

Raleigh, NC 27604

4701 Atlantic Avenue

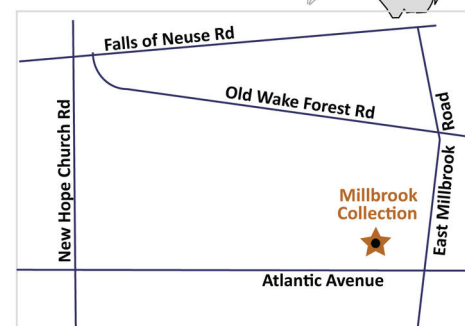
Millbrook Collection

RIVERCREST
REALTY
INVESTORS



- **Anchor:** NC SOS, NC DOR
- **Key Tenants:** Burn Boot Camp, HPW Real Estate School, Char Grill, Seoul Garden, Warp Computers
- **GLA:** 106,525 SF
- **Year Built:** 1989
- **Parking Ratio:** 5.93/1,000 SF
- **Average Daily Traffic:** 26,474 VPD - Atlantic Ave
19,951 VPD - Millbrook

Distance	7 Min	9 Min	13 Min
Population	42,788	79,113	199,958
Average Household Income	\$97,825	\$108,934	\$131,941



Leasing contact: Jimmy Conder · (919) 926-3115 · jconder@rivercrestrealty.com

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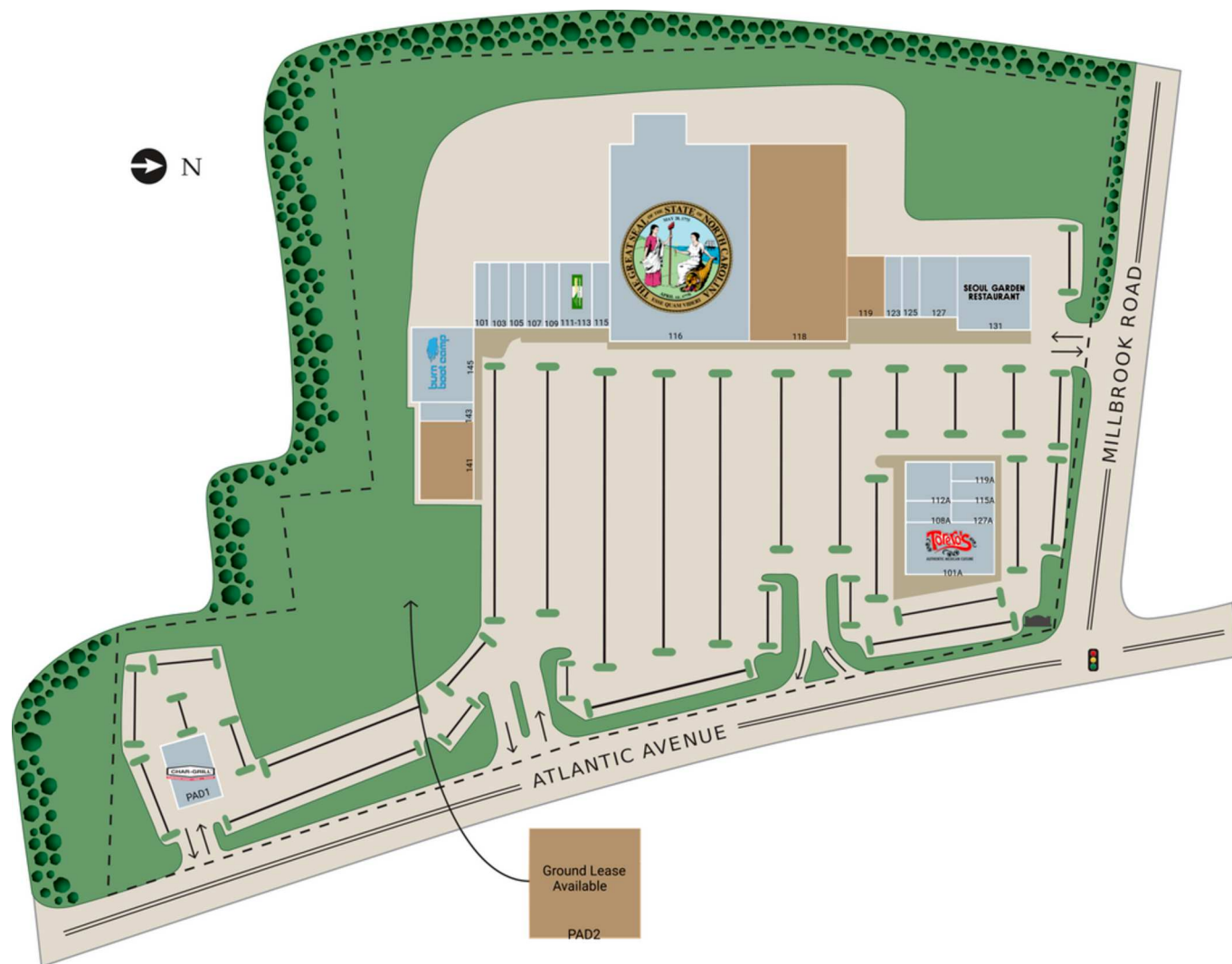
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Tenants

PAD1	Char Grill	1,256 SF
PAD2	Available	
101	Carmen Leris Tax & Insurance	1,452 SF
101A	Toreros Mexican Restaurant	5,600 SF
103	Philly Steak 'n Subs	1,400 SF
105	Madam B's Bakery	1,397 SF
107	Warp Computers	1,392 SF
108A	Salon Garcia	1,069 SF
109	Gigi's Salon	1,228 SF
111-113	Agori International African Market	2,468 SF
112A	Jazzercise	2,157 SF
115	Cozy Cats Hotel	1,227 SF
115A	Pro Nails	1,000 SF
116	NC SOS	30,324 SF
118	Coming Available - NC DOR	23,000 SF
119	Coming Available	2,730 SF
119A	Signarama	1,080 SF
123	Smoker Friendly	1,403 SF
125	MVP Personnel Staffing Group	1,403 SF
127	Uglyfish	2,800 SF
127A	New Yorican Style Cutz	1,067 SF
131	Seoul Garden	5,460 SF
141	Coming Available - HPW School	5,200 SF
143	Life Energy Spa	1,614 SF
145	Burn Boot Camp	5,532 SF



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