



3020 HILLSBOROUGH STREET | RALEIGH, NC 27607

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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR LEASE UNCOMMON

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AVAILABILITY

- Suite 16 - 3,644 SF
- Suite 17 - 2,669 SF*
- Suite 18 - 4,255 SF*
- Suites 16 & 17 can be combined for a total of 6,313 SF

*Access to shared grease trap

PROPERTY OVERVIEW

- Uncommon is a 132-unit complex combining student housing with convenient retail
- Located at the intersection of Hillsborough Street and Daisy Street
- Walking distance to most of the NC State University (NCSU) campus
- NCSU has an enrollment of over 36,000 students and over 9,500 faculty/staff, making it the largest university in the Carolinas
- Highly visible to the traffic on Hillsborough Street
- Convenient to Downtown Raleigh and I-440

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	20,580	101,609	221,734
Avg HH Income	\$92,454	\$104,083	\$98,021
Number of Businesses	906	6,923	14,097
Number of Employees	12,206	107,084	207,185
Daytime Population	24,335	139,239	277,944

Traffic Counts 18,000 VPD on Hillsborough St.

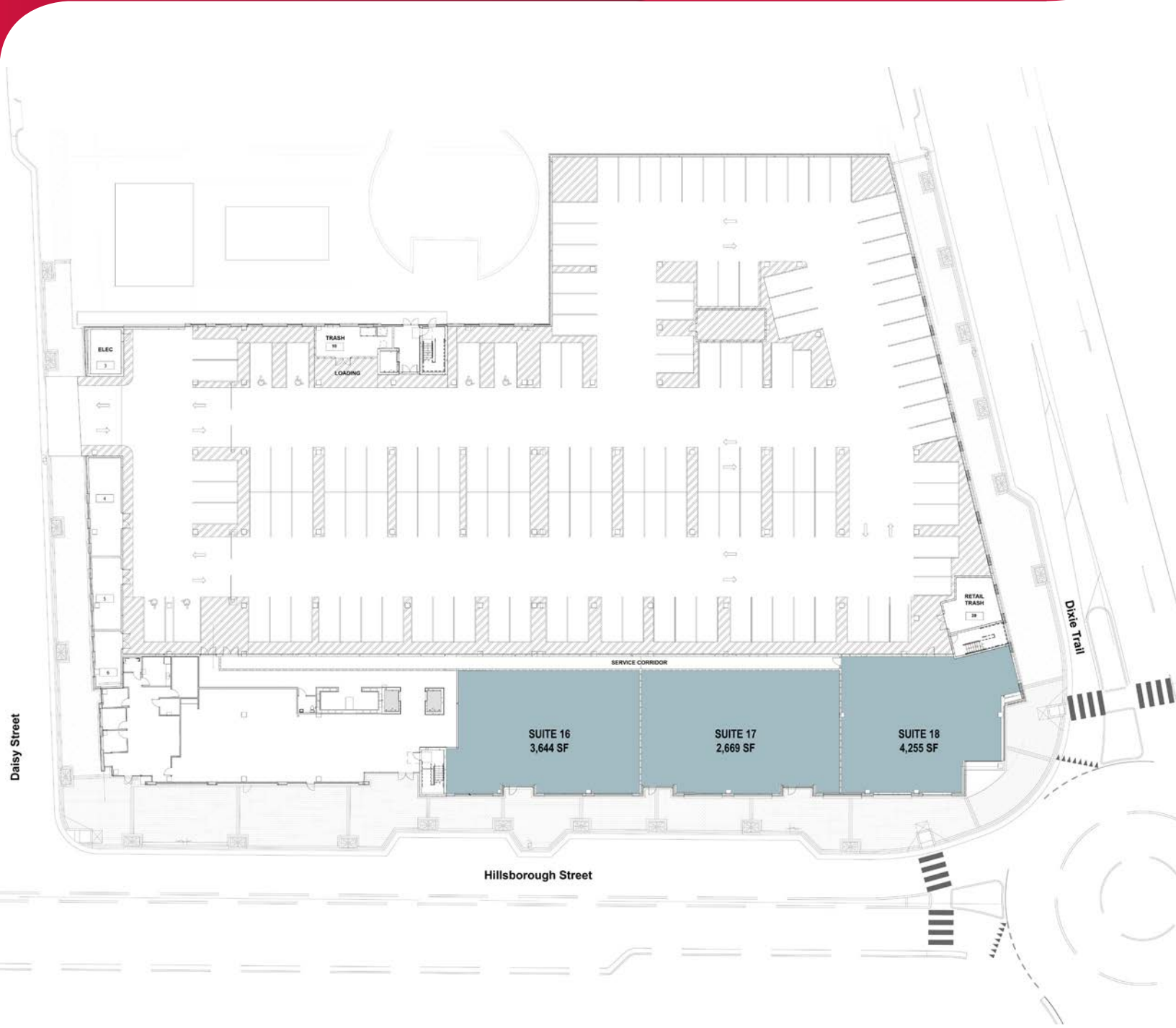
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SERVICE CORRIDOR

*Suite 16 - 3,644 SF
\$27.50/SF/yr, NNN
TICAM: \$6.00/SF*

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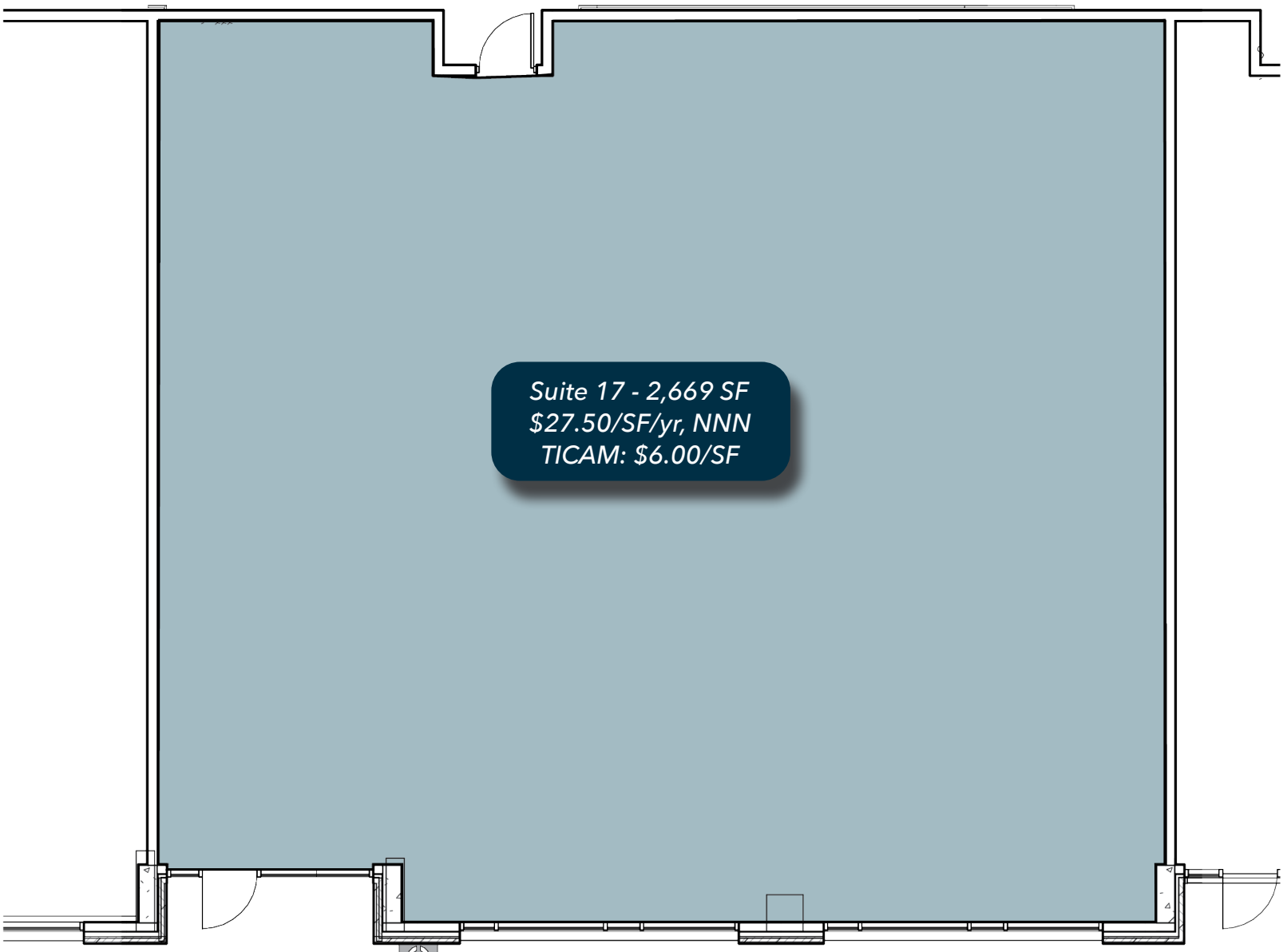
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COMMERCIAL REAL ESTATE SERVICES
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SERVICE CORRIDOR



*Suite 17 - 2,669 SF
\$27.50/SF/yr, NNN
TICAM: \$6.00/SF*

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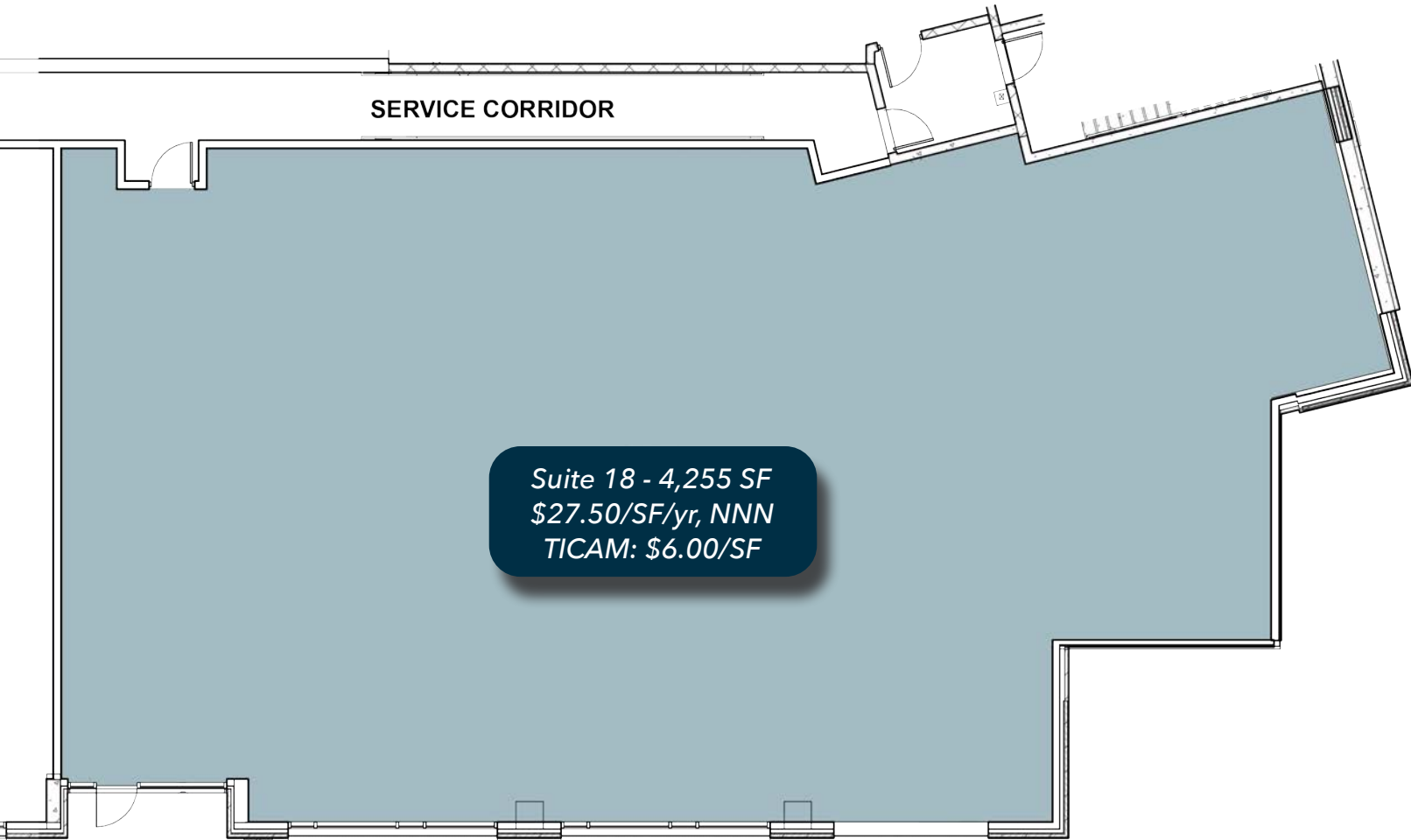
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*Suite 18 - 4,255 SF
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TICAM: \$6.00/SF*

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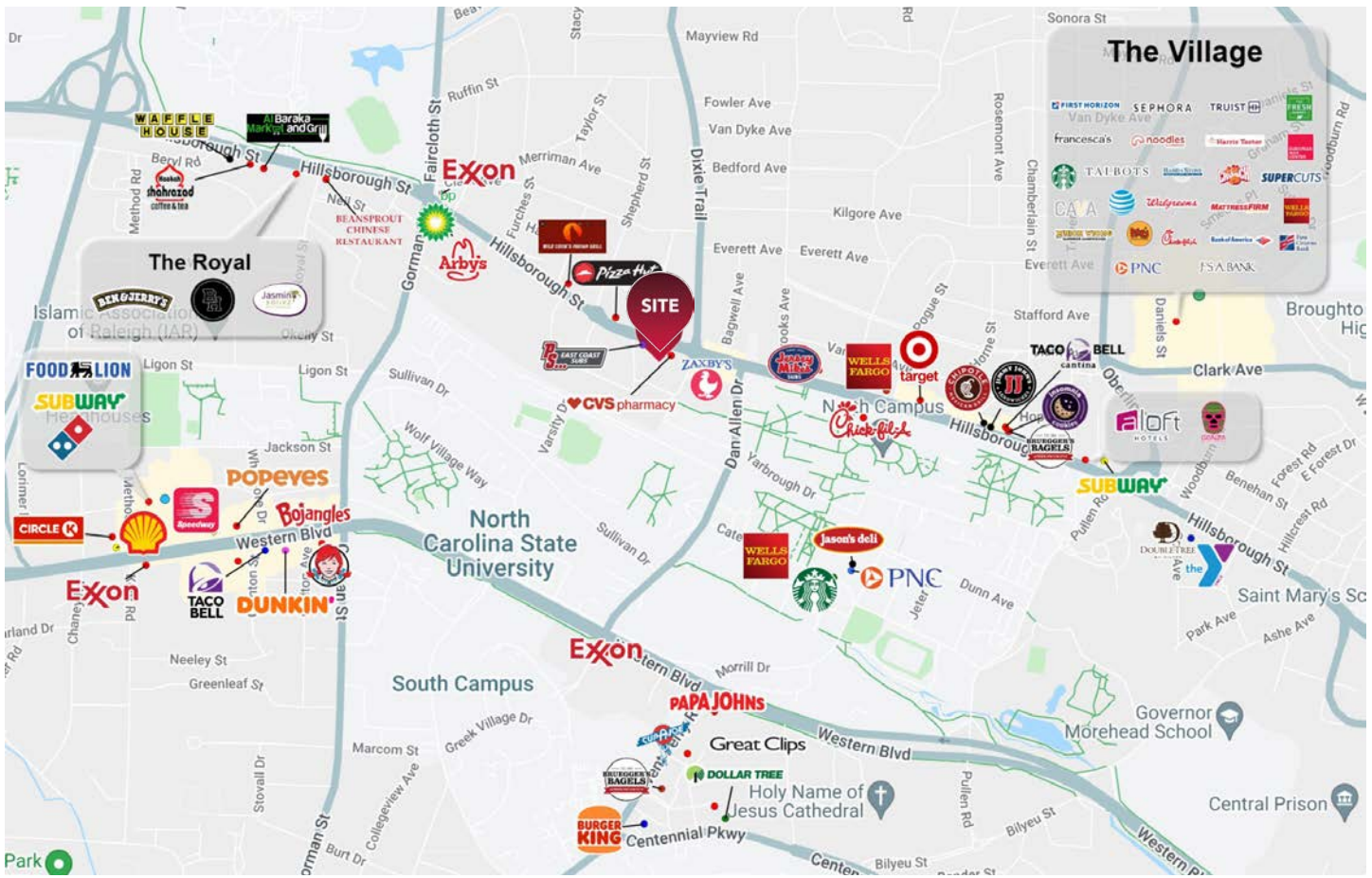


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