

912 HODGES STREET

RALEIGH, NC 27608

WAKE COUNTY SUBMARKET



±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



BEACON
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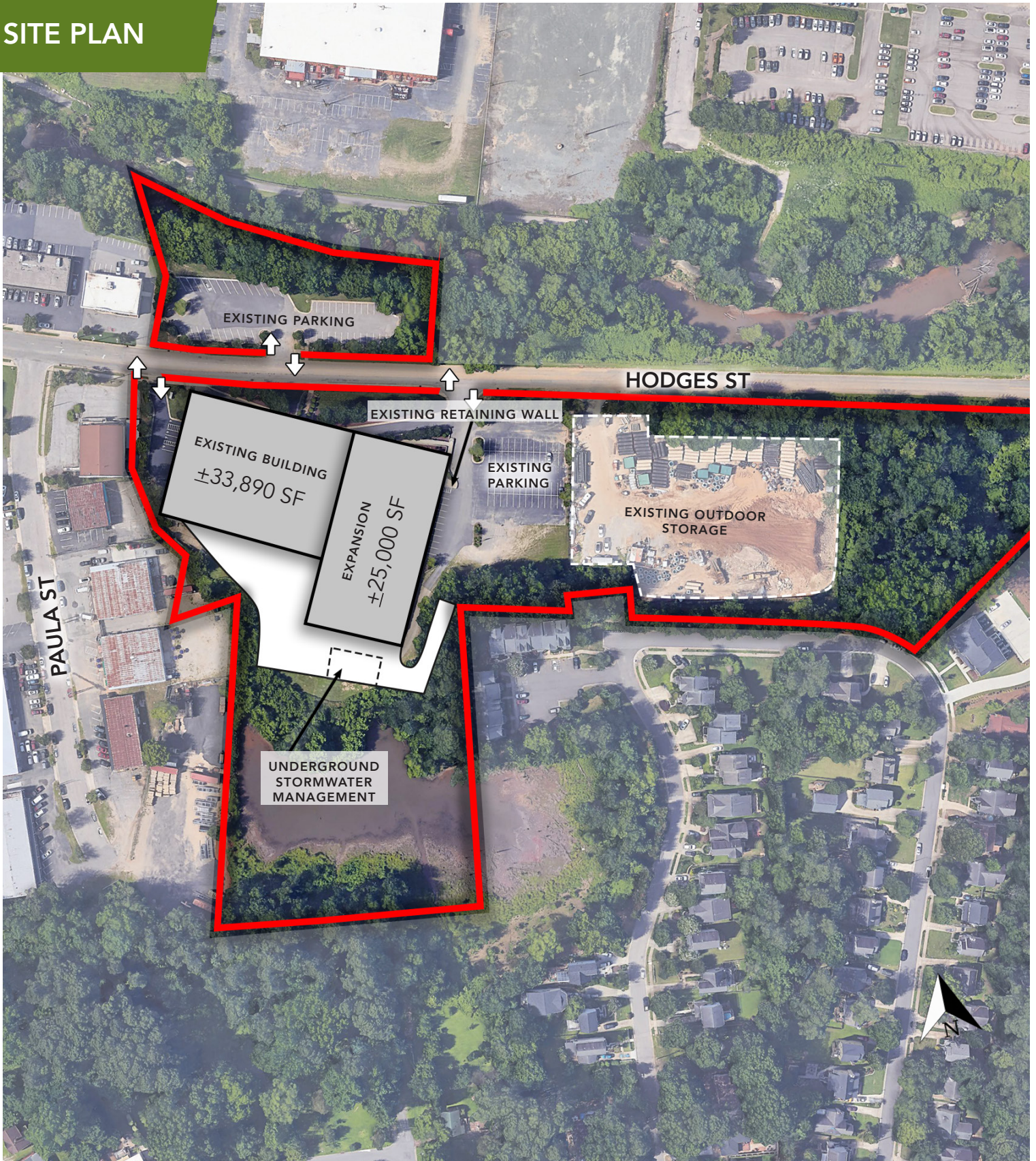
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SITE PLAN



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AERIAL



Demographics	3 Miles	5 Miles
Total Population	78,262	222,386
Average HH Income	67,481	68,433

Traffic Counts	Vehicles Per Day (VPD)
Atlantic Avenue	25,000
Wake Forest Road	26,000

Esri 2020



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