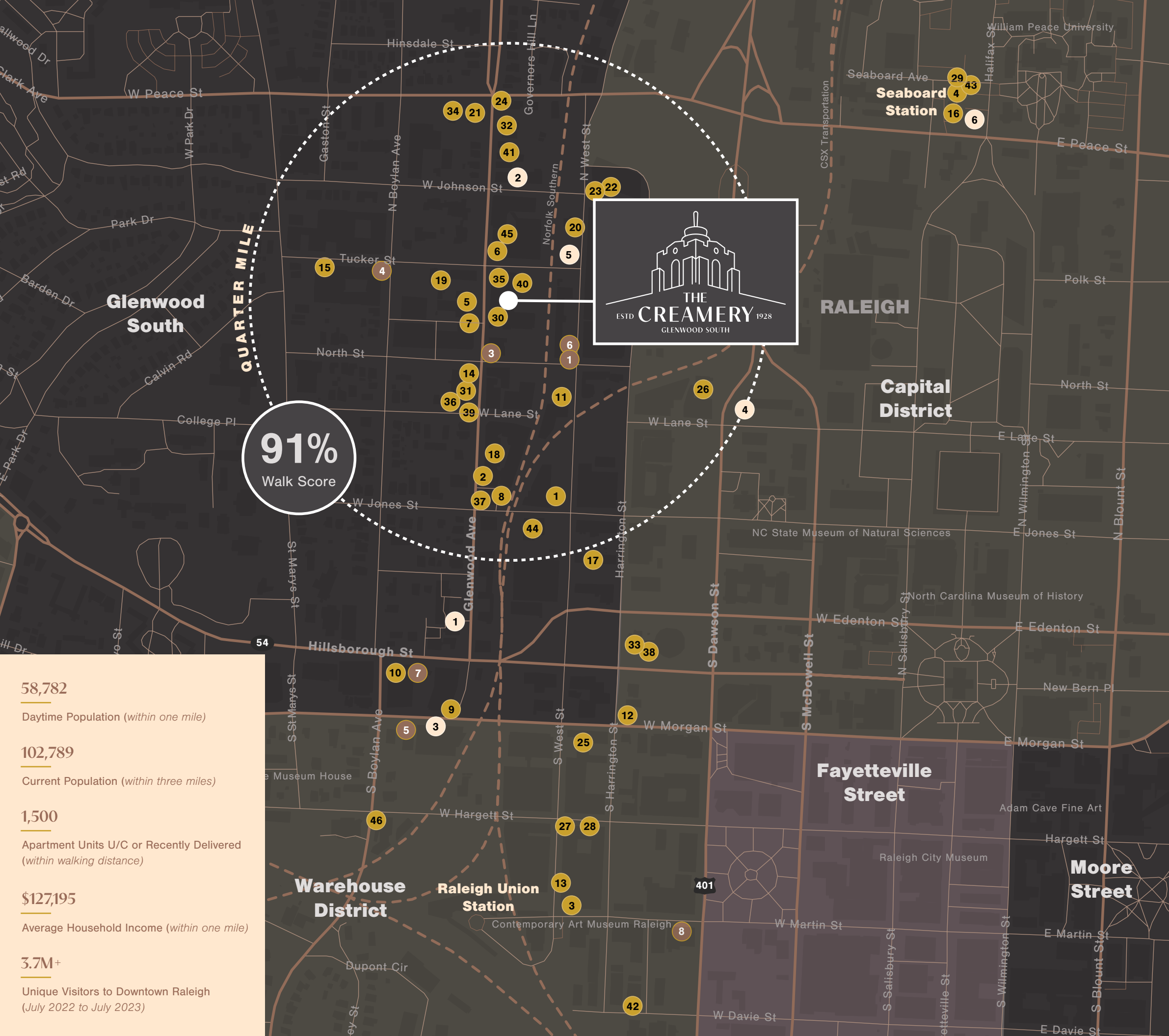
15 ENTERTAINMENT VENUES



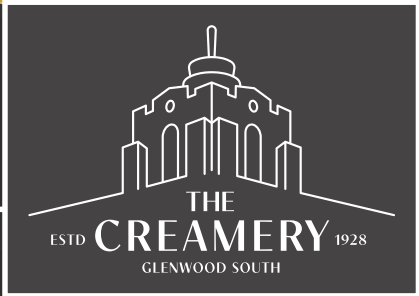
41 BARS



05 HOTELS



91%
Walk Score



58,782
Daytime Population (within one mile)

102,789
Current Population (within three miles)

1,500
Apartment Units U/C or Recently Delivered (within walking distance)

\$127,195
Average Household Income (within one mile)

3.7M+
Unique Visitors to Downtown Raleigh (July 2022 to July 2023)

RESTAURANTS & CAFES

- 42nd Street Oyster Bar
- Anise Pho
- Barcelona
- Biscuit Belly
- Botanical Lounge
- Carolina Ale House
- Cortez Seafood & Cocktail
- DeMos Pizzeria & Deli
- Dram & Draught
- First Watch
- Five Star Restaurant
- Flying Saucer Draught Emporium
- Heirloom - Coffee, Tea, Kitchen
- Hibernian Irish Pub
- Iris Coffee Lab
- Kai Sushi
- Killjoy
- La Santa Modern Mexican Food
- Lucky B's
- Madre
- Mellow Mushroom
- Midwood Smokehouse
- MILKLAB
- MoJoe's Burger Joint
- Morgan Street Food Hall
- Mulino Italian Kitchen & Bar
- Oak Steakhouse
- O-Ku
- Palm Berries
- Pine State Public House
- Plates Neighborhood Kitchen
- Raleigh Beer Garden
- Second Empire Restaurant & Tavern
- Starbucks
- Sullivan's Steakhouse
- Sushi Blues Cafe
- Sushi O Bistro & Sushi Bar
- Taverna Agora Greek Kitchen & Bar
- Thaiphoon Bistro
- The Ark Royal Tiki Bar
- The Dogwood Bar & Eatery
- The Pit Authentic Barbecue
- The Yard Milkshake Bar
- Tobacco Road Sports Cafe & Brewery
- Vidrio
- Wye Hill Kitchen & Brewing

HOTELS

- AC Hotel by Marriott Raleigh Downtown
- Hampton Inn & Suites Raleigh Downtown
- Hotel 83
- The Longleaf Hotel and Lounge
- Moxy Hotel
- Hayatt House Raleigh Downtown/Seaboard Station

FITNESS CENTERS

- Chisel Studio
- Dose Yoga & Smoothie Bar
- Heat Studios
- HOTWORX
- Iyengar Yoga Center
- Studio Hargett Pilates
- YogaSix
- YOGA SOUL • LEC • TIVE



WHY RALEIGH?



#1

STATE FOR INBOUND MOVES IN 2022
- ATLAS VAN LINES | JANUARY 2023



#2

FASTEST GROWING COUNTY IN THE
U.S. 2020-2022 (WAKE)
- U.S. CENSUS BUREAU | JANUARY 2023



#3

STATE FOR POPULATION GROWTH
JULY 2022-JULY 2023 (NC)
- U.S. CENSUS BUREAU | DECEMBER 2023



15

LOCAL
COLLEGES



40K

ANNUAL GRADUATES
25K FROM TIER-1 UNIVERSITIES



65%

OF GRADUATES LIVE
IN THE AREA AFTER COLLEGE

BOOMING BUSINESS

- One of the **lowest corporate income taxes** in the US - *North Carolina Tax Foundation*
- **#3** hottest job market - *The Wall Street Journal*
- **#1** largest manufacturing workforce in the Southeast
- Raleigh-Durham named **#2 and #6 market in the country** for real estate prospects in 2022 and 2023, respectfully - *Emerging Trends in Real Estate 2022, Urban Land Institute and PwC*
- **Best State for Business** in 2024 - *CNBC*

THE CREAMERY

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