

1400 & 1408 S. SAUNDERS STREET

RETAIL FOR LEASE



TRI PROPERTIES

NAI Carolantic Realty

1400 S. SAUNDERS ST.

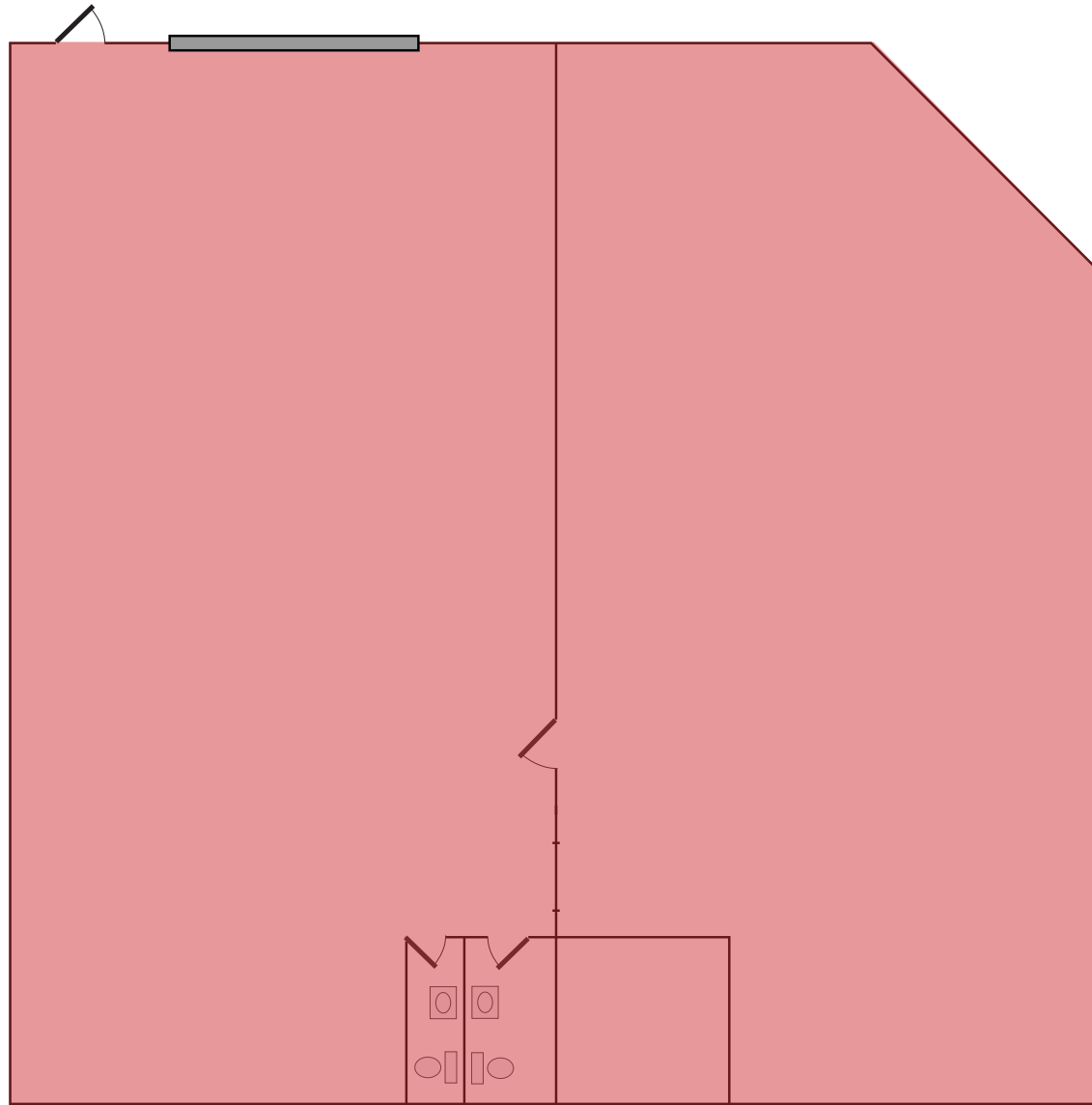
ADDRESS	1400 S. Saunders Street, Raleigh, NC 27603
BUILDING SIZE	2,068 RSF
AVAILABLE SPACE	Entire building 2,068 SF
LOT SIZE	0.15 Acre
BASE RENTAL RATE	\$22.50/SF, NNN (\$3,877.50/month)
TICAM	\$2.90/SF (\$499.70/month)
RENT STRUCTURE	Triple Net (Base rate + taxes, insurance and common area expenses) Tenant pays for its own utilities
EXTERIOR CONSTRUCTION	Brick veneer
CEILING HEIGHT	9' Clear
ZONING	NX - 3
LANDLORD'S DELIVERY	Whiteboxed with: -2 unisex restrooms -Polished concrete floor in sales area -Working HVAC upon delivery to tenant -New side roll-up door installed
FEATURES	-Windowed retail/flex space -16' x 8' Drive-in door -New exterior improvements (2020)
PROHIBITED USES	-No sweepstakes -No internet cafe -No car lot

CONTACT

MICHAEL WALLACE | 919.219.1112 | mwallace@naicarolantic.com



1400 S. SAUNDERS ST. FLOOR PLAN



2,068 RSF

NOT TO SCALE

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All information provided herein is from sources deemed reliable. However, all information is subject to verification. Tri Properties | NAI Carolantic does not independently verify nor warrant the accuracy of the information.

TRI PROPERTIES

NAI Carolantic Realty

PROPERTY OVERVIEW

FLOOR PLAN

AREA INFORMATION

PROPERTY PHOTOS

1408 S. SAUNDERS ST.

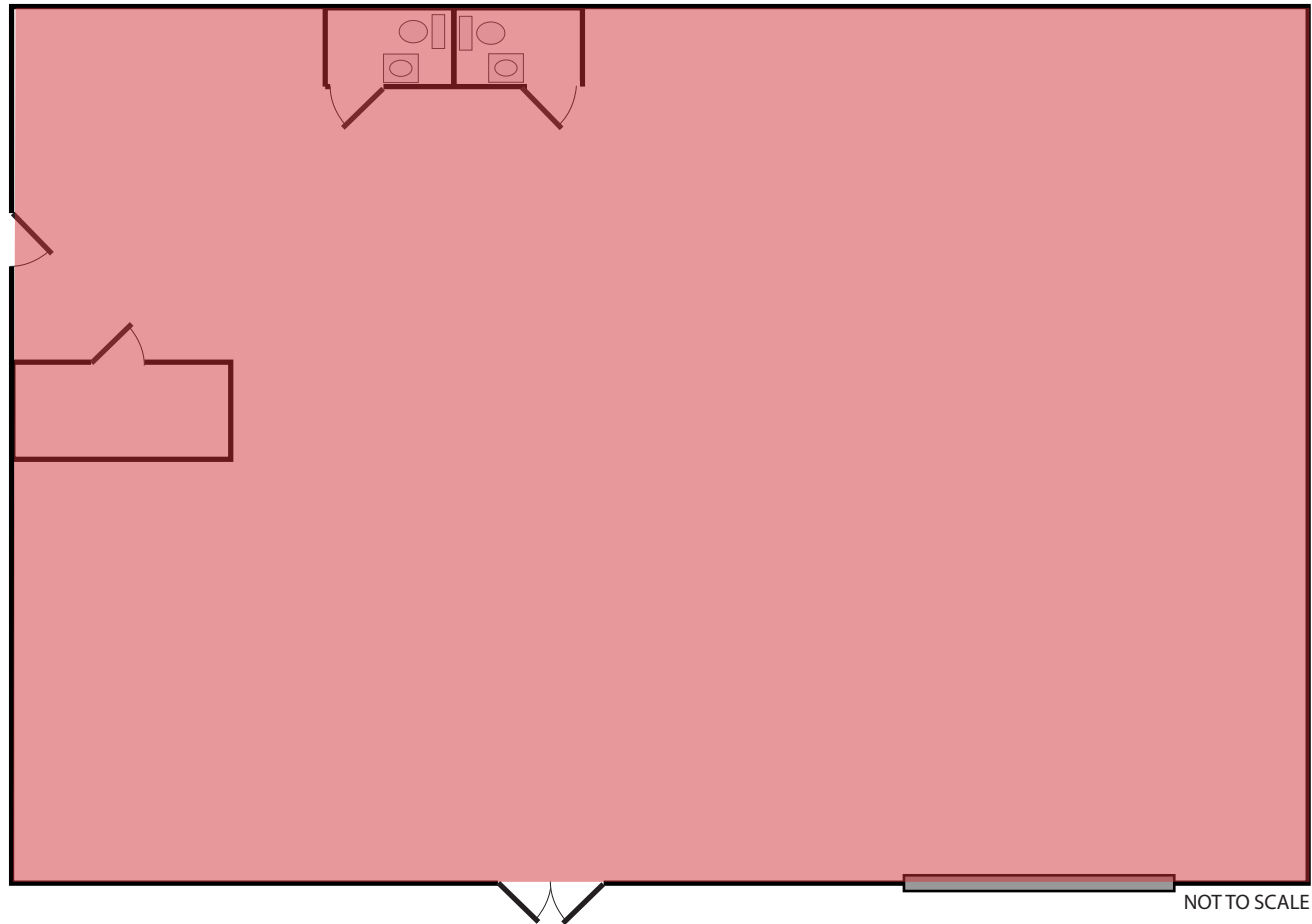
ADDRESS	1408 S. Saunders Street, Raleigh, NC 27603
BUILDING SIZE	2,400 RSF
AVAILABLE SPACE	Entire building 2,400 SF
LOT SIZE	0.15 Acre
BASE RENTAL RATE	\$22.50/SF, NNN (\$4,500/month)
TAXES & INSURANCE	\$2.90/SF (\$580/month)
RENT STRUCTURE	Double Net (Base rate + taxes, insurance and common area expenses) Tenant pays for its own utilities
EXTERIOR CONSTRUCTION	Brick veneer
CEILING HEIGHT	11' Clear
ZONING	NX - 3
LANDLORD'S DELIVERY	Whiteboxed with: -2 unisex restrooms -Polished concrete floor in sales area -Working HVAC upon delivery to tenant
FEATURES	-Glass store front -Front facing roll-up door
PROHIBITED USES	-No sweepstakes -No internet cafe -No car lot

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1408 S. SAUNDERS ST. FLOOR PLAN



2,400 RSF

PROPERTY OVERVIEW

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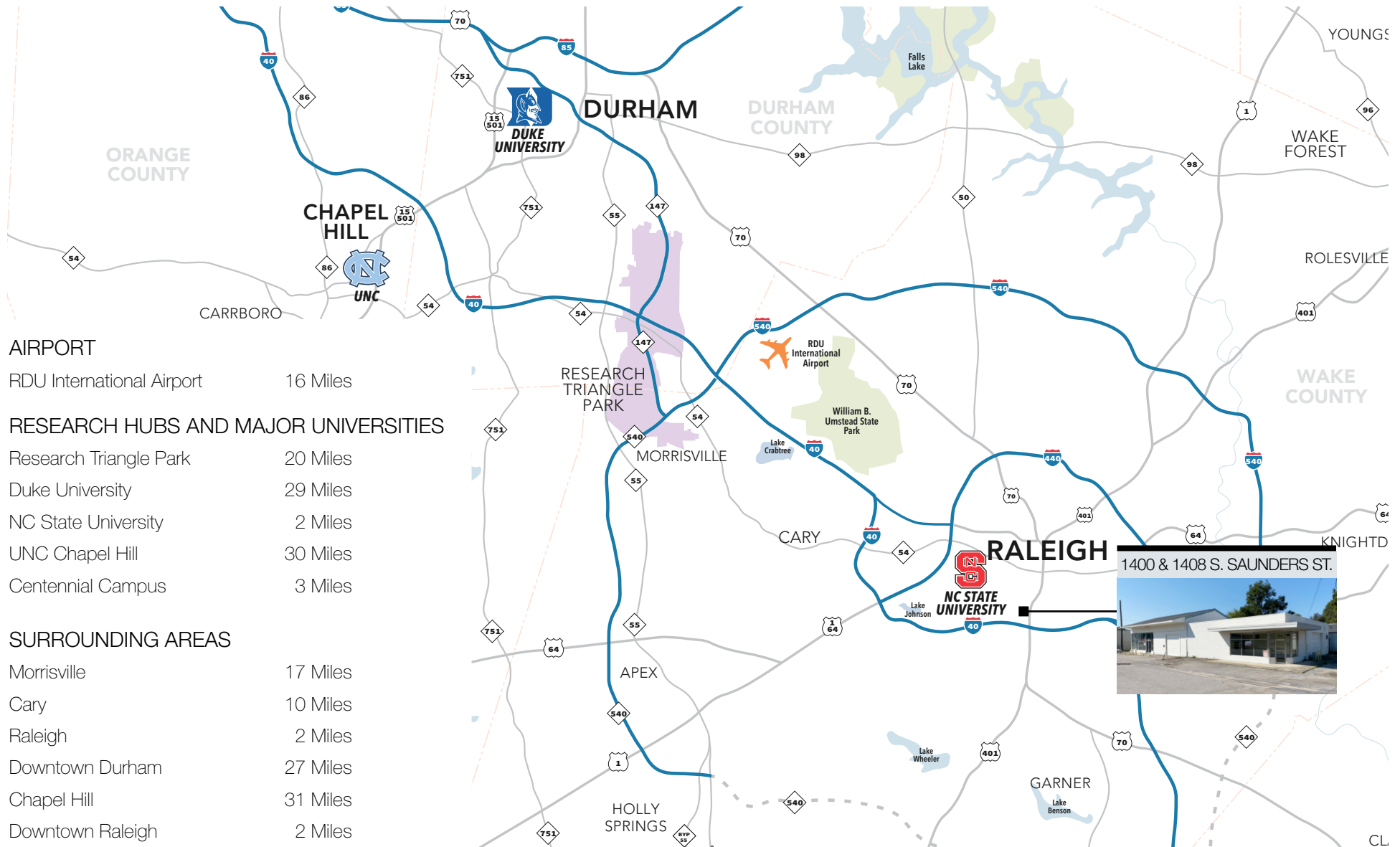
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TRI PROPERTIES

NAI Carolantic Realty

THE TRIANGLE AREA



PROPERTY OVERVIEW

FLOOR PLAN

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TRI PROPERTIES

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TRI PROPERTIES

NAI Carolantic Realty

TRAFFIC COUNTS



PROPERTY OVERVIEW

FLOOR PLAN

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TRI PROPERTIES

NAI Carolantic Realty



PROPERTY
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