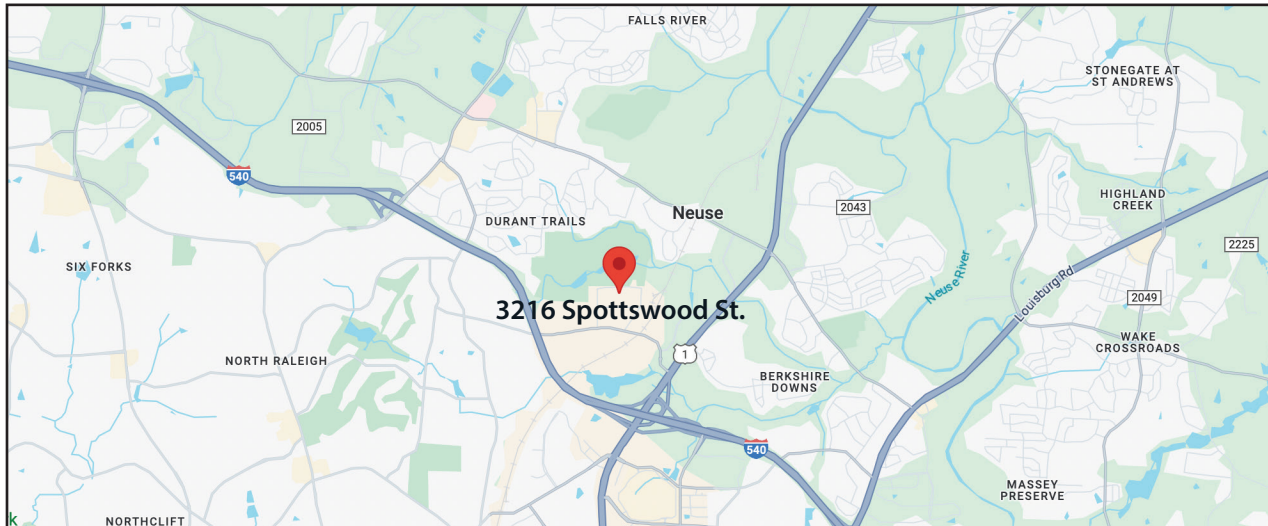


**24,400 SF of Warehouse for Lease \$9.95PSF NNN**



**3216 Spottswood St.**

RALEIGH, NC 27615

BUILDING 12 - UNITS

104, 105, 106, 107, 108, 109, 110

**PROPERTY HIGHLIGHTS**

24,400 SF available

Great location in Lincoln Park North

25' clear ceiling heights

4 drive in doors / 3 docks

TICAM: \$2.69 PSF



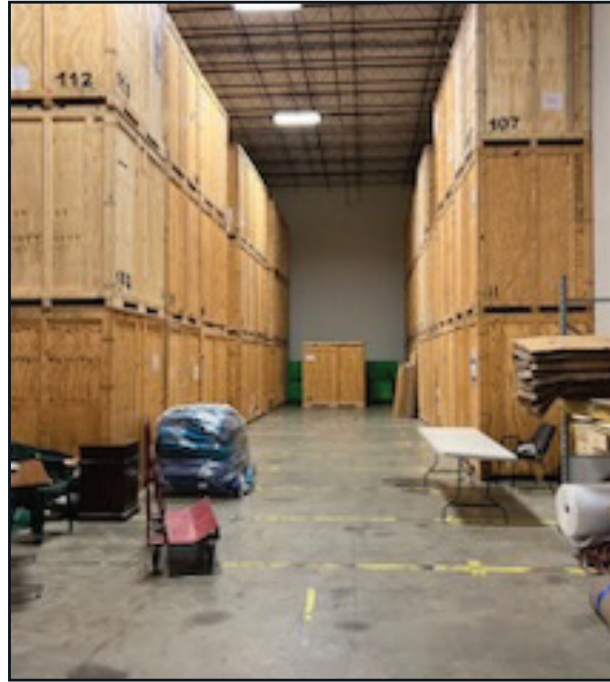
**OAK CITY**  
—COMMERCIAL—

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PATRICK GATEWOOD | 919.631.0589  
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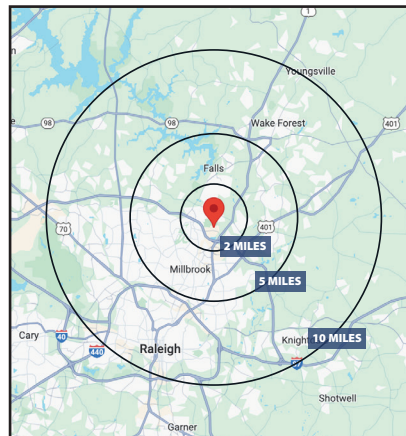
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## DEMOGRAPHICS

RADIUS	2 MILE	5 MILES	10 MILES
2023 Estimated Population	32,708	183,527	524,614
2028 Population Projection	33,773	190,544	564,793
Median Age	37.5	38.6	37.9
Annual Growth 2010-2023	1.1%	1.4%	1.8%
Avg Household Income	\$101,659	\$101,217	\$105,408



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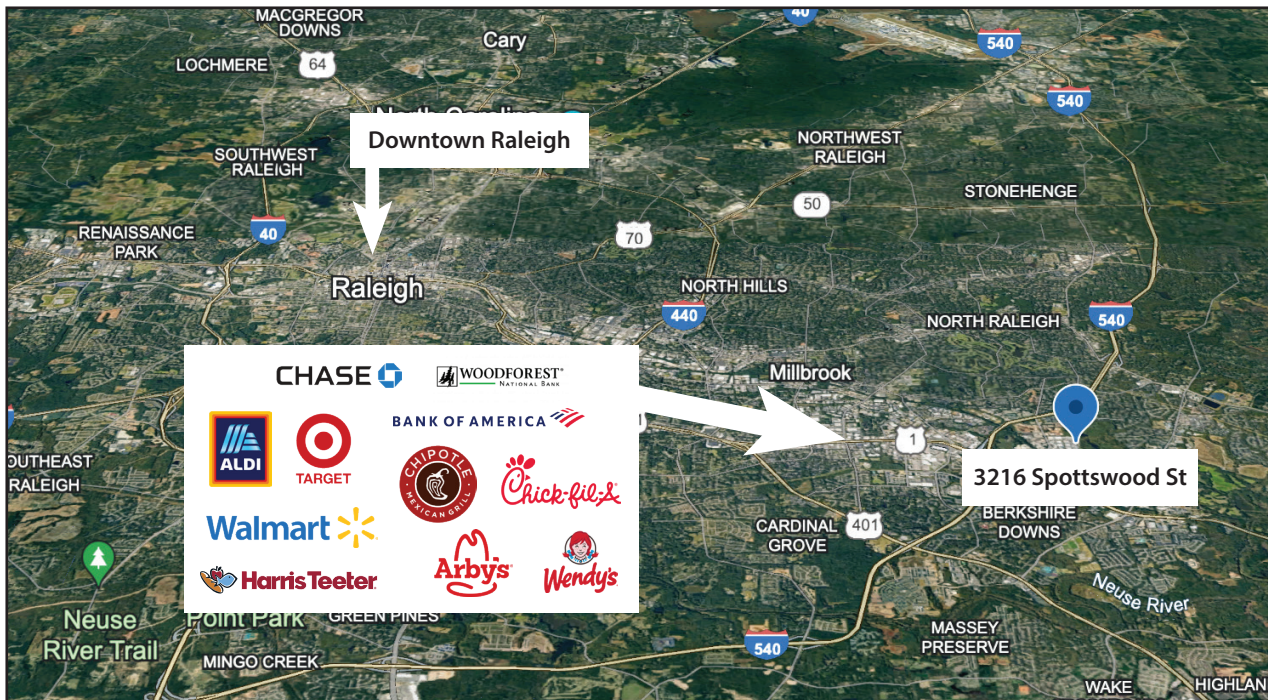
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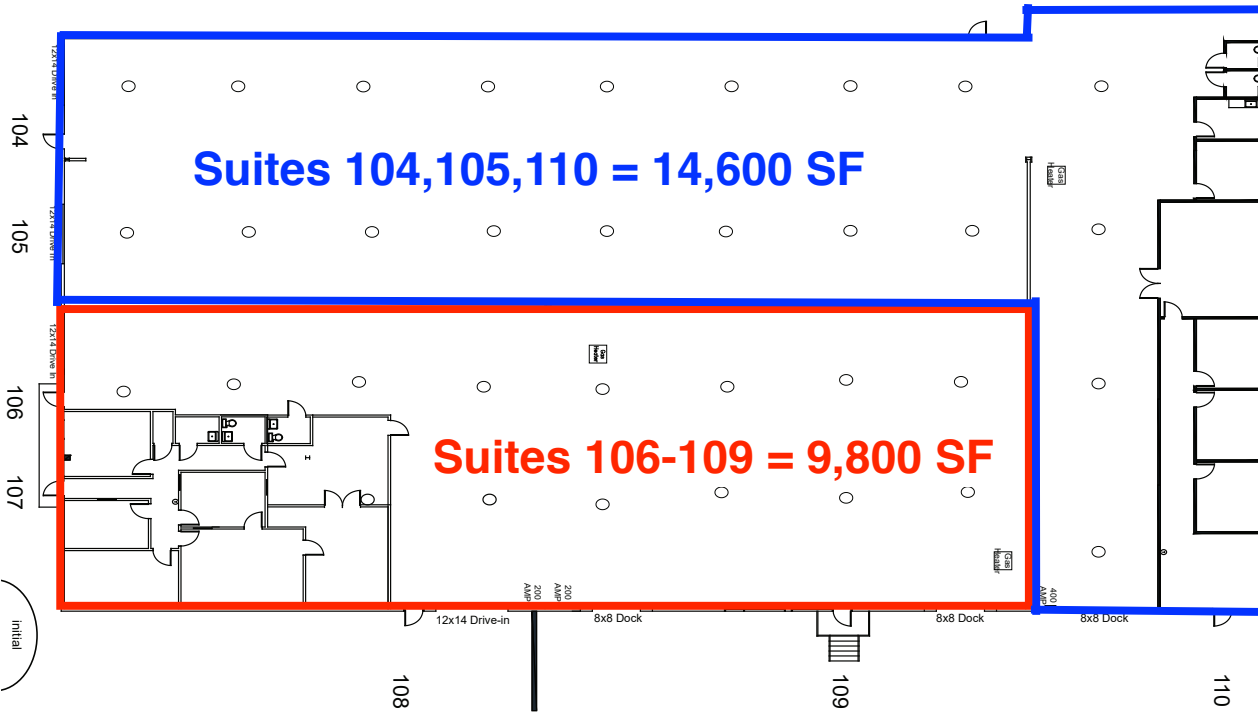
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## Property Floor Plan



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