

**FLEX RETAIL  
FOR LEASE!**



# ATLANTIC HARRISPARK

2123-102 ATLANTIC AVE

FLEX RETAIL FOR LEASE  
IN RALEIGH, NC

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# PROPERTY DETAILS

2123-102 Atlantic Avenue

## AVAILABILITY

Suite 102 | ± 1,500 SF | Available Now

## LEASE RATE

\$25.00 PSF | NNN

\$3.46 PSF | TICAM

## DETAILS

- Prime Flex Retail space For Lease
- Current layout includes one large showroom/retail space with back office storage and bathroom.
- Rear double door access for deliveries
- Overhead track lighting
- 15’ ceilings to the joist, 11’ ceilings to duct work
- Former lighting and interiors business
- Parapet signage available facing Atlantic Ave.
- Well situated across the street from Raleigh Iron Works, Dock 1053 and East End Market featuring numerous restaurants, breweries and retail options

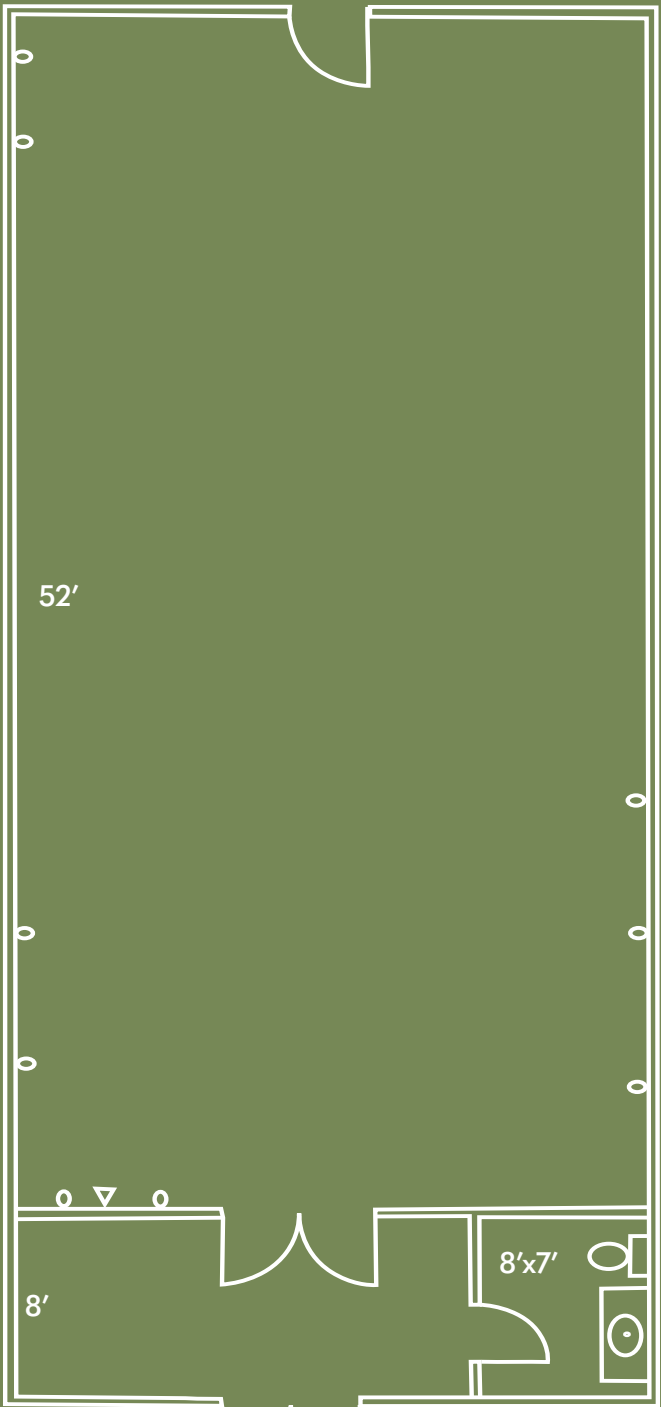
2123 ATLANTIC

SUITE 102

± 1,500 sf

25'x60'

FRONT



REAR



york



ADDITIONAL PHOTOS

3



**NORTH HILLS**

988,500 Retail Space  
1,056,000 SF of Office Space  
920 Residential Units  
336 Hotel Rooms



**MIDTOWN RALEIGH**

- Costco
- Wegmans
- Trader Joes
- Cava
- Chick-Fil-A
- Ross
- Ulta
- Staples
- The Melting Pot
- DSW
- BurgerFi
- Jet's Pizza
- Tropical Smoothie
- Piada
- First Watch
- PGA Tours

**DOCK 1053**

Dock 1053 offers warehouse, manufacturing, office and retail space in a location convenient to both downtown and Midtown Raleigh

- Hummingbird
- Lynnwood Brewery
- Wilson's Eatery
- Mister Pompadour
- Poshnosh Catering
- Stephenson Millwork
- The Loading Dock

**IRON WORKS**

A mixed-use development connecting Raleigh's history to its future through innovative, curated, and dynamic spaces.



**EAST END MARKET**

A burgeoning mixed-use, food and beverage destination that will offer a unique collection of restaurants, apartments, shops and office spaces.



E. WHITAKER MILL ROAD

**2123 ATLANTIC**

## Raleigh Accolades

**#1 BEST-PERFORMING LARGE METRO AREA**

Milken Institute · January 2025

**#1 MOST LIVABLE CITY**

Far & Wide · December 2024

**#5 BEST CITY FOR JOB SEEKERS**

Indeed · December 2023

**#7 FASTEST GROWING CITIES IN THE US**

U-Haul · January 2025

**#1 BEST QUALITY OF LIFE ON THE US EAST COAST**

Travel & Leisure · September 2024

**#1 TOP SPOT TO LAUNCH A SMALL BUSINESS IN NC**

Lending Tree · November 2023

## Raleigh Profile

**53.9%**

Batchelor’s Degree or Higher

**53%**

Owner-Occupied Housing Unit Rate

**217,866**

Number of Housing Units

**\$74,612**

Median Household Income

**194,917**

Number of Households

**2.3**

Number of Persons Per Household

**21.6** min.

Mean Time Travel to Work

**20.6%**

Moved since previous year

**35**

Median Age

**\$340,000**

Median Home Price

**5.4%**

Veteran Status

**469,502**

Total Population

## Major Growth on the Horizon

**DICKERSONBAKKER MAKES THE MOVE · FEBRUARY 2025**

“Site plans for DickersonBakker’s office building show it will be 17,542 square feet. DickersonBakker will occupy the top two floors. The ground-floor will be leased out, most likely as medical office space. Bakker said there will be some space on the second floor that the firm won’t occupy. Instead, it will rent out the space or turn it into coworking space.”

<https://www.bizjournals.com/triangle/news/2025/02/21/dickersonbakker-raleigh-office-building-hq-plans.html>

**REVITALIZATION NEAR WESTERN BLVD · JANUARY 2025**

Raleigh developers have now earmarked the 12.08-acre site for a \$500 million mixed-used “live-work-play” complex...Cityplat recently purchased the 118,000 square-foot property at 4500 Western Blvd for \$14 million.”

<https://www.newsobserver.com/news/business/article299023900.html>

**RALLIANT HEADQUARTERS · MARCH 2025**

“Raleigh is getting a new headquarters as part of a 180-job, \$2.1 million expansion. Ralliant, a planned spin-off of Fortive Corporation (NYSE: FTV), selected the city for its headquarters after a competitive site search.

Kyle Touchstone, director of Raleigh Economic Development, said...“To come to a new location and basically start from scratch, to build an entire team, to bring in corporate leadership ... all of the support functions ... it’s a huge undertaking for a company.”

<https://www.bizjournals.com/triangle/news/2025/03/11/fortive-ralliant-raleigh-headquarters-jobs-hiring.html>

## 2123 ATLANTIC AVE. DEMOGRAPHICS

|  MILE RADIUS |  POPULATION |  HOUSEHOLDS |  HOUSEHOLD INCOME |  DAYTIME POPULATION |
|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| 1                                                                                                 | 8,913                                                                                            | 4,327                                                                                            | \$143,777                                                                                              | 6,303                                                                                                    |
| 3                                                                                                 | 104,472                                                                                          | 49,633                                                                                           | \$148,054                                                                                              | 108,050                                                                                                  |
| 5                                                                                                 | 262,007                                                                                          | 115,408                                                                                          | \$126,274                                                                                              | 188,041                                                                                                  |

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# 2123 ATLANTIC AVE

## RALEIGH, NC

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### LEASING

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### MARKETING

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### YORK PROPERTIES

Brokerage · Property Management · Security  
Maintenance · Association Management · Construction  
Landscaping · Accounting

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