

Raleigh, NC 27604

4701 Atlantic Avenue

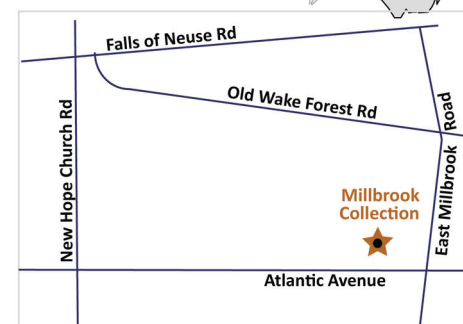
Millbrook Collection

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:** 20,700 VPD - Atlantic Ave, 14,418 VPD - Millbrook

Distance	7 Min	10 Min	13 Min
Population	58,104	139,570	250,332
Average Household Income	\$90,402	\$108,380	\$121,885



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

www.rivercrestrealty.com

Raleigh, NC 27604

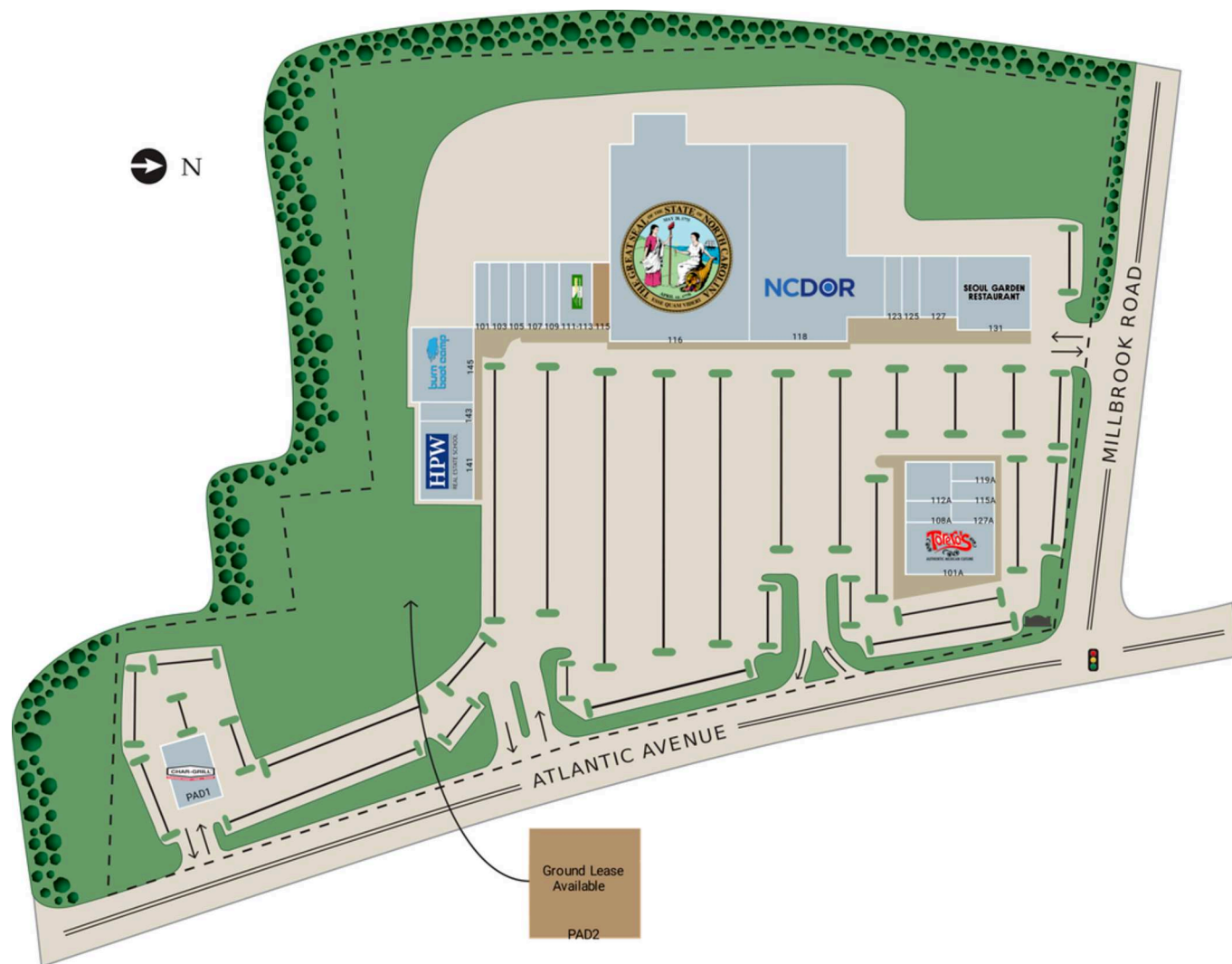
4701 Atlantic Avenue

RIVERCREST
REALTY
INVESTORS

Millbrook Collection

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	Available	1,227 SF
115A	Pro Nails	1,000 SF
116	NC SOS	30,324 SF
118	NC DOR	25,730 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	HPW Real Estate School	5,200 SF
143	Naturally Crowned	1,614 SF
145	Burn Boot Camp	5,532 SF



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

www.rivercrestrealty.com