

Office/Retail Space For Lease

107 Fayetteville St
Raleigh, NC, 27601

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Executive Summary



FLOOR PLAN

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Property Photos & Floor Plans

FIFTH FLOOR

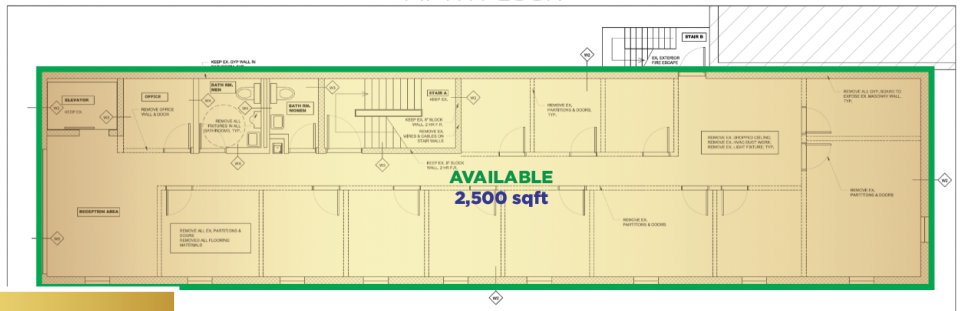
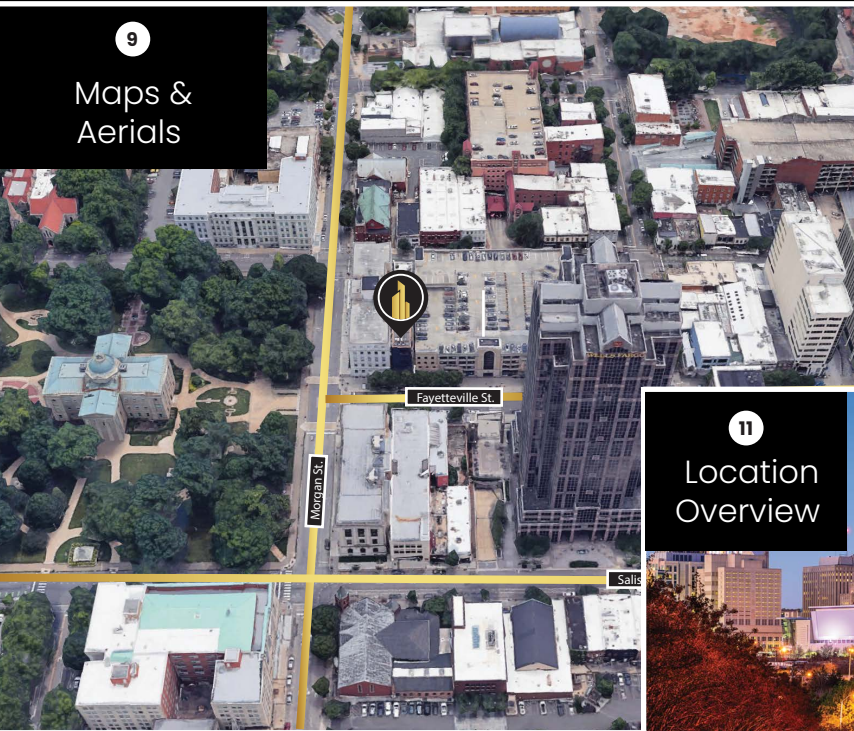


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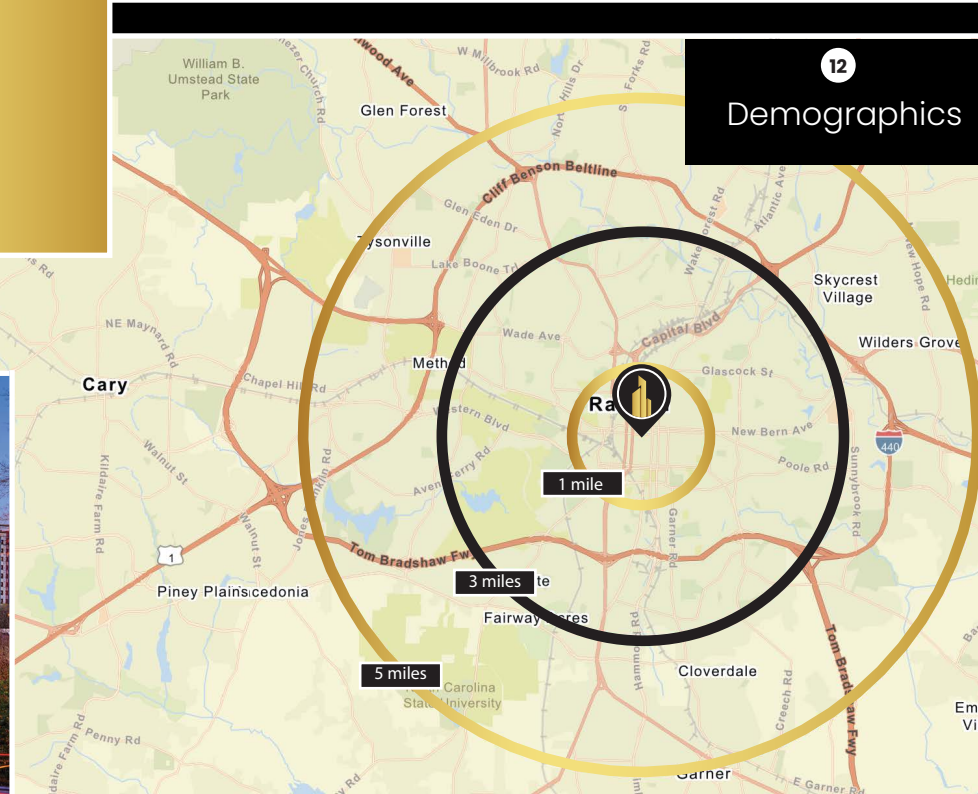
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Maps & Aerials



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Demographics



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Location Overview



EXECUTIVE SUMMARY

CityPlat is pleased to present Retail/Office Space for lease located at 107 Fayetteville Street in Raleigh, NC 27601. This property is located in the thriving submarket of Downtown Raleigh. Built in 1974 and renovated in 2015, this five-story building features a total of 13,125 SF. The building was once home to the staff of Lawyers Weekly, among other tenants.

The fifth floor is available for lease. It is 2,500 SF and \$5,900/month gross. Ground, second, third, and fourth floors are fully leased.

North Carolina State Capitol is less than one block away. Fayetteville Street is home to dozens of restaurants & bars, residential units, shopping, hotel rooms and provides easy access to public transportation. Traffic count is 7,800 VPD. Raleigh-Durham International Airport is 13.5 miles away.

Raleigh is the capital of the state of North Carolina and the seat of Wake County in the United States. Raleigh is the second-largest city in the state, after Charlotte. Raleigh is known as the "City of Oaks" for its many oak trees, which line the streets in the heart of the city. The city covers a land area of 142.8 square miles. It is one of the fastest-growing cities in the country.

KEY OFFERING HIGHLIGHTS

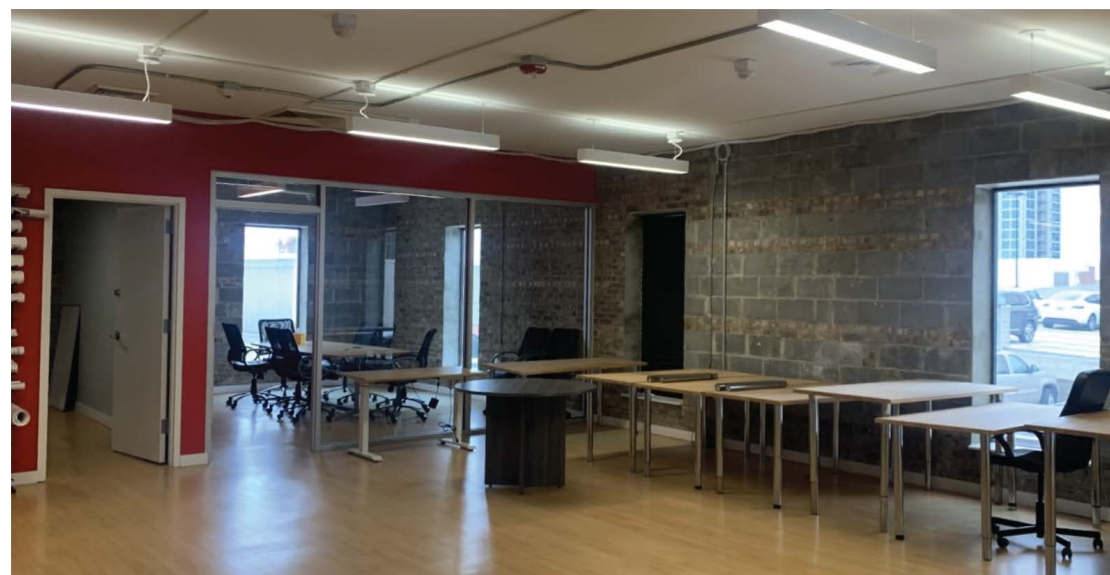
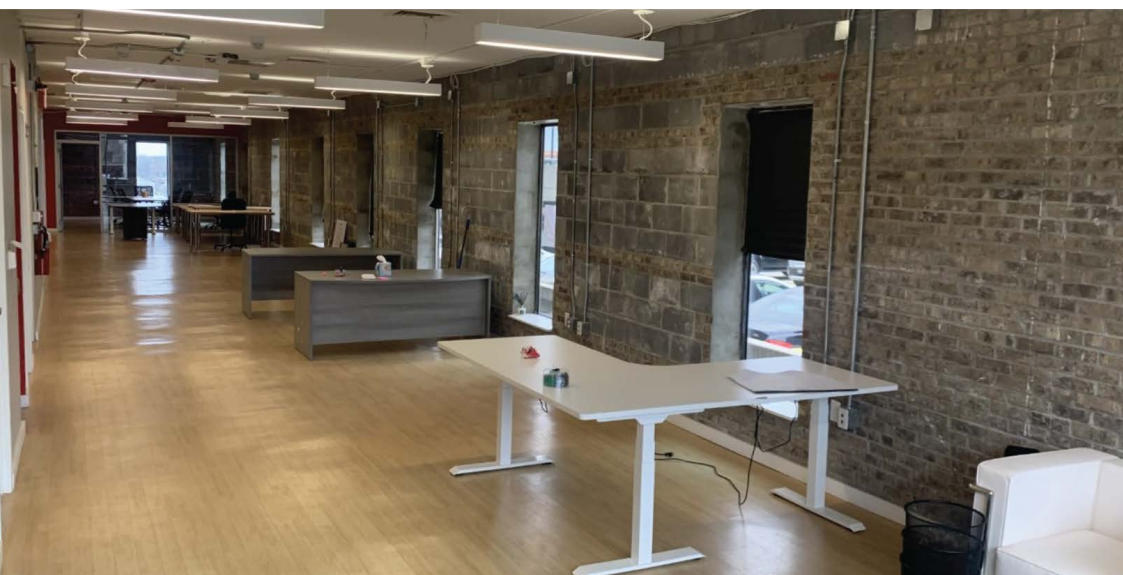
- Total 13,125 SF
- Located in the thriving submarket of Downtown Raleigh
- Built in 1974
- Renovated in 2015
- Fifth floor is available for lease
- North Carolina State Capitol is less than 1 block away
- Hundreds of nearby amenities (restaurants, shopping, bars and nightlife)

PRICING & AVAILABILTY ON PAGE 6

AVAILABLE **SPACE**

Floor	Size	Price	Availability
Ground	2,200 SF	-	Leased
Second	2,500 SF	-	Leased
Third	2,500 SF	-	Leased
Fourth	2,500 SF	-	Leased
Fifth	2,500 SF	\$5,900/month gross	Available for Lease







MAPS & AERIALS



Morgan St.

Fayetteville St.

Salisbury St.

MAPS & AERIALS



Fayetteville St.

Wake County Courthouse



 NORTH CAROLINA MUSEUM OF HISTORY
A Smithsonian Affiliate

North Carolina State Capital

Wells Fargo Capital Center

Edenton St.

 NORTH CAROLINA Museum of Natural Sciences

RALEIGH, NC

Raleigh is the capital of the state of North Carolina and the seat of Wake County in the United States. Raleigh is the second-largest city in the state, after Charlotte. Raleigh is known as the "City of Oaks" for its many oak trees, which line the streets in the heart of the city. The city covers a land area of 142.8 square miles. The U.S. Census Bureau estimated the city's population as 479,332 as of July 1, 2018. It is one of the fastest-growing cities in the country.

Raleigh is home to North Carolina State University (NC State) and is part of Research Triangle Park (RTP), together with Durham (home of Duke University and North Carolina Central University) and Chapel Hill (home of the University of North Carolina at Chapel Hill). The "Triangle" nickname originated after the 1959 creation of the Research Triangle Park, located in Durham and Wake counties, among the three cities and their universities. The Research Triangle region encompasses the U.S. Census Bureau's Raleigh-Durham-Chapel Hill Combined Statistical Area.

Most of Raleigh is located within Wake County, with a very small portion extending into Durham County. The towns of Cary, Morrisville, Garner, Clayton, Wake Forest, Apex, Holly Springs, Fuquay-Varina, Knightdale, Wendell, Zebulon, and Rolesville are some of Raleigh's primary nearby suburbs and satellite towns.

RALEIGH-CARY and WAKE COUNTY ACCOLADES

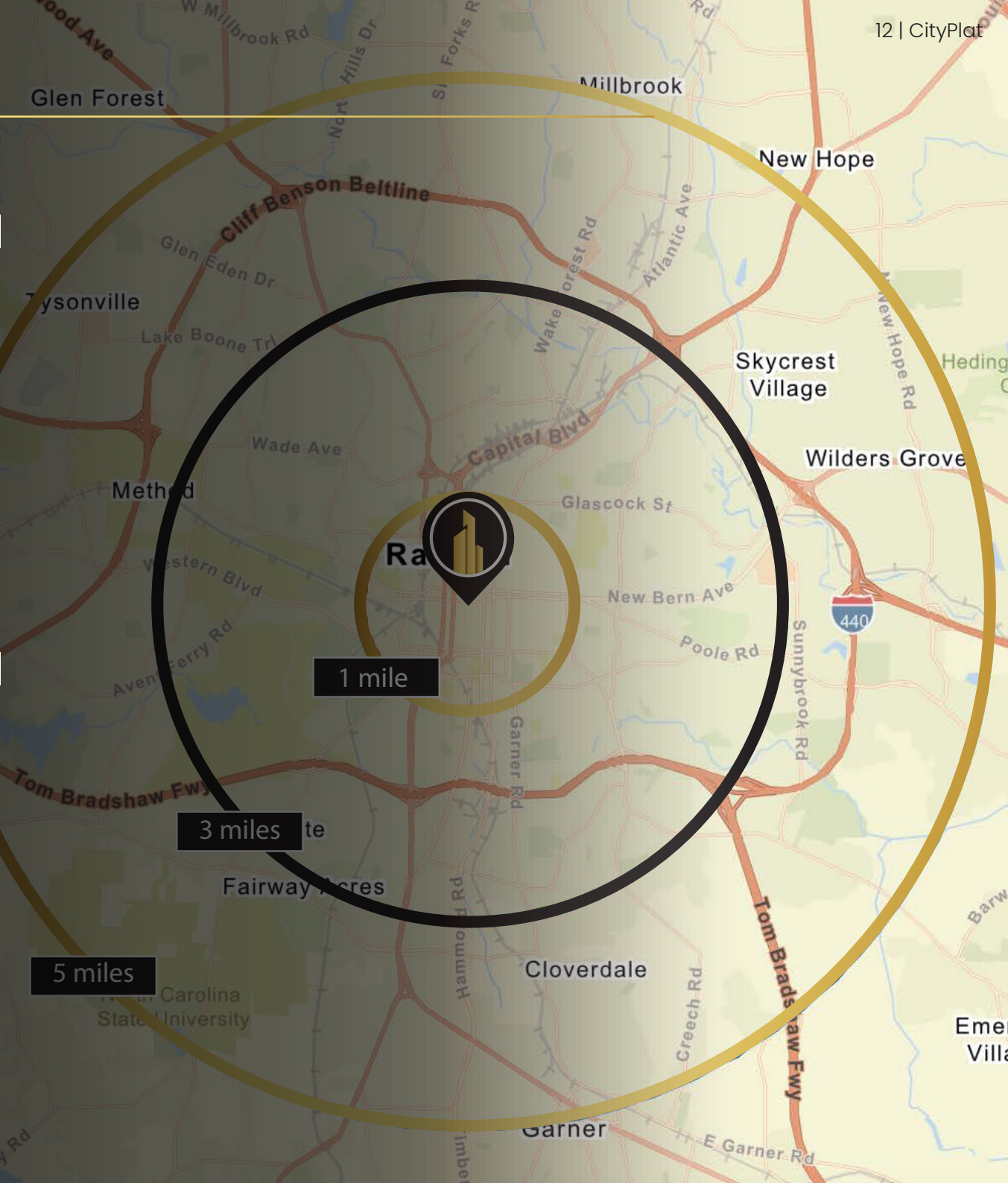
- #1 Among Mid-Sized American Cities of the Future - The Financial Times, April 2015
- Among Five American Cities You Should Visit in 2015 - The Huffington Post, February 2015
- Among World's 300 Largest Metropolitan Economies in 2014 - Brookings Institution, January 2015
- #3 Among Best Metro Areas for STEM (Science, Technology, Engineering & Math) Professionals - WalletHub, January 2015
- #7 Among America's Smartest Cities (Raleigh) - Forbes, November 2014
- #1 Among The U.S. Cities Attracting The Most Families (Raleigh MSA) - Forbes, September 2014
- #1 Among The Best Places for Business and Careers - Forbes, July 2014
- #3 Among 10 Fastest Growing Cities - CNNMoney, March 2014
- #2 Among America's 20 Fastest-Growing Cities - Forbes, February 2014



DEMOGRAPHICS

2022 Summary	1 Mile	3 Miles	5 Miles
Population	19,285	103,485	220,692
Households	10,113	41,725	90,428
Families	2,851	17,356	43,072
Average Household Size	1.70	2.12	2.25
Owner Occupied Housing Units	2,332	17,017	41,259
Renter Occupied Housing Units	7,781	24,707	49,169
Median Age	36.1	31.2	32.4
Median Household Income	\$65,622	\$62,098	\$64,399
Average Household Income	\$96,211	\$101,422	\$101,156

2027 Summary	1 Mile	3 Miles	5 Miles
Population	21,818	111,708	236,844
Households	11,543	45,752	97,940
Families	3,229	18,739	46,265
Average Household Size	1.71	2.11	2.24
Owner Occupied Housing Units	2,433	18,054	43,709
Renter Occupied Housing Units	9,111	27,697	54,231
Median Age	36.1	31.7	32.9
Median Household Income	\$87,299	\$80,050	\$81,006
Average Household Income	\$115,189	\$118,342	\$118,786



CITYPLAT

COMMERCIAL REAL ESTATE

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