

**NAI**TRI PROPERTIES

**OFFICE  
FOR LEASE**

**7001 PINECREST RD.  
RALEIGH, NC 27613**

**PRICE REDUCED!**

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# PROPERTY OVERVIEW

## OFFICE SPACE FOR LEASE

Move-in ready 2nd story office space in ideal North Raleigh location, off of Glenwood Avenue. Next to high traffic counts and proximity to RDU International Airport, I-440 and I-540.

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ADDRESS: 7001 Pinecrest Road, Raleigh, NC 27613

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BUILDING SIZE: 30,164 SF

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AVAILABLE SPACE: Suite 200: 8,982 RSF  
Suite 250: 3,104 RSF  
Total Contiguous: ±12,086 RSF

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BASE RATE: \$17.50/SF, Full Service

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PARKING: 4.5:1,000

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TRAFFIC COUNTS: 32,500 AADT (2020) : Glenwood Avenue  
5,400 AADT (2020) : Pinecrest Road

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HIGHLIGHTS:

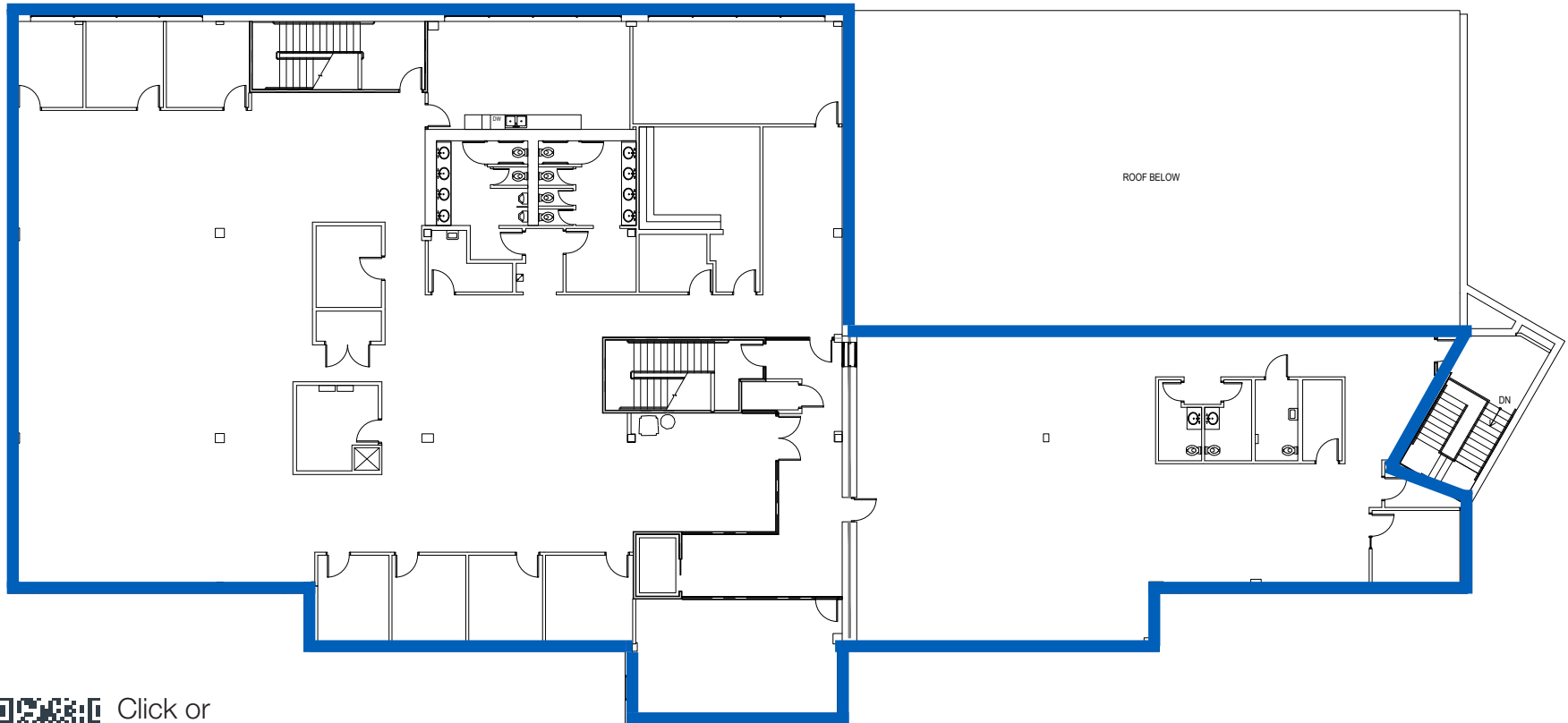
- Well located office space within proximity to lots of amenities from Crabree Valley Mall to Brier Creek Commons
  - Easy access to both I-440 and I-540
  - 3.5 miles from RDU International Airport
  - 1.7 miles from Umstead State Park
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**NAITRI** PROPERTIES

# FLOORPLAN



Click or scan for virtual tour.

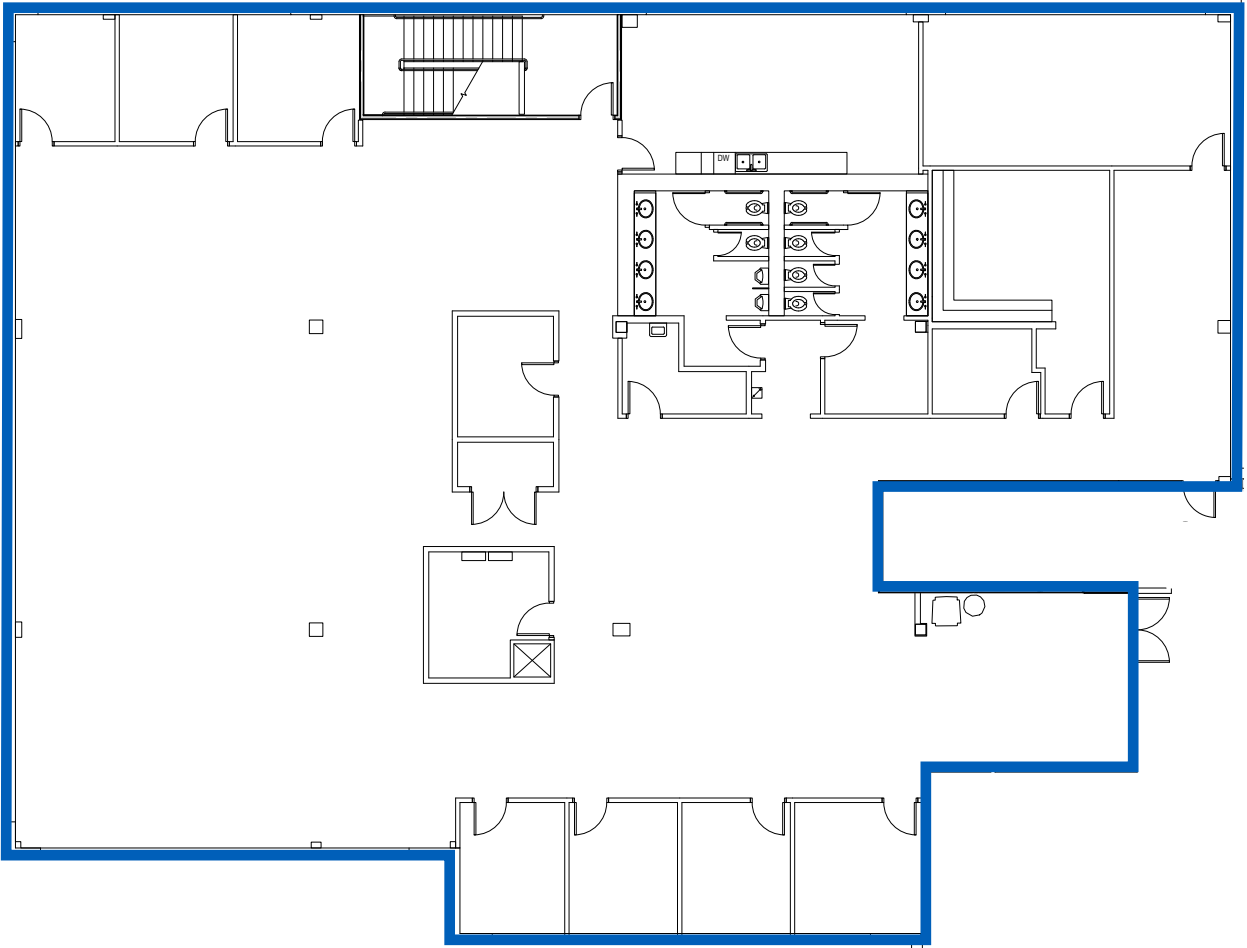
SECOND FLOOR  
12,086 RSF

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**NAI** TRI PROPERTIES

# FLOORPLAN



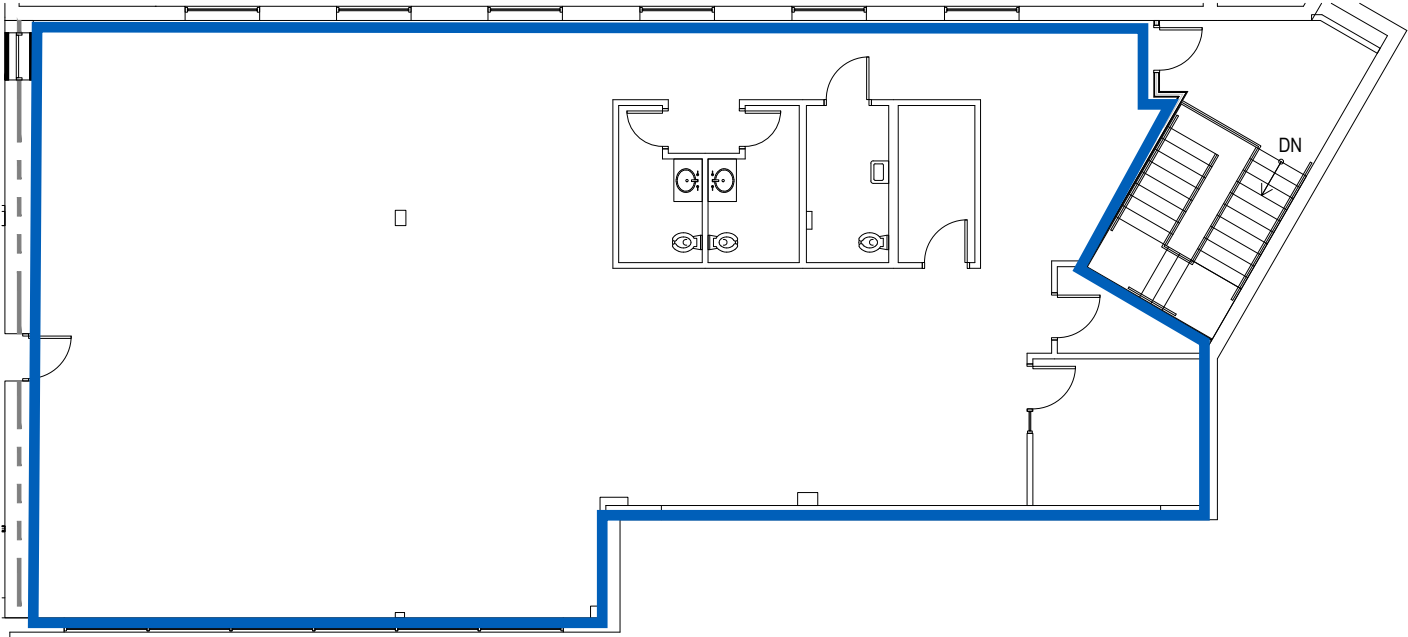
SUITE 200  
8,982 RSF

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# FLOORPLAN



SUITE 250  
3,104 RSF

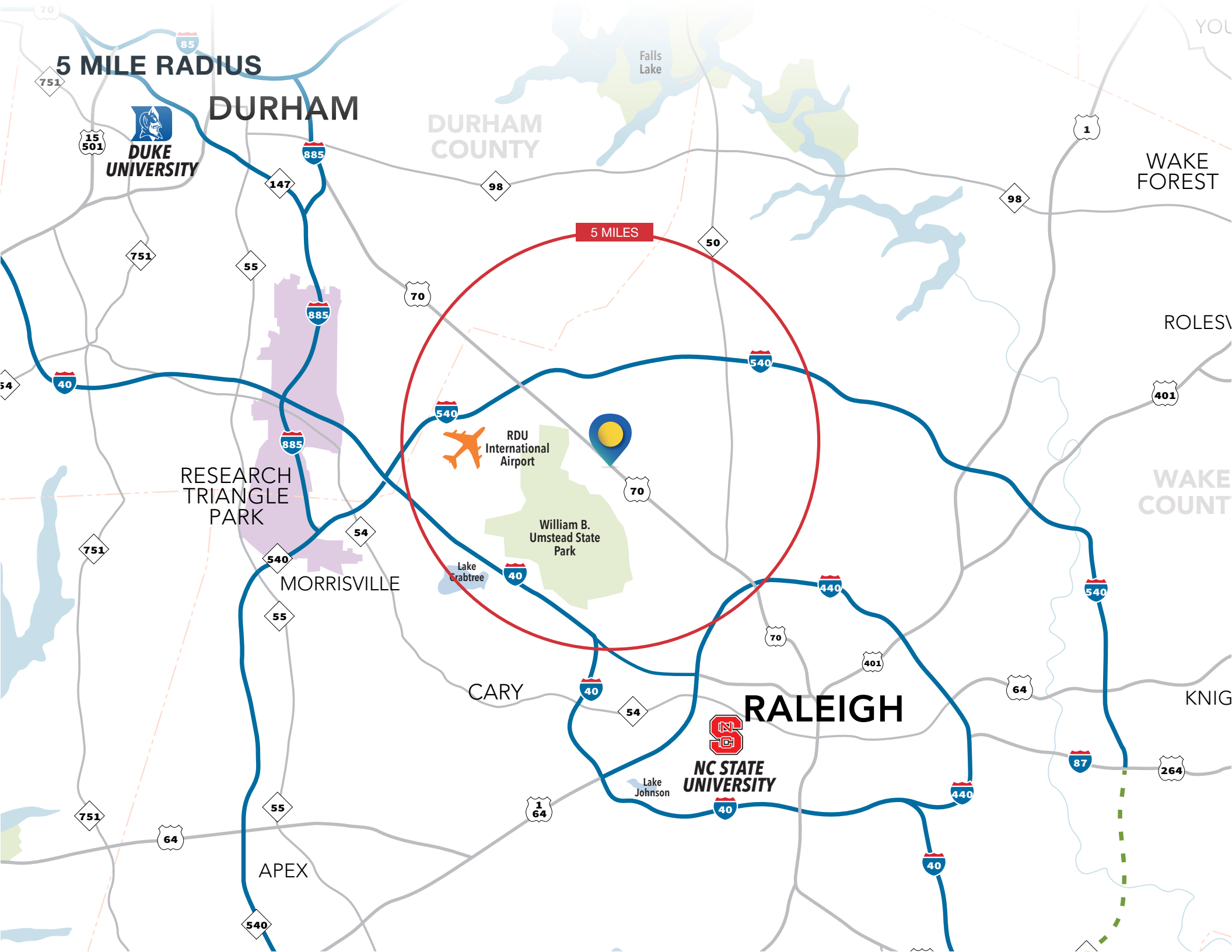
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# SECOND FLOOR





5 MILE RADIUS

DURHAM



DURHAM COUNTY

5 MILES



RDU International Airport

William B. Umstead State Park

RESEARCH TRIANGLE PARK

MORRISVILLE

CARY

NC STATE UNIVERSITY

RALEIGH

APEX

WAKE FOREST

WAKE COUNTY

KNIGHT

# SURROUNDING AMENITIES

This site is surrounded by a wealth of amenities to live, work, and play. While the below lists a sampling of amenities within a **5 mile radius**, there is much more within close proximity. WakeMed Brier Creek Healthplex and UNC Rex Hospital are 5.5 miles away, Brier Creek Commons are 5 miles, Umstead Park is a 5,579-acre woodland area with hiking trails only 2.1 miles north, and RDU International Airport is 3.5 miles.

## FOOD

Assaggio's Italian Restaurant  
Back Yard Burger's  
Bella Monica  
Bojangles  
Braise Contemporary Southern  
Brigs Great Beginnings  
Brio Italian Grille  
Bruegger's Bagels  
Buffalo Brothers  
Caribou Coffee  
Char-Grill  
Chick-fil-A  
Chipotle  
Chow Pizza Bar  
Chubby's Tacos  
Crabtree Ale House  
Dos Taquitos  
Dunkin'  
First Watch  
Five Guys  
Food Lion  
Guasaca Arepa & Salsa Grill  
Harris Teeter  
J. Alexander's  
Jose and Sons  
La Rancherita

Leesville Tap Room  
Lowes Foods  
Luciano  
Lynwood Grill & Brewing  
Manchester's Grill  
Margaux's  
Moe's Southwest Grill  
New World Café  
NoRa Café  
O'Malley's  
Pita Bowl  
QDOBA  
Relish Craft Kitchen & Burger Bar  
Salsa Fresh  
Schianos  
Seasons 52  
Starbucks  
Sunny's Diner  
The Bistro  
The Pickled Onion  
Trali Irish Pub  
Vic's Italian Restaurant  
Walmart  
Waraji

## HOTELS

Aloft Raleigh Durham Airport  
Best Western  
Candlewood Suites  
Courtyard by Marriott  
Days Inn  
DoubleTree  
Embassy Suites  
Extended Stay America  
Fairfield Inn & Suites  
Four Points by Sheraton  
Hampton Inn  
Hilton Garden Inn  
Holiday Inn Express  
Homewood Suites  
Hyatt House  
La Quinta Inn & Suites  
Raleigh Marriott  
Red Roof Inn  
Residence Inn  
Super 8  
The Umstead Hotel and Spa

## RECREATIONAL

AMF Pleasant Valley Lanes  
Cinemark Raleigh Grande  
Lake Crabtree County Park  
Lake Lynn Park  
Laurel Hills Park  
Leesville Community Park  
North Carolina Museum of Art  
Shelley Lake Park  
Springdale Area Recreation Club  
Umstead State Park  
Wildwood Country Club

## SERVICES

CVS  
Lowe's Home Improvement  
Meineke  
North Carolina Heart & Vascular  
Pep Boys  
Petco  
RDU Airport  
SHEETZ  
Target  
UNC Rex Hospital  
WakeMed  
Walgreens



# DEMOGRAPHICS 5 MILE

## KEY FACTS

144,343

Population



2.1  
Average Household Size

38.8

Median Age

\$96,298

Median Household Income

## EDUCATION

2%

No High School Diploma



10%

High School Graduate



21%

Some College



67%

Bachelor's/Grad/Prof Degree

## EMPLOYMENT



83%

White Collar



9%

Blue Collar



8%

Services

1.8%

Unemployment Rate

## INCOME



\$96,298

Median Household Income



\$61,262

Per Capita Income



\$176,873

Median Net Worth

## BUSINESS



7,890

Total Businesses



96,091

Total Employees

