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 <u>uses</u> 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

WAKE FOREST 401 RALEIGH-DURHAM North Hills Crabtree /alley Mall MORRISVILLE 64 Camero Village KNIGHTDALE CARY 64 Convention Center Farmer's 64 APEX 70 540 GARNER

FOR MORE INFORMATION, CONTACT: WALKER GORHAM

550.350.1948 (o) | 980.200.3186 (m) | <u>walker@beacondevelopment.com</u> 500 East Morehead Street, Suite 200 | Charlotte, NC 28202 www.beacondevelopment.com

TIM ROBERTSON 704.926.1405 (o) | 704.654

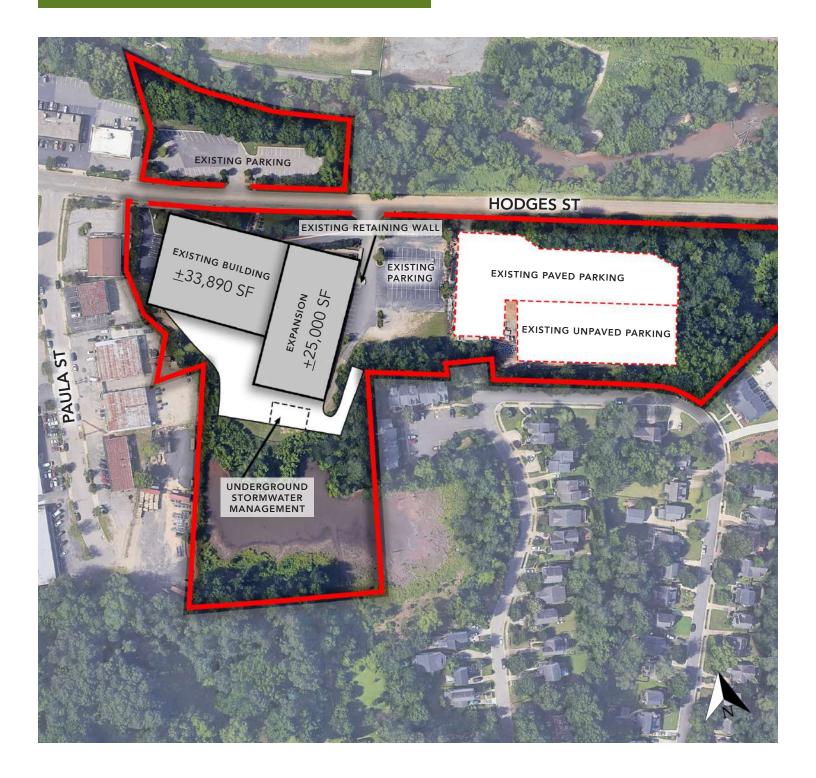
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All information regarding the property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy therof and the property is subject to prior sale, lease or withdrawal.

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SITE PLAN



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LOCATION AERIAL



| Demographics | 3 Miles | 5 Miles | |
|-------------------|------------|--------------|--|
| Total Population | 78,262 | 222,386 | |
| Average HH Income | 67,481 | 68,433 | |
| Traffic Counts | Vehicles P | er Day (VPD) | |
| Atlantic Avenue | 25,000 | | |
| | | 26,000 | |

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