PLEASANT VALLEY PROMENADE

POWER CENTER WITHIN HEAVILY TRAVELED GLENWOOD AVENUE RETAIL CORRIDOR

6204 GLENWOOD AVENUE | RALEIGH, NC 27612

THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

PARTNER XTEAM

CONTACT US

Reagan Crabtree | **919.251.5327**
rcrabtree@providencegroup.com

Cristi Webb | **919.251.5325**
cwebb@providencegroup.com

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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

- Planned large-scale mixed-use redevelopment at the center will include 351 new multifamily units, with construction set to begin in Summer 2027
- Multiple access points from surrounding neighborhoods with direct access at signalized intersection off Glenwood Avenue
- Average HH income over $160,000 within a five mile radius
- 37,000 VPD along Glenwood Avenue
- Co-tenants include:

Ashley Outlet, Ulta Beauty, Boot Barn, Bath & Body Works, Starbucks Coffee, Marshalls, Ross Dress for Less, Petco, Five Below

DEMOGRAPHICS *(2025)*	1 MILE	3 MILES	5 MILES
POPULATION	12,330	77,444	172,706
AVERAGE HH INCOME	$122,624	$150,632	$161,324
BUSINESS ESTABLISHMENTS	649	4,513	14,358
DAYTIME EMPLOYMENT	7,281	34,718	119,709

Planned redevelopment will include a new grocer, additional shop space, and 351 multifamily units

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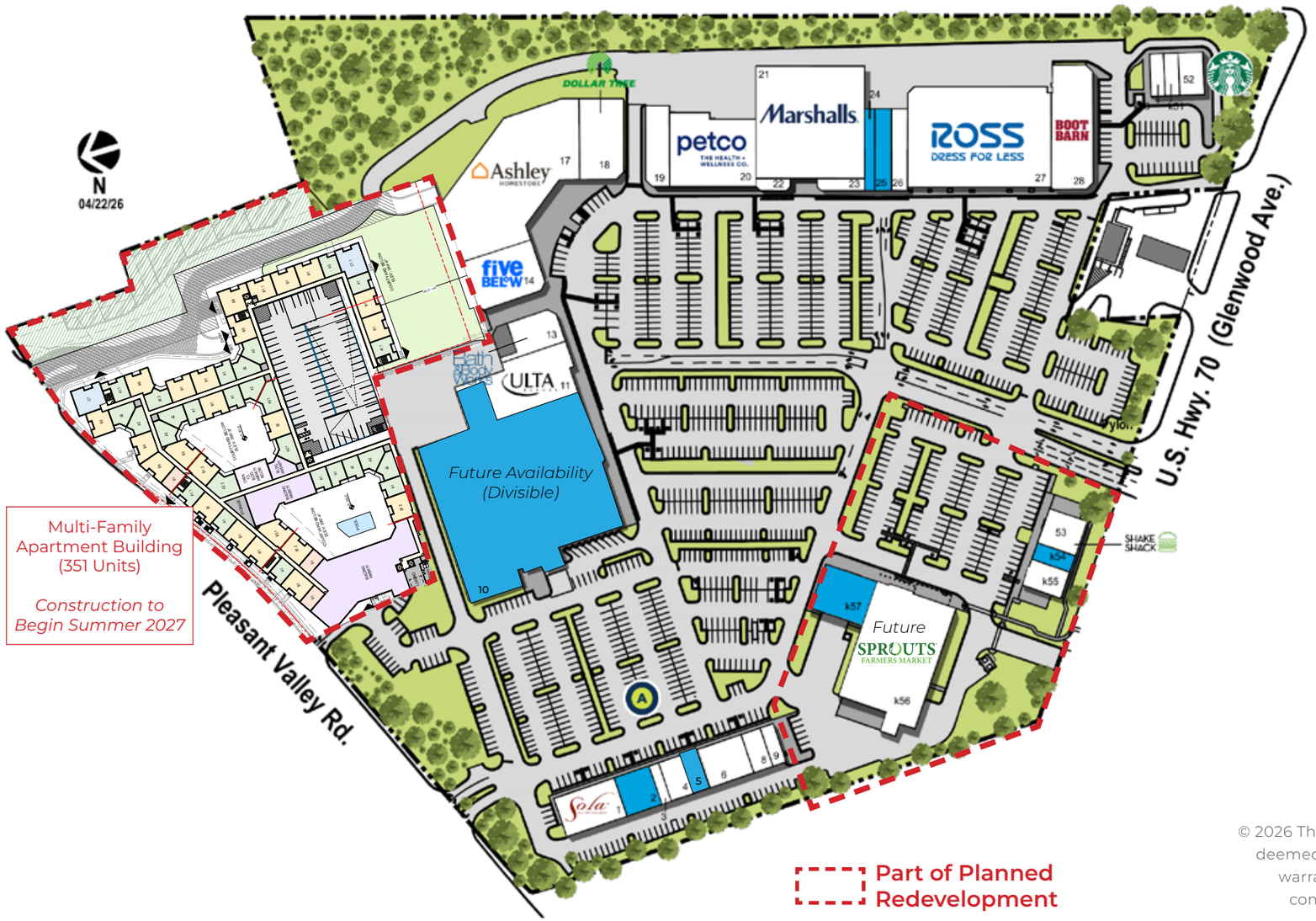
SITE PLAN



Suite	Tenant	Size (SF)
1	Sola Salon Studios	5,700
2	**AVAILABLE**	**3,300**
3	Liberty Tax Service	900
4	Kadhai Indian Wok	2,100
5	**AVAILABLE**	**1,500**
6	H & L Enterprises	4,200
8	Gino's Pizza	1,796
9	Enopi Learning Center	1,200
10	**FUTURE AVAILABILITY**	**59,719**
11	Ulta	10,293
13	Bath & Body Works	4,000
14	Five Below	8,474
15	Part of Redevelopment	30,177
17	Ashley	25,526
18	Dollar Tree	11,697
19	Savvi Formalwear	4,200
20	Petco	13,600

Suite	Tenant	Size (SF)
21	Marshalls	27,054
22	Pollo Pelon	882
23	Luxor Day Spa	1,242
24	**AVAILABLE**	**1,800**
25	**AVAILABLE**	**2,465**
26	America's Best	3,535
27	Ross Dress for Less	30,187
28	Boot Barn	10,580
k50	Jimmy John's	1,315
k51	Removery	1,443
k52	Starbucks	2,547
k53	Shake Shack	3,265
k54	**AVAILABLE**	**1,508**
k55	CAVA	2,513
k56	Future Sprouts	23,300
k57	**AVAILABLE**	**5,600**

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10-Minute Drive Time Stats

$159,514
Average Household Income

Population
99,046

50,182
Daytime Population

68.0%
Bachelor's/Grad/
Professional Degree

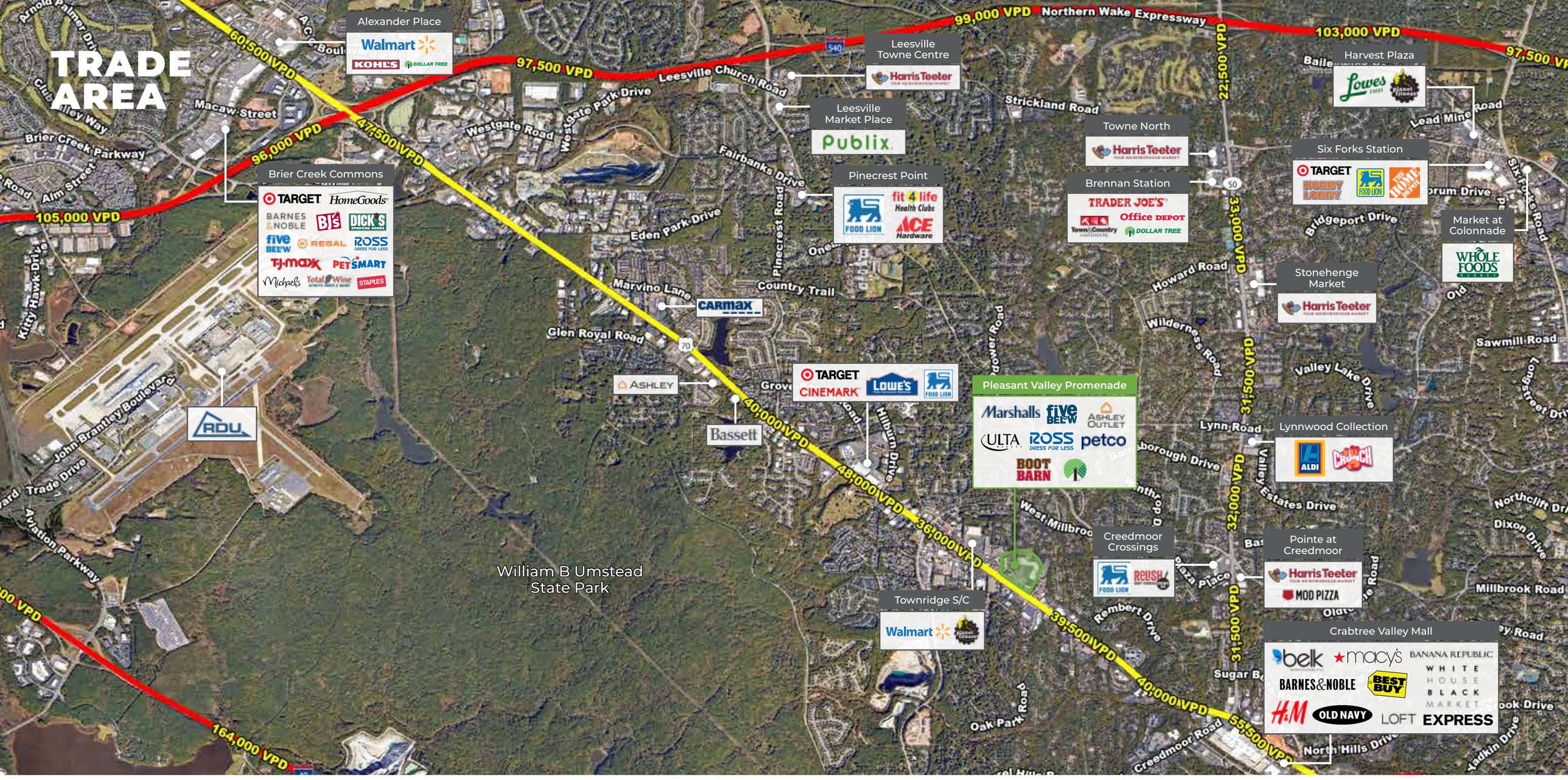
Regional Accessibility

15 Minutes
NC State University

18 Minutes
Downtown Raleigh

19 Minutes
Research Triangle Park

32 Minutes
Downtown Durham



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