

FLEX/INDUSTRIAL BUILDING FOR LEASE

301 SHERWEE DRIVE

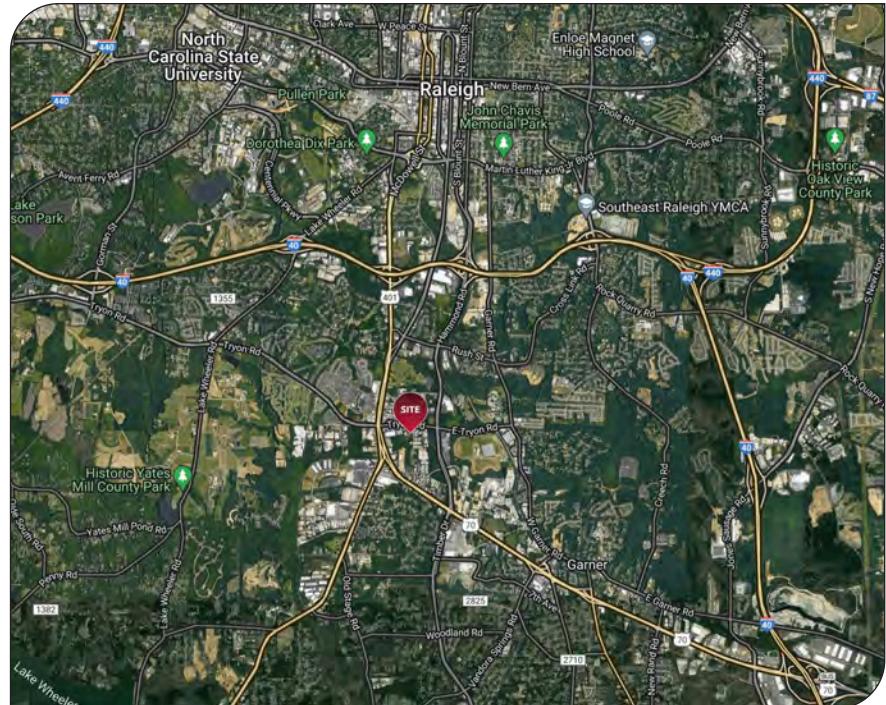
RALEIGH, NC 27603

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
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PROPERTY SUMMARY

- 12,788 SF on 0.84 acres
- 3 Dock High Doors
- 1 Large Drive-In Door
- Parking ±10 Paved parking spaces
- Located just south of Downtown Raleigh - approximately 1.5 miles from I-440 / I-40
- Zoning: IX-3-PL
- Built in 1984

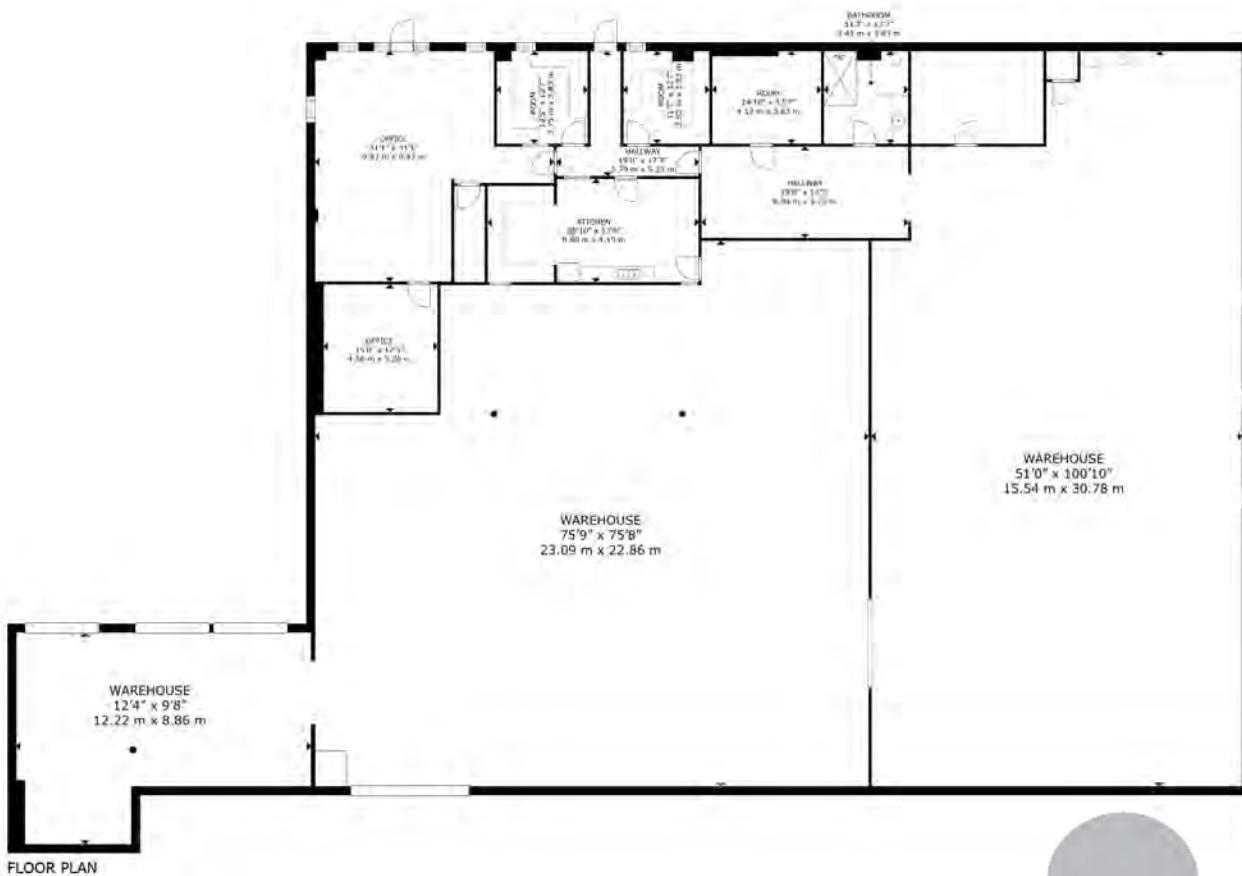


Jake Plotkin, CCIM
jplotkin@lee-associates.com
D 919-576-2505

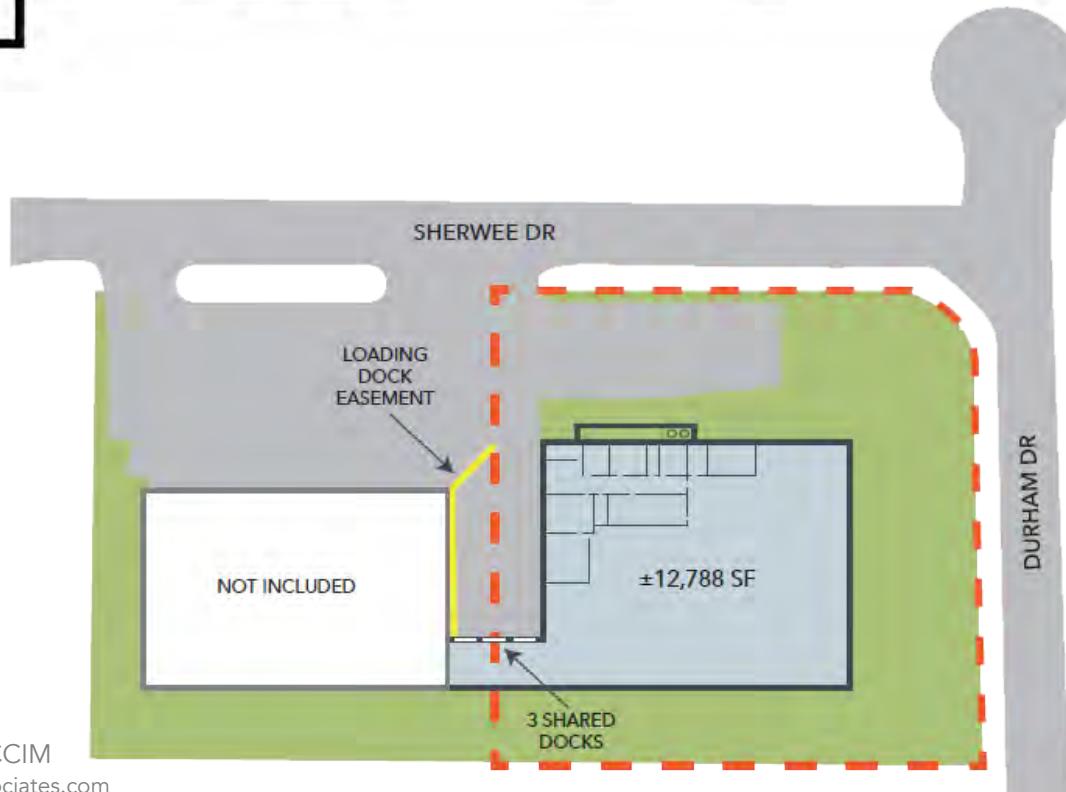
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FLOOR PLAN



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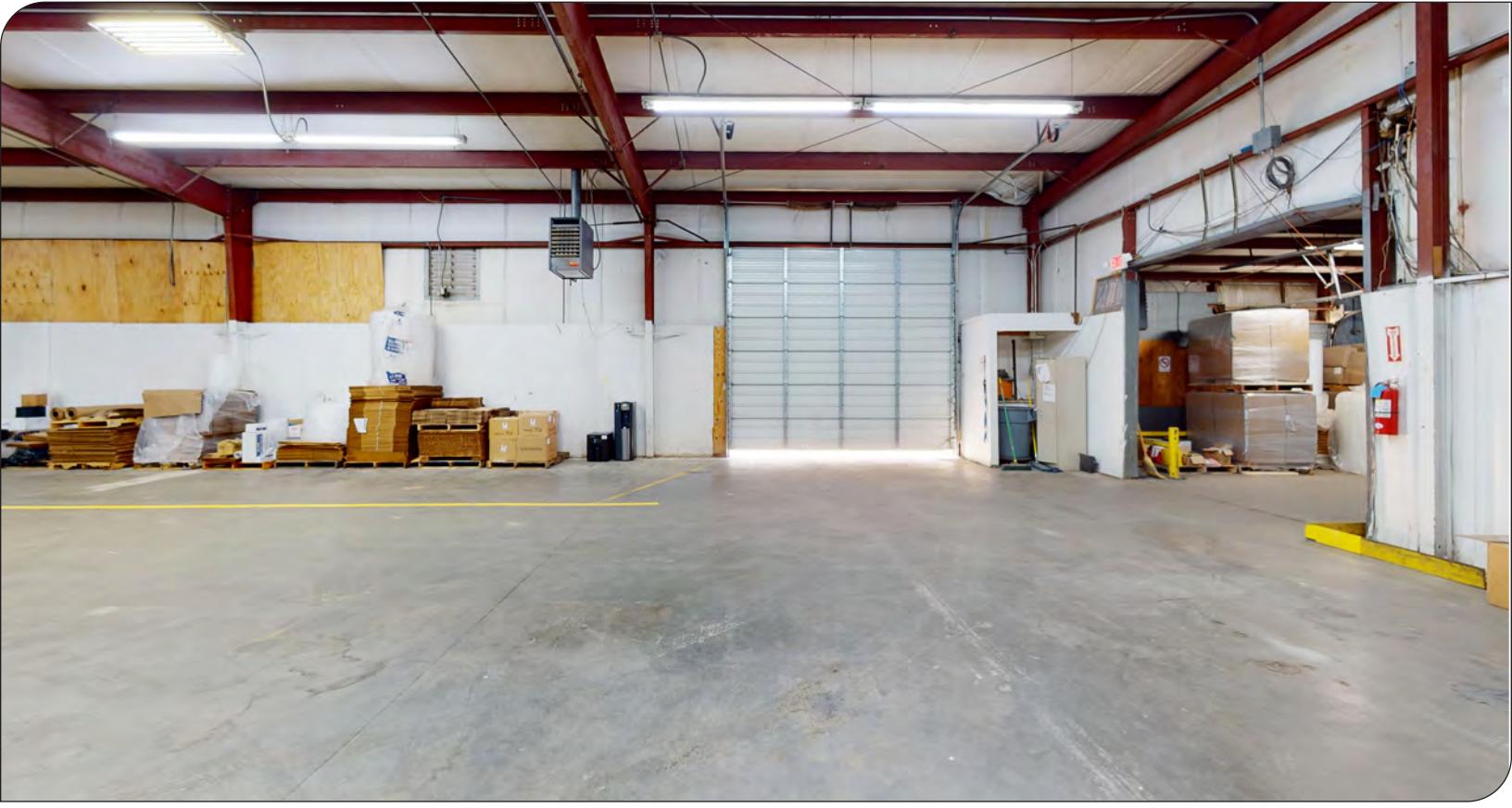
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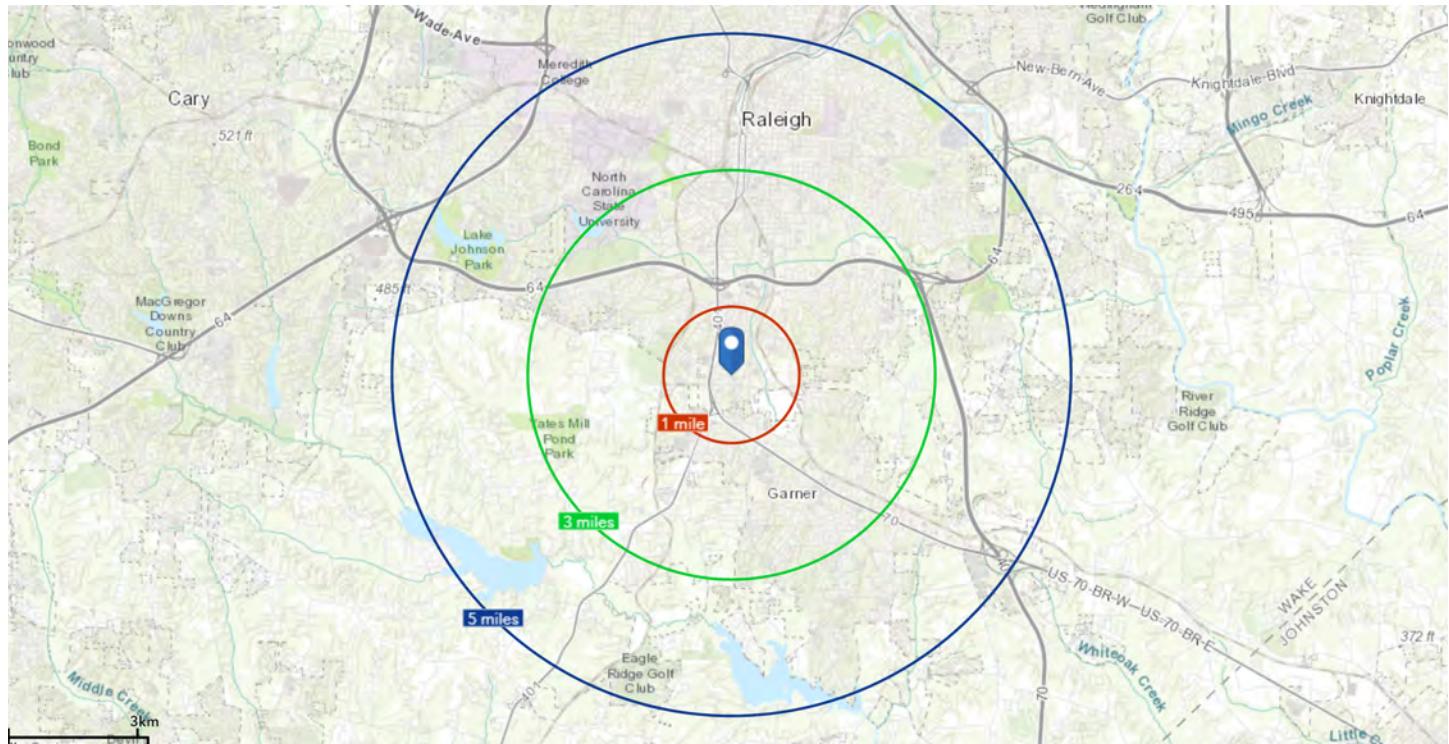


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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population:	6,199	60,815	124,665
Annual Rate % (2010-2019):	3.16	1.5	1.45
Median Age:	29.7	31.5	30.4
Total Businesses:	589	2,883	8,265
Total Employees:	6,334	37,047	124,869
Total Households:	2,068	21,894	65,845
Median HH Income:	\$54,866	\$51,290	\$54,302
Average HH Income	\$72,912	\$65,043	\$75,542
Per Capita Income	\$27,369	\$23,608	\$28,950

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