

Raleigh International Church

**FOR
LEASE**

LISTING BROKER:

SHELLEY BHATIA, CCIM

910.273.8474 (M)

SBHATIA@TRADEMARKPROPERTIES.COM

4020 CAPITAL BLVD

SUITE 152 | RALEIGH, NC 27604

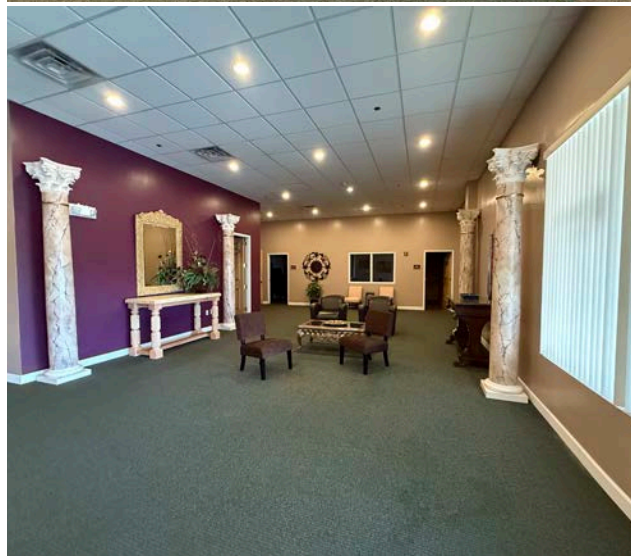
**17,500 SF RETAIL SPACE
FORMER CHURCH**

4020 CAPITAL BLVD
SUITE 152 | RALEIGH, NC 27604

PROPERTY HIGHLIGHTS

- » 17,500 SF former church
- » Space comes fully equipped with sanctuary, offices, children's rooms, break room, meeting rooms, and other essential items needed for a new or expanding church
- » Excellent visibility along Capital Blvd
- » Shopping center includes: Stars and Strikes Family Entertainment Center, El Mandado Supermarket, Transformation Christian Church, Mar Y Sol Restaurant, Taco Bell, KFC, PNC Bank, Lux Beauty, and Boost Mobile
- » 9.52/1,000 SF parking ratio
- » Located in North Raleigh on Capital Boulevard, between I-440 and I-540
- » Traffic counts exceed 65,500 vehicles per day on Capital Blvd making this one of the busiest retail corridors in Wake County
- » Great proximity to ITB communities and North Raleigh

LEASE RATE:
\$15.50 + \$3.73 NNN



For additional photos of the space click [here](#).

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1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
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FLOOR PLAN



Not to exact scale, for illustration purposes only.

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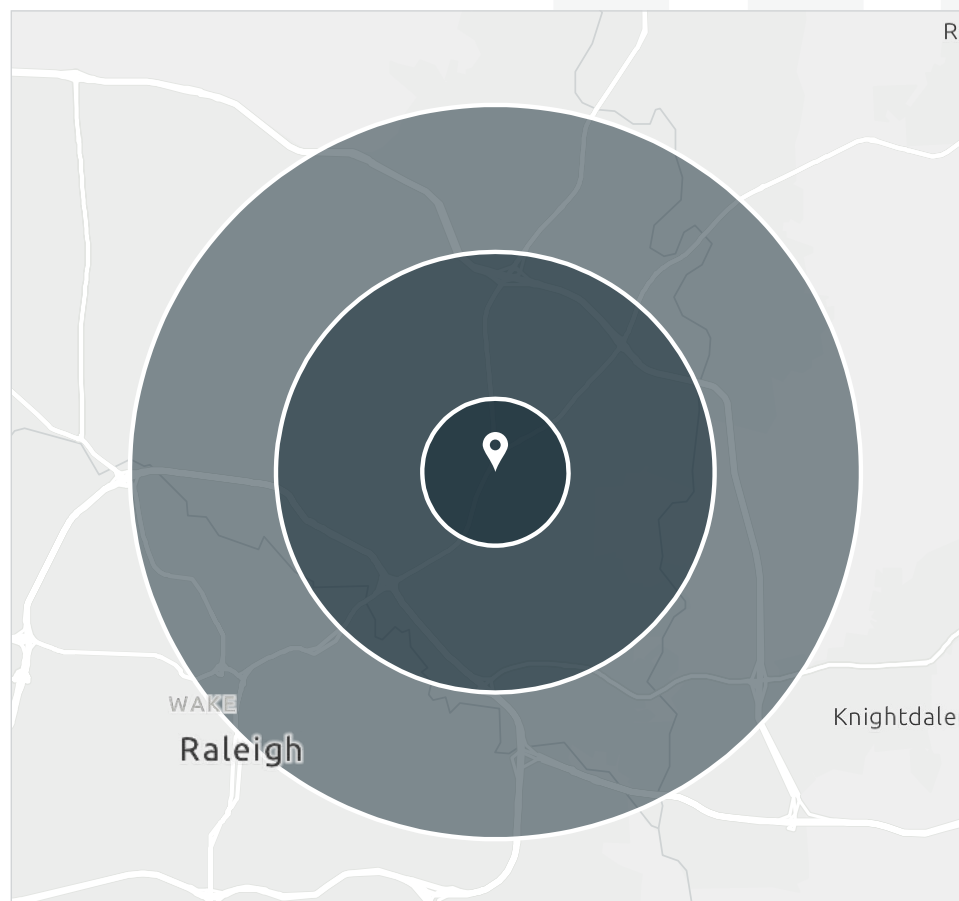
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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2025 POPULATION	14,306	86,939	215,647
2030 POPULATION (PROJECTED)	14,500	91,832	231,144
2025 HOUSEHOLDS	5,883	36,996	93,415
2030 HOUSEHOLDS (PROJECTED)	6,034	39,742	100,697
OWNER-OCCUPIED HOUSING UNITS	2,408	17,354	48,820
RENTER-OCCUPIED HOUSING UNITS	3,475	19,642	43,595
2025 AVG HOUSEHOLD INCOME	\$83,045	\$102,130	\$126,109
2030 AVG HOUSEHOLD INCOME (PROJECTED)	\$94,422	\$114,796	\$140,688



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EXCLUSIVE BROKER:

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