

RETAIL/OFFICE FOR LEASE 2003 WAKE FOREST ROAD

Raleigh, NC 27608



COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



PROPERTY DESCRIPTION

Standalone two-story building for lease in Raleigh near Capital Boulevard and Atlantic Avenue. The building boasts excellent visibility in a rapidly growing neighborhood.

PROPERTY HIGHLIGHTS

- 5,192 SF two-story freestanding building
- 12 onsite parking spaces
- Easy access to downtown Raleigh, Capital Boulevard, and I-440
- Tenant improvement allowance available for a long-term tenant
- Landlord responsible for taxes and insurance
- Tenant responsible for utilities, internet, common area maintenance, and janitorial
- Ownership will consider an offer to purchase

LOCATION DESCRIPTION

Located at the intersection of Wake Forest Road and East Whitaker Mill Road in Raleigh. Quick access from Downtown Raleigh, North Hills and I-440.

OFFERING SUMMARY

Lease Rate:	\$19.75 SF/yr (MG)
Available SF:	5,192 SF

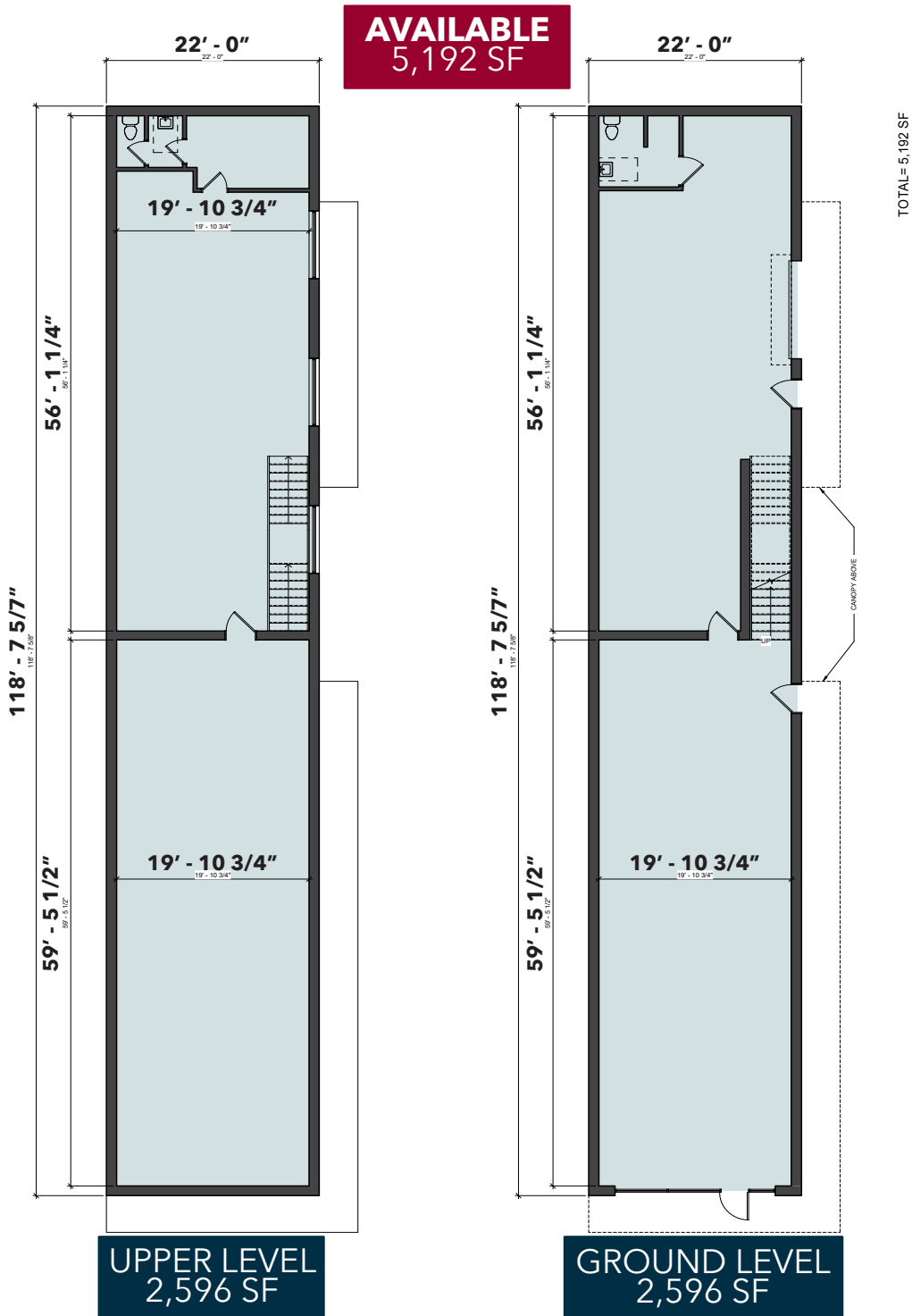
Moss Withers, SIOR, MBA
mwithers@lee-associates.com
O: 919.576.2501
C: 919.576.2501

Karah Jennings McConnell
kjennings@lee-associates.com
O: 919.576.2502
C: 919.817.0705

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 same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
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2003 WAKE FOREST ROAD

DOCK 1053

RALEIGH IRON WORKS
553,000 SF of class A office
81,000 SF of retail space
219 residential units

DISTANCES

I-440	1.2 MI
CAPITAL BLVD	0.4 MI
DOWNTOWN RALEIGH	2.1 MI
NORTH HILLS	2.3 MI

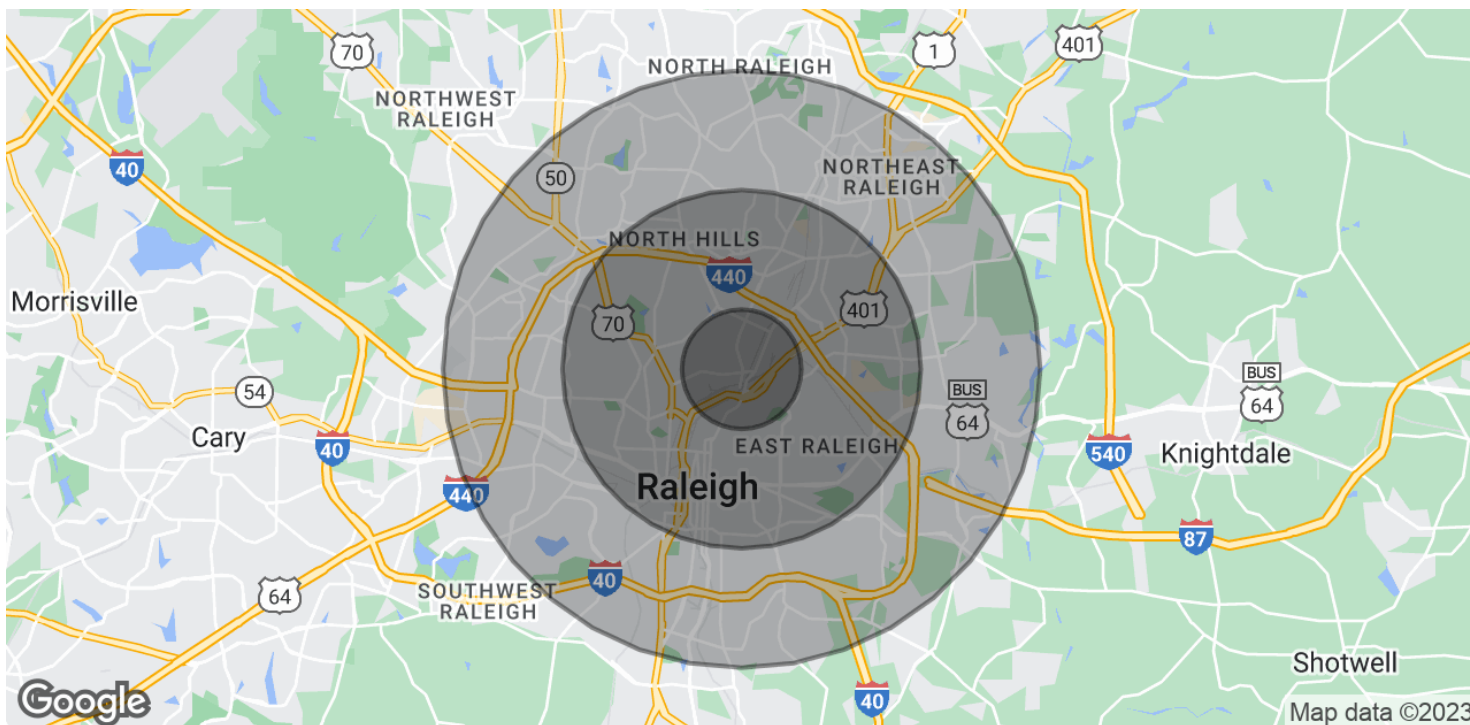
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,509	101,391	261,311
Average Age	35	33.9	31.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,715	43,045	104,336
# of Persons per HH	1.97	2.18	2.31
Average HH Income	\$117,571	\$106,191	\$92,259
Average House Value	\$401,223	\$373,879	\$280,904

Source: Esri, 2021

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