



## 5621 Atlantic Ave-Pharmacy space available for leasing -1525sqf

5621 Atlantic Ave suite 103, Raleigh, NC 27615



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## 5621 Atlantic Ave-pharmacy space available for leasing-1525sqf

\$34.00 /SF/YR

you are right time to lease this great location. currently it operates by better life pharmacy. This great space will be available in next few more month and space are 1525sqf which good layout for any small fast-food restaurant and professional retail business. center located prominent spot at the corner Atlantic Avenue & spring forest Road. over 300 new apartment units within only two blocks. Millbrook high school located nearby. adjacent SAM'S express CAR WASH and SHEETZ & WAFFLE HOUSE. the building total 8135sqf.

note: our plaza does NOT allow to do hemp dispensary and tobacco business. so do not send inquires...

- prominent location at the corner and Hight traffic count
- Atlantic Avenue & Spring Forest Road
- over 300 new apartments units within two blocks
- Adjacent Sam's express car wash
- SHEETZ & WAFFLE HOUSE nearby
- the space will be available in few more months



Rental Rate:	\$34.00 /SF/YR
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	1
Center Properties:	3
Frontage:	24' on Atlantic Avenue
Gross Leasable Area:	16,700 SF
Walk Score @:	62 (Somewhat Walkable)
Transit Score @:	28 (Some Transit)
Taxes:	\$0.29 USD/SF/MO
Operating Expenses:	\$0.30 USD/SF/MO
Rental Rate Mo:	\$2.83 /SF/MO

## 1st Floor Ste 103

Space Available	1,525 SF
Rental Rate	\$34.00 /SF/YR
Date Available	December 31, 2024
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Retail
Lease Term	10 - 15 Years

you are right time to lease this great location. the space currently operates by better life pharmacy. the prime space will be available in next few more months., it has nice layout 25ft storefront by 61ft deep, idea for small fast-food restaurant and any professional retail business. but you still can access to this store everyday between 9am to 6pm except Sunday. the space still occupied by current tenant -better life pharmacy. the space is 1525sqf under excellent conditions since the store only 6 years old and not need to renovation for your future business.note: our plaza does NOT allow to do hemp dispensary and tobacco business. so do not send inquires for these types of business.

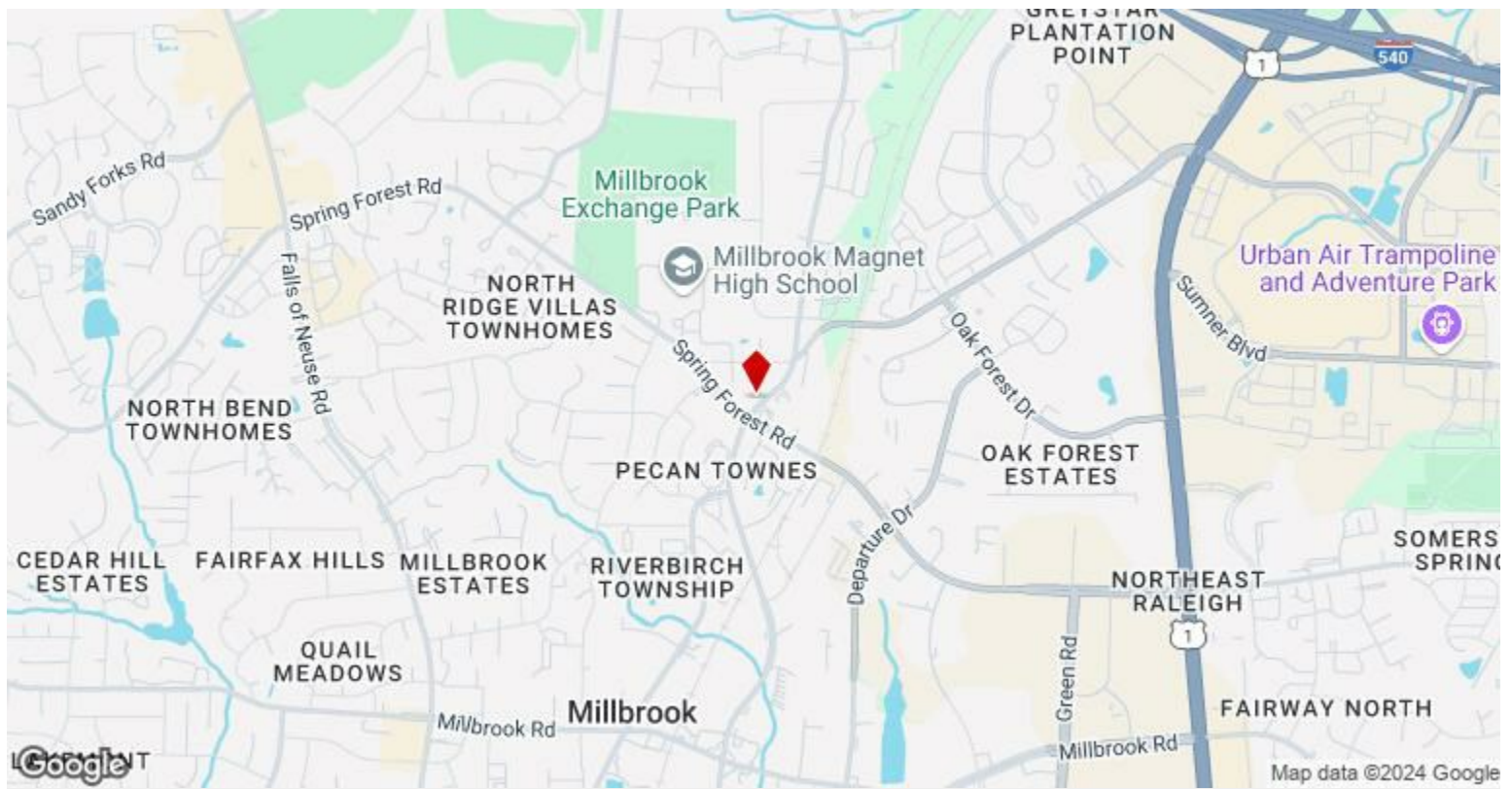
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Better Life Pharmacy	-	05/30/2025
Cali Restaurant	-	
Dunkin Donuts	-	
Marco's Pizza	-	
Maxx Vapor	-	
Maxx Tobacco	-	
Nails N Crew	-	





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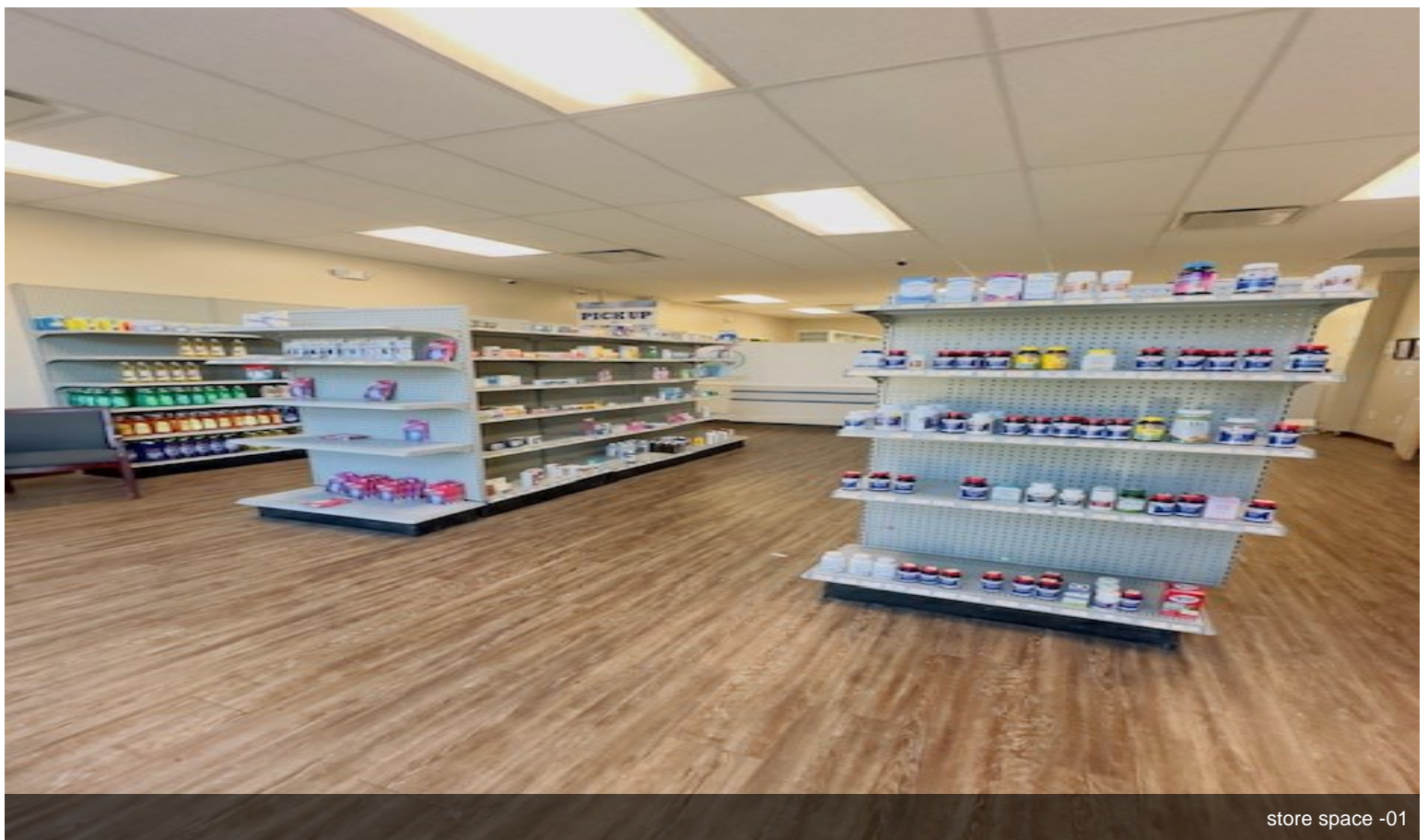
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# Property Photos



1st building night view.JEPG



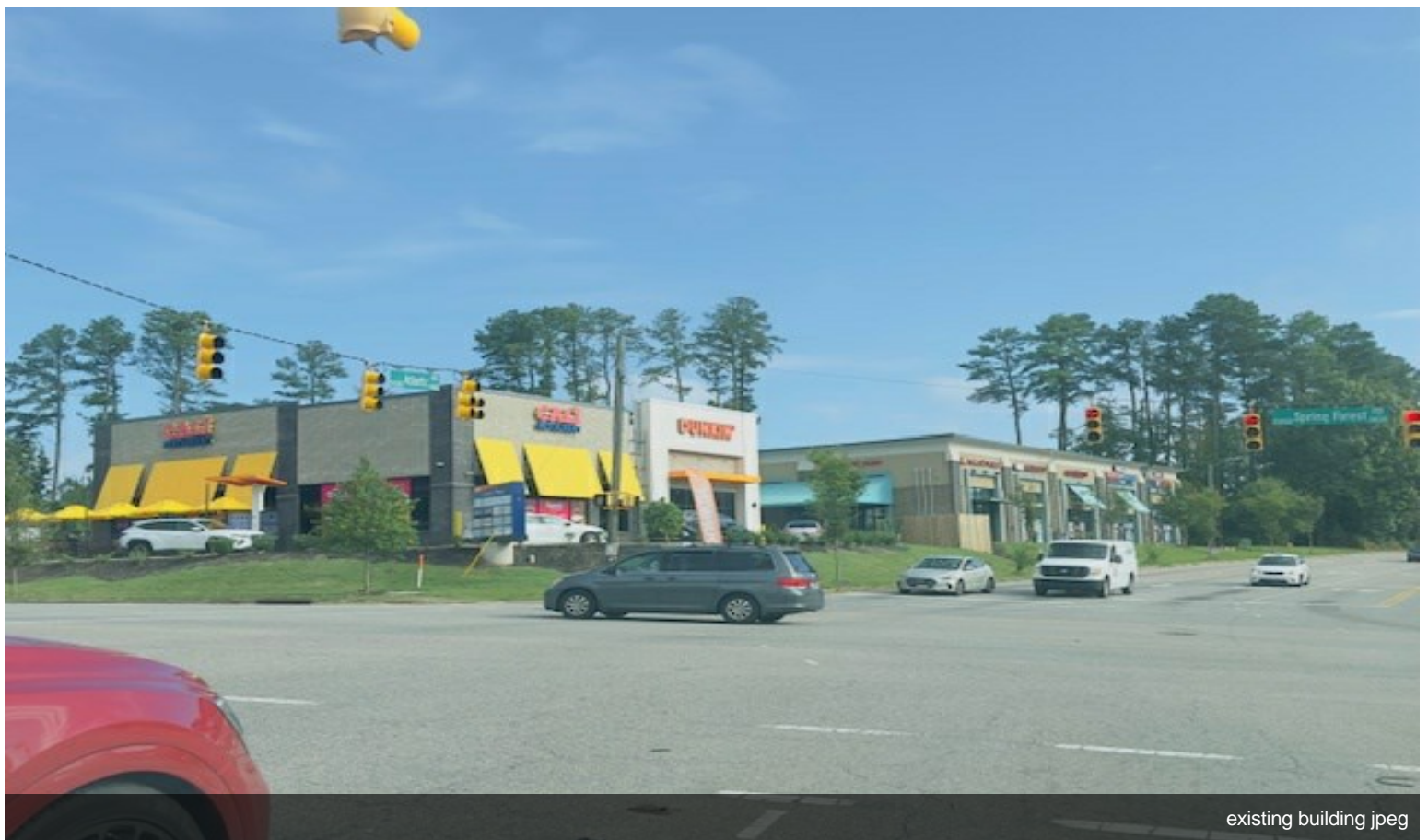
store space -01



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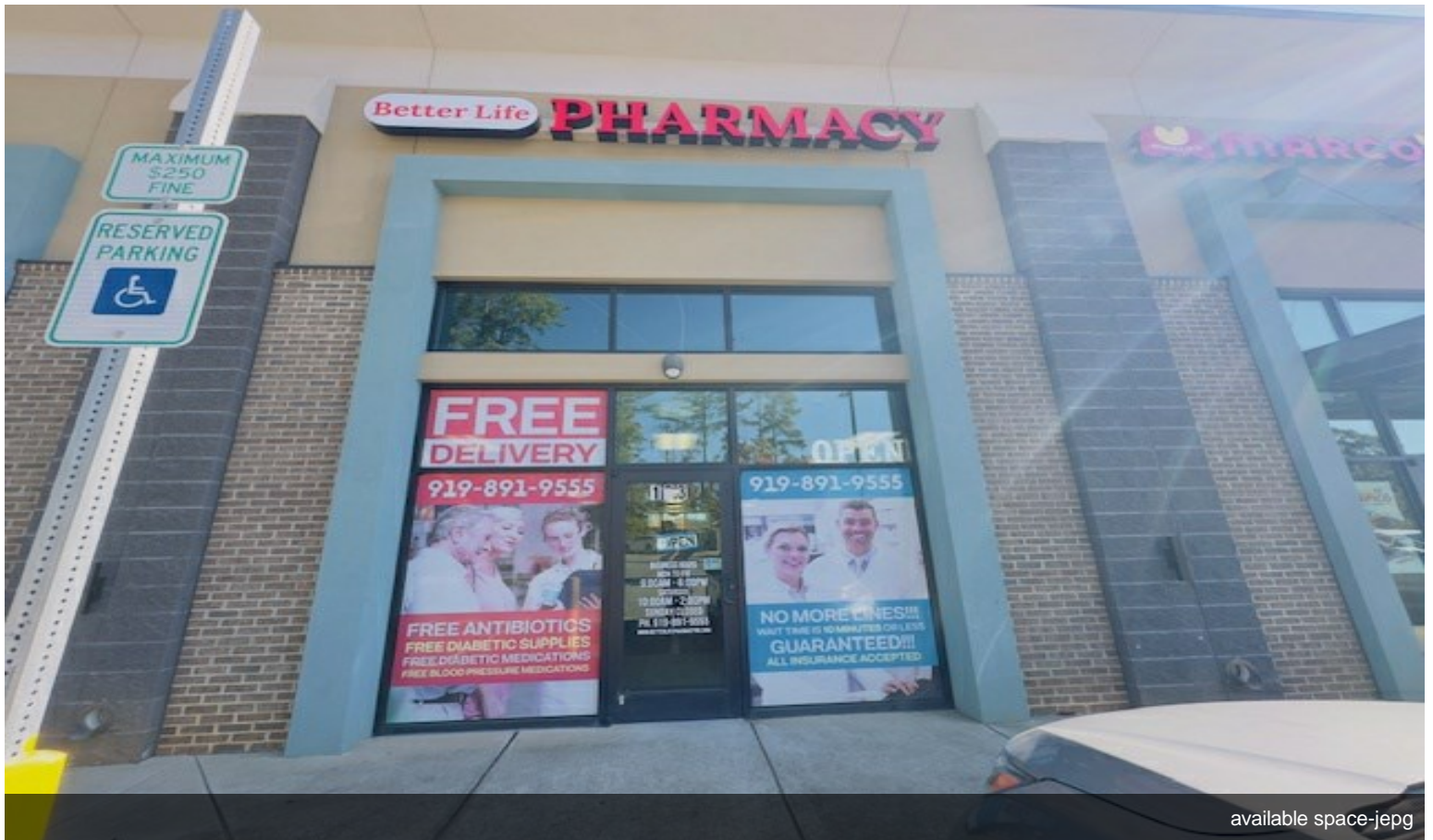
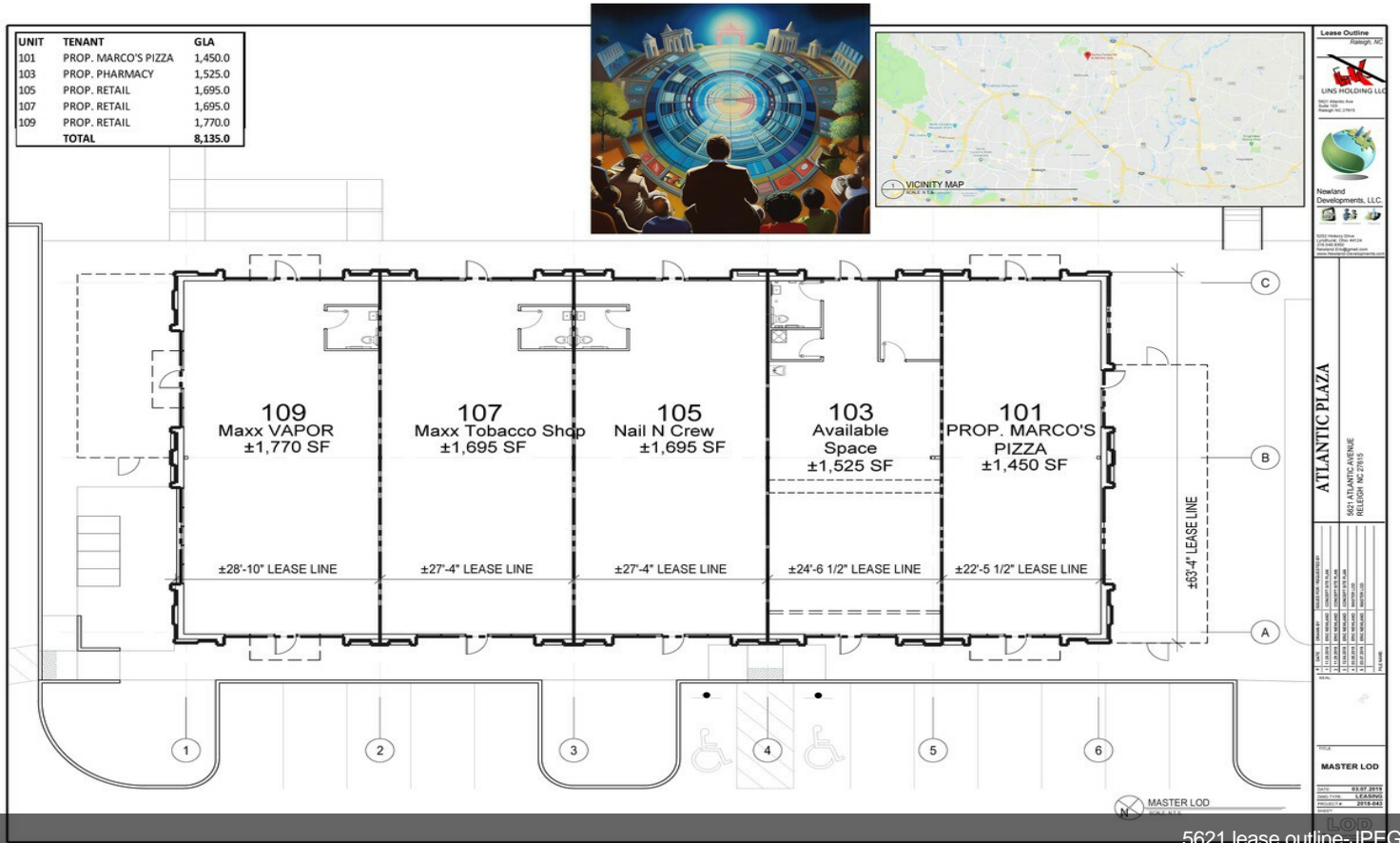
center building picture.JEPG



existing building jpeg

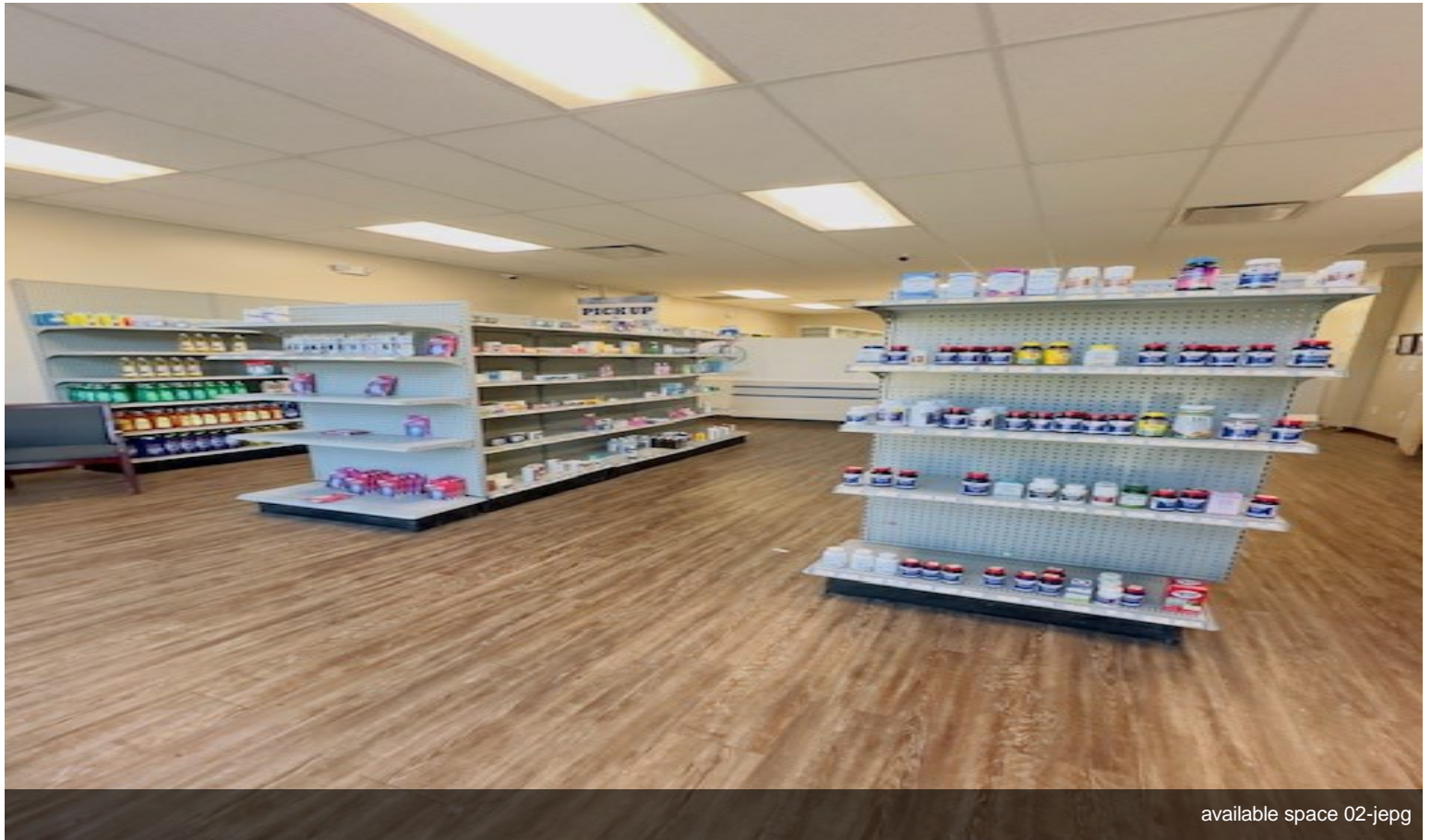


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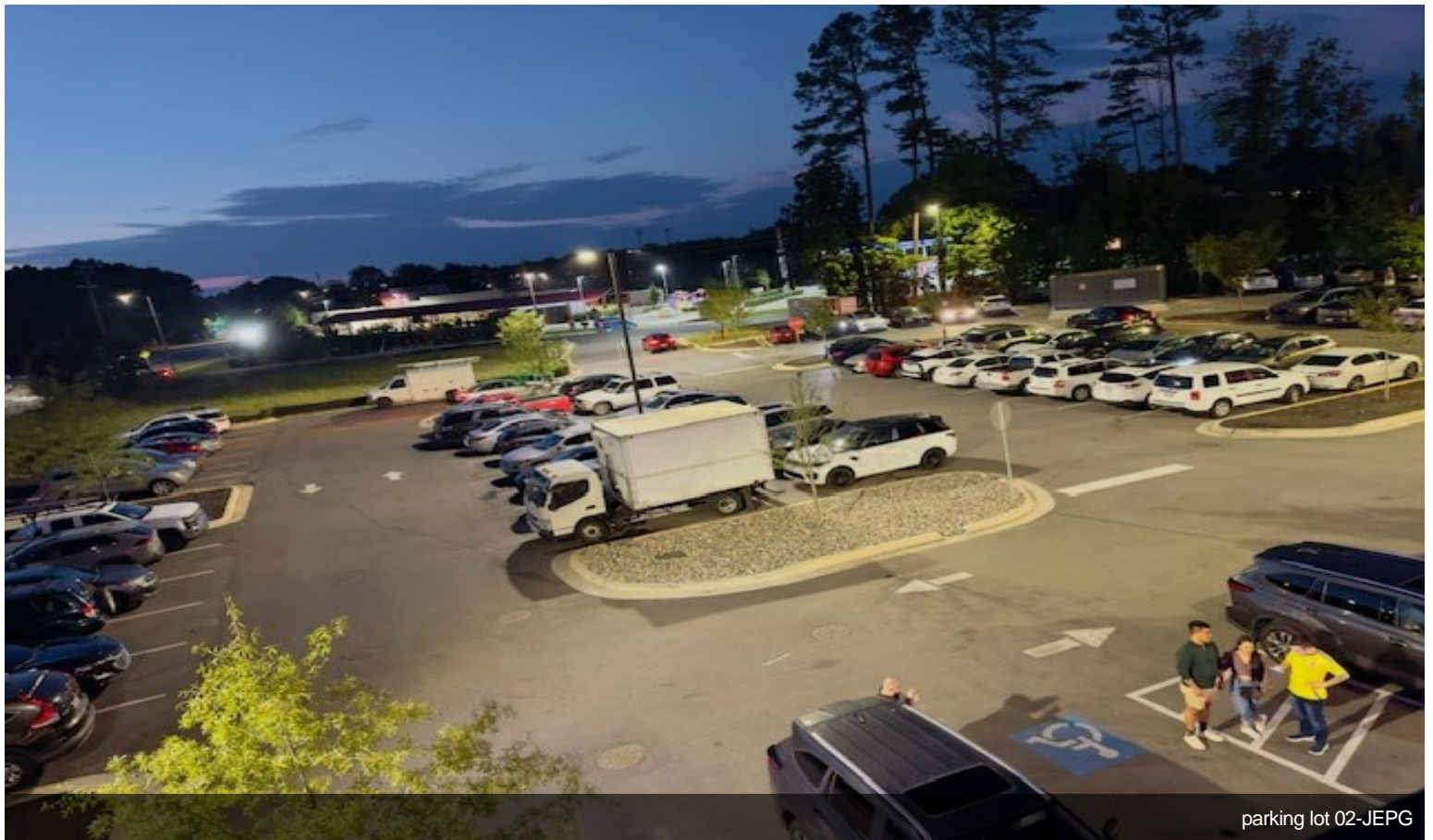




# Property Photos



available space 02-jepg



parking lot 02-JEPG