

421 MILBURNIE LAKE DRIVE, RALEIGH NC 27604

KNIGHTDALE GATEWAY

AT THE RIVER DISTRICT

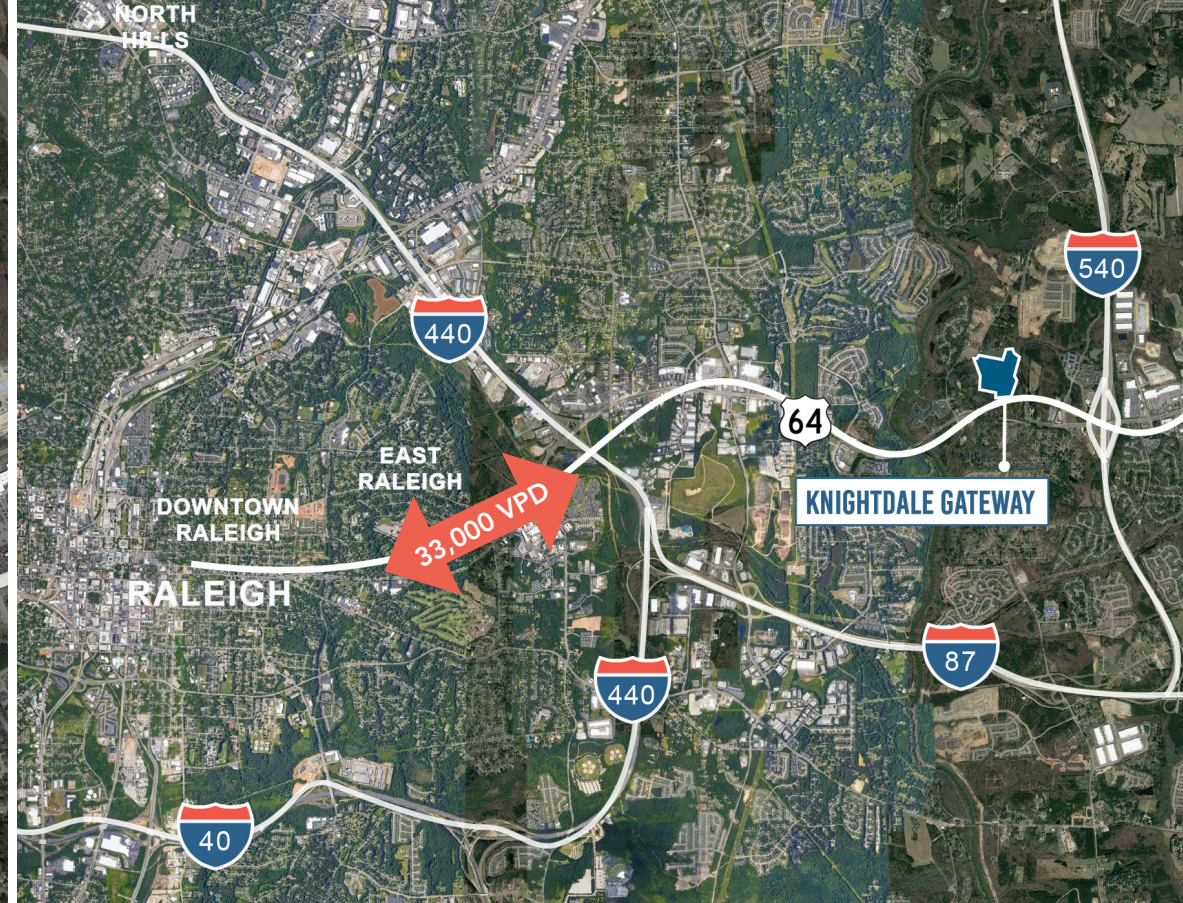
+/-11,500 SF OF
COMMERCIAL / RETAIL SPACE AVAILABLE

CONTACT US:

Walker Gorham
919.261.7494
walker@beacondevelopment.com

William Mann
919.261.7566
william@beacondevelopment.com





PARK FEATURES

- Retail / Commercial (11,500 SF) and Flex / Light Industrial (26,000 SF) available for lease within the master-planned +/- 550,000 SF Knightdale Gateway development
- Direct street frontage along highly traveled US-64 / Knightdale Blvd retail corridor (33,000 VPD)
- Easily accessible to I-540 (0.7 miles | 51,000 VPD), I-87 (2.7 miles | 82,500 VPD) And I-440 (3.3 miles)
- Newly constructed full movement traffic signal at park entrance via Milburnie Lake Drive
- Two points of ingress and egress (Farmwell Road & Milburnie Lake Drive)
- Located within the rapidly growing Eastern Wake County / Knightdale corridor with strong surrounding demographics

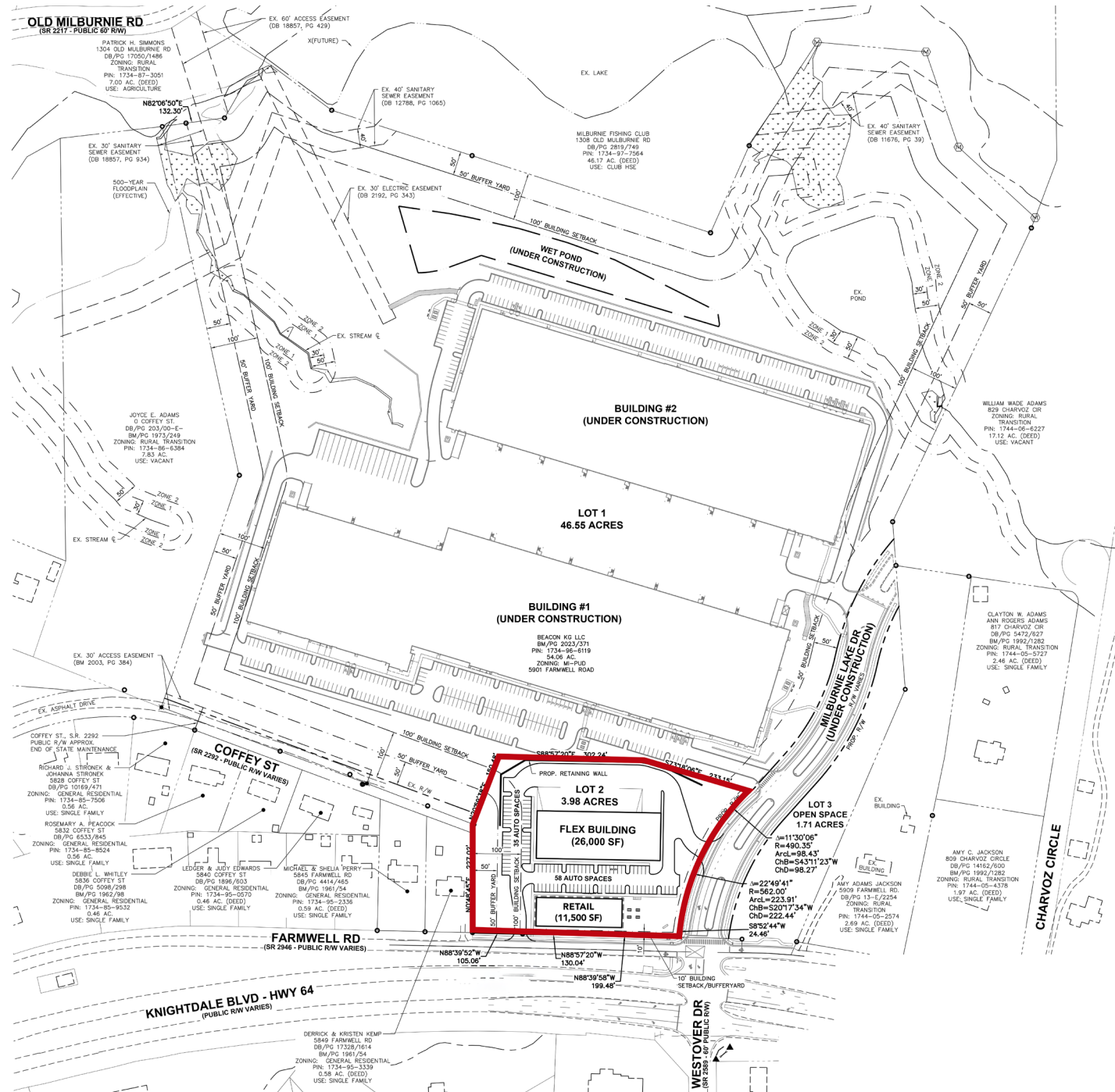
FLEX / COMMERCIAL PAD - SITE WORK UNDERWAY



SITE RENDERINGS



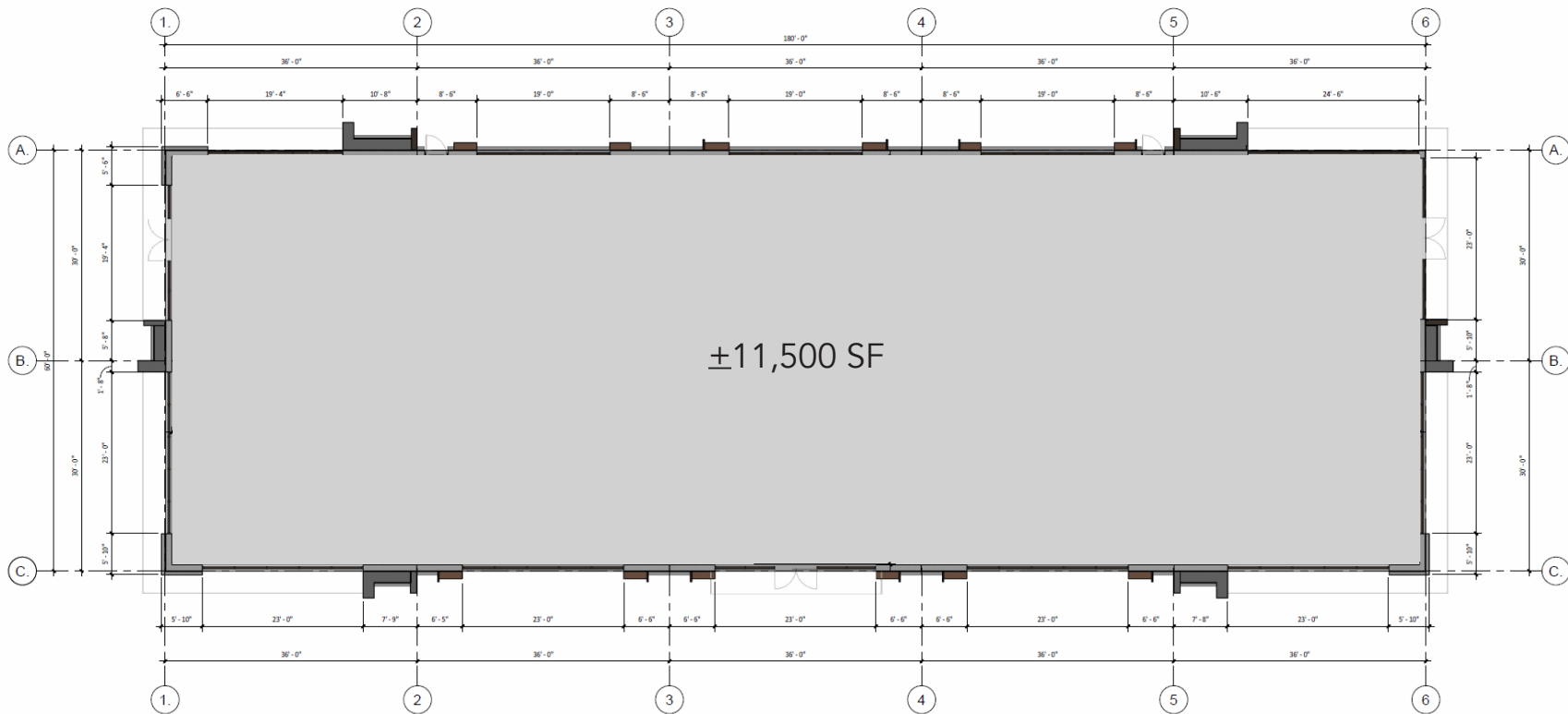
OVERALL SITE PLAN



KNIGHTDALE GATEWAY



COMMERCIAL / RETAIL BUILDING - FLOOR PLAN



BUILDING INFORMATION

Location: 421 Milburnie Lake Drive, Raleigh, NC 27610

Bay Spacing: 30' x 36' Typical

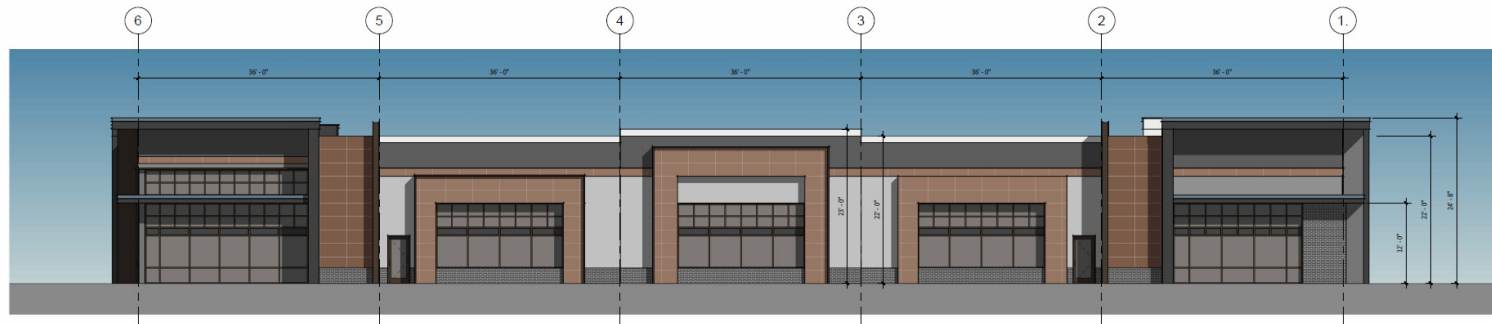
Zoning: MI-PUD

Clear Height: 18'

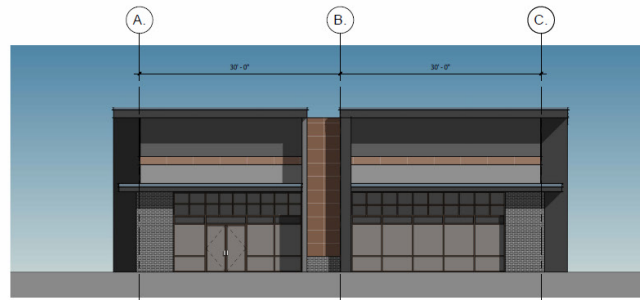
Available Space: $\pm 11,500$ SF

Car Parking: 4.5+ / 1,000 RSF

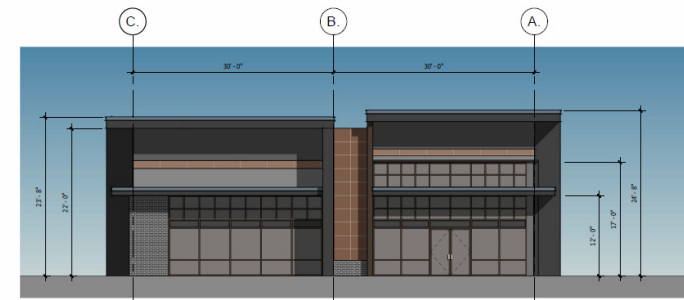
COMMERCIAL / RETAIL BUILDING ELEVATIONS



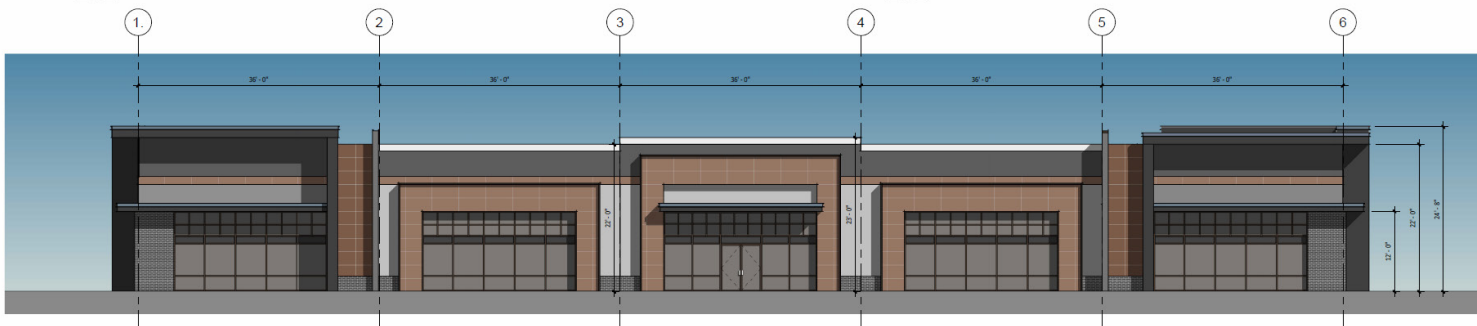
2 Rear Elevation
1/8" = 1'-0"

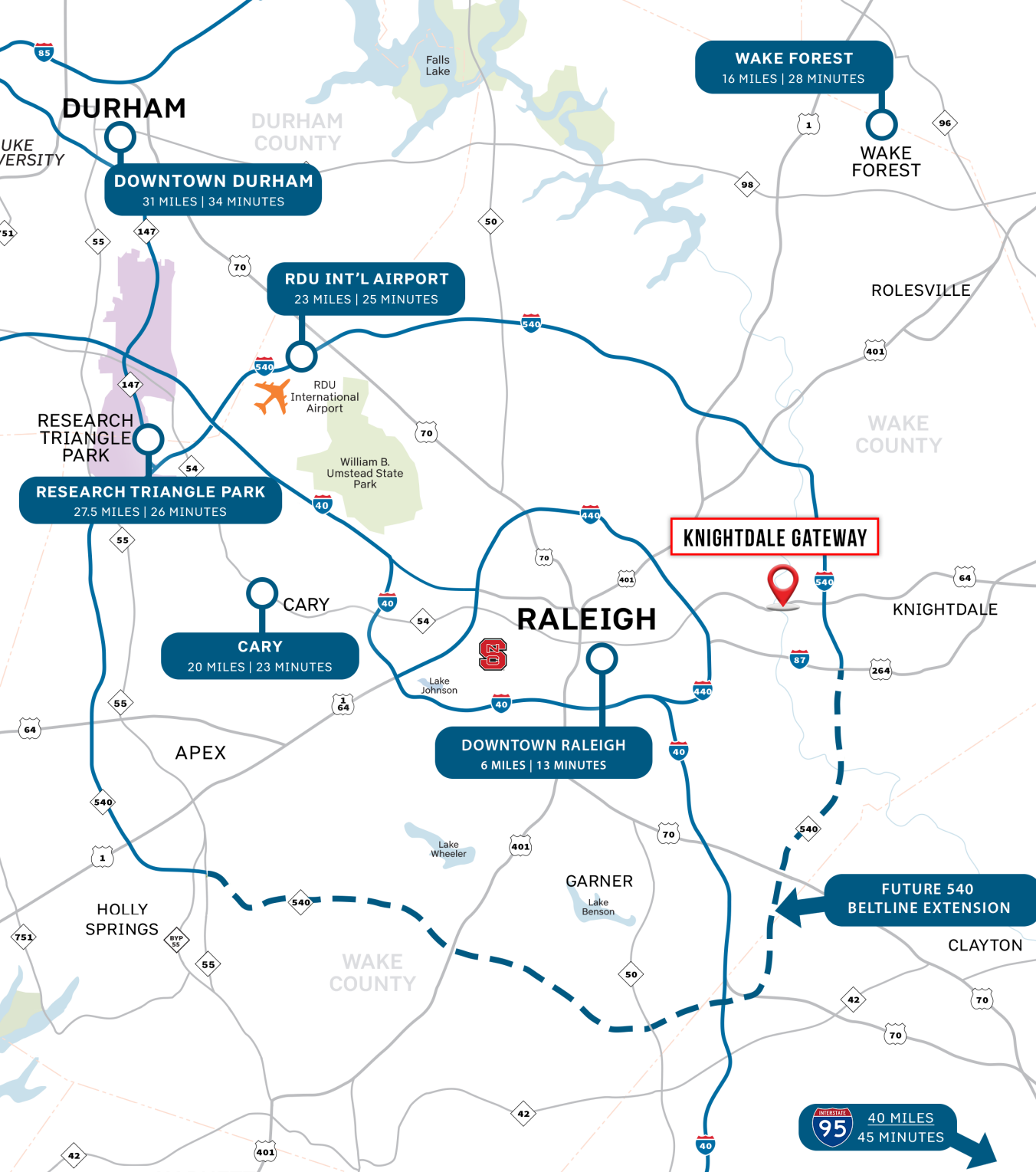


4 Side Elevation.
1/8" = 1'-0"



3 Side Elevation
1/8" = 1'-0"





LOCATION:

**Direct Frontage
Along US-64 / Knightdale Blvd**

Driving Distances:

2.7 miles to I-87 | **3.3** miles to I-440 | **0.7** miles to I-540

20 miles to RDU International Airport | **6.0** miles to Downtown Raleigh

2023 Demographics	1 Mile	3 Miles	5 Miles
Population	5,499	47,093	140,394
Households	2,208	17,716	50,960
Average HH Income	\$100,340	\$93,573	\$81,086
No. of Employees	738	15,507	65,129

*Demos do not account for delivery of the Knightdale Gateway project, which is anticipated to bring 500+ additional jobs/employees on-site.

IMMEDIATE ACCESS TO I-540 AND RALEIGH'S US-64 RETAIL CORRIDOR



KNIGHTDALE GATEWAY

AT THE RIVER DISTRICT



CONTACT US:

Walker Gorham
919.261.7494
walker@beacondevelopment.com

William Mann
919.261.7566
william@beacondevelopment.com

