

FREESTANDING ±33,890 SF EXPANDABLE TO ±59,000 SF ON ±7.5 ACRES

FOR LEASE | 912 HODGES STREET | RALEIGH, NC 27608



- Existing building ±33,890 SF; expandable to ±59,000 SF on ±7.5 acres for lease
- Commercial Mixed-Use (CX-3) zoning
- One (1) concrete loading platform; Three (3) roll up doors
- 125 paved spaces, additional parking available
- Site's permitted [uses](#) include retail sales and services, light manufacturing, research & development, office, indoor / outdoor recreation, and storage
- Crabtree Creek paved greenway trail runs along the northern portion of the property
- Surrounding amenities such as, Costco, Wegmans, Trader Joe's, Lifetime Fitness, Planet Fitness, Ross, Staples etc.
- Desired infill location at the epicenter of the high-density Wake Forest Rd & Atlantic Avenue corridors:
 - ±1 mile: I-440
 - ±3 miles: Downtown Raleigh
 - ±5 miles: I-40
 - ±10 miles: Raleigh Durham Int'l Airport



FOR MORE INFORMATION, CONTACT:

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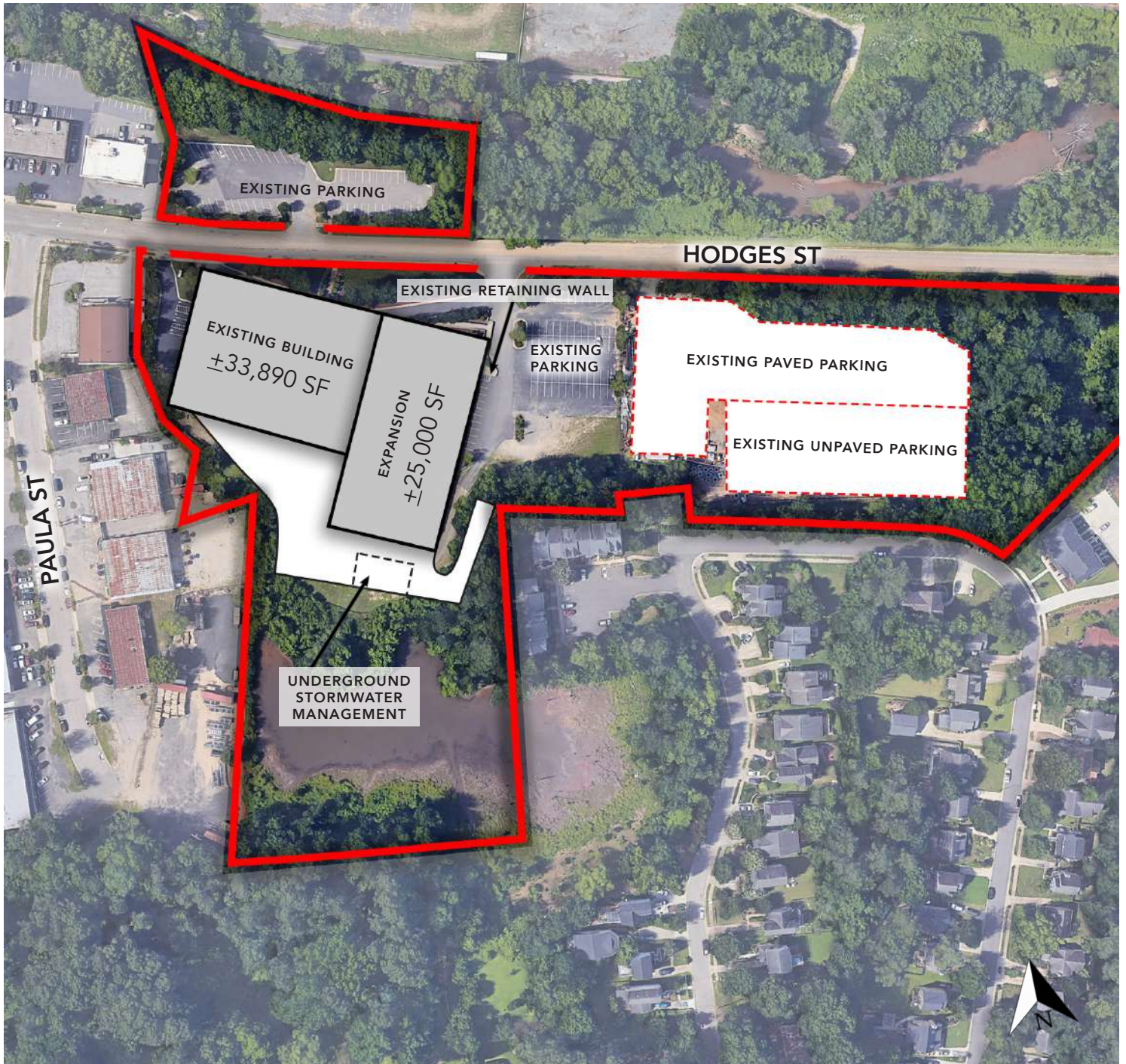
TIM ROBERTSON

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SITE PLAN



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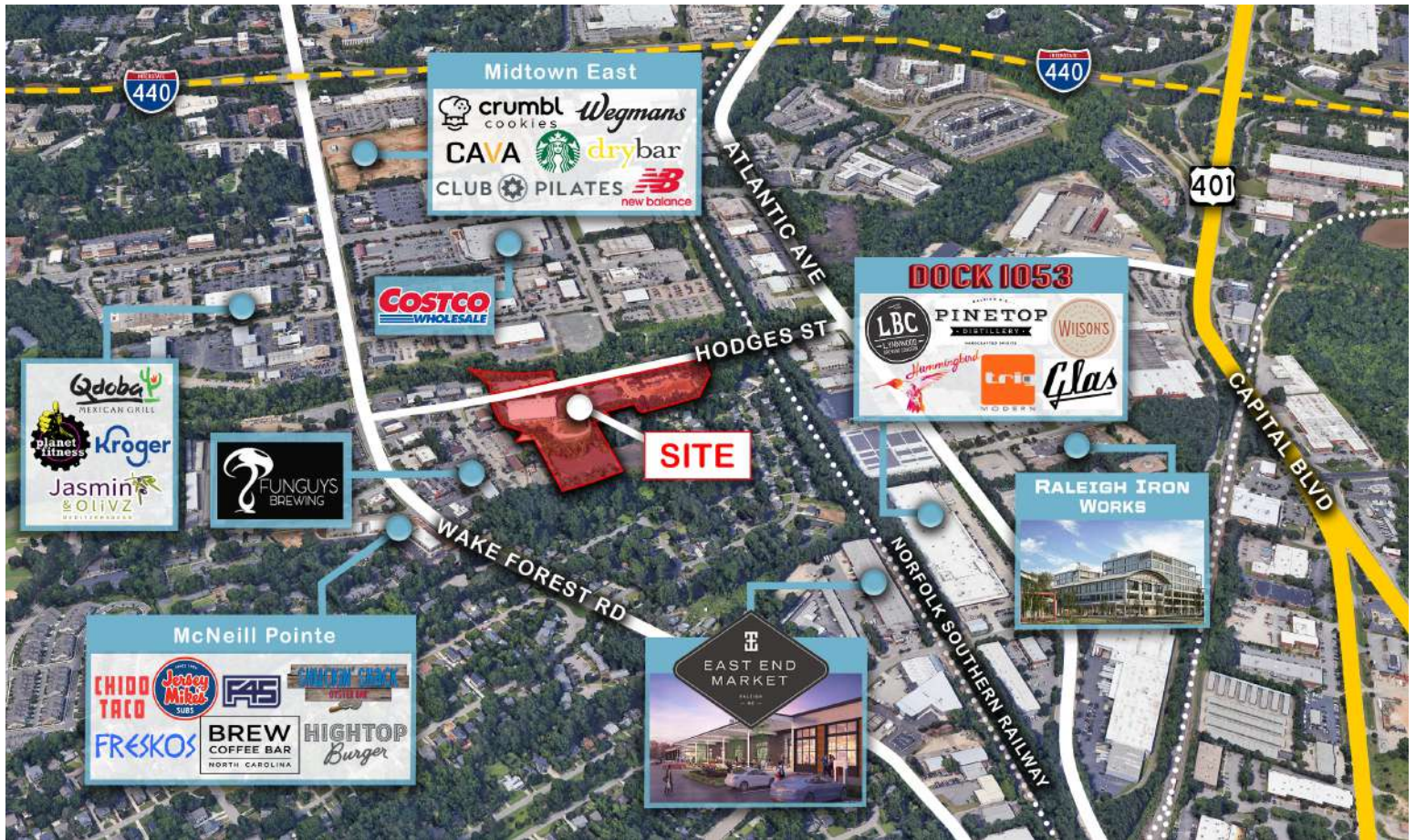
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LOCATION AERIAL



Demographics	3 Miles	5 Miles
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Total Population	78,262	222,386
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Average HH Income	67,481	68,433
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Traffic Counts	Vehicles Per Day (VPD)
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Atlantic Avenue	25,000
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Wake Forest Road	26,000
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