

An aerial photograph of a commercial building complex. The main building is a long, single-story structure with a white roof and brick accents. It is surrounded by a large asphalt parking lot with several cars parked. There are landscaped areas with green grass and small trees. In the background, there is a dense forest of trees. A dark blue semi-transparent overlay covers the right side of the image, containing text.

ATLAS  STARK

FOR SALE OR LEASE

FARMINGTON SQUARE II

2802/2818 NEW BIRCH DR RALEIGH, NC 27610

WWW.ATLASSTARK.COM

PROPERTY SUMMARY

2818 NEW BIRCH FOR SALE OR LEASE

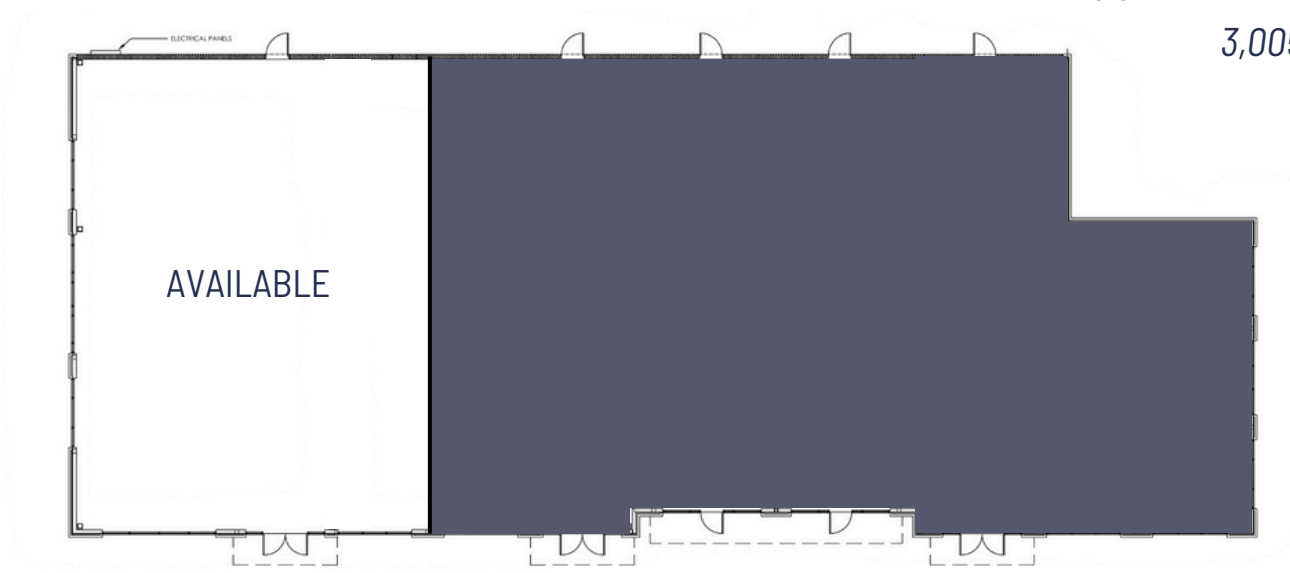
Size	9,504 SF
Lease Rate	\$25.50 SF NNN
Sale Price	\$300 SF
TICAM	\$4.40 / SF
Delivery	Cold Dark Shell
TI	\$60 / SF

2802 NEW BIRCH FOR LEASE

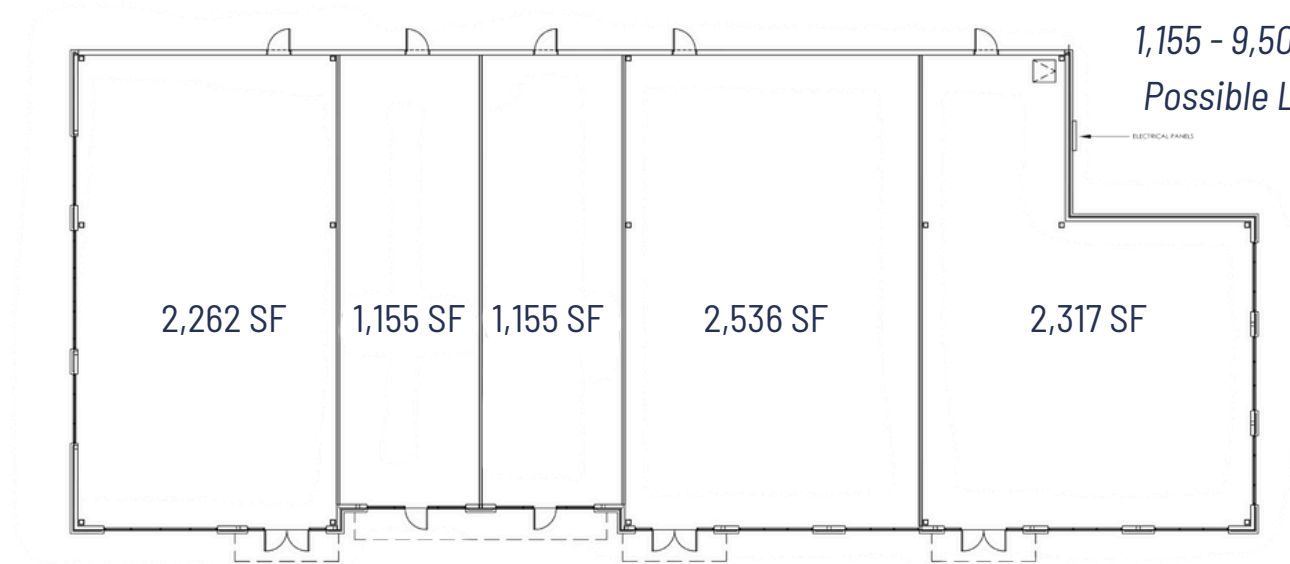
Size	3,005 SF Available
Lease Rate	\$25.50 SF NNN
TICAM	\$4.40 / SF
Delivery	Cold Dark Shell
TI	\$60 / SF

- Designated use includes retail, restaurants, and office
- 4:1 parking ratio
- Farmington Square is part of an existing thriving community center with a mix of national and local tenants
- The Raleigh Police Department moved into the new 20,000 SF police substation and community outreach center on the front parcel of the center
- Within 0.5 miles of Southeast Raleigh Magnet High School and Walnut Creek Elementary School

2802 NEW BIRCH
3,005 SQ. FT.



2818 NEW BIRCH
1,155 - 9,504 SQ. FT
Possible Layout(s)



Raleigh Police Department

N/F
ERIC # SANDRA DUI
PIN: 0721-21-37
ZONED: NX-3-PI
USE: MULT TI

2802 NEW BIRCH
3,005 SQ. FT.

AVAILABLE

2818 NEW BIRCH
9,504 SQ. FT.

N/F
2900 ROCK QUARRY LLC
PIN: 1712-96-0527
ZONED: NX-3-CU
USE: MULT TEN

N/F
TEN TEN ENTERPRISES
PIN: 1712-85-7919
ZONED: R-10-CU
USE: VACANT

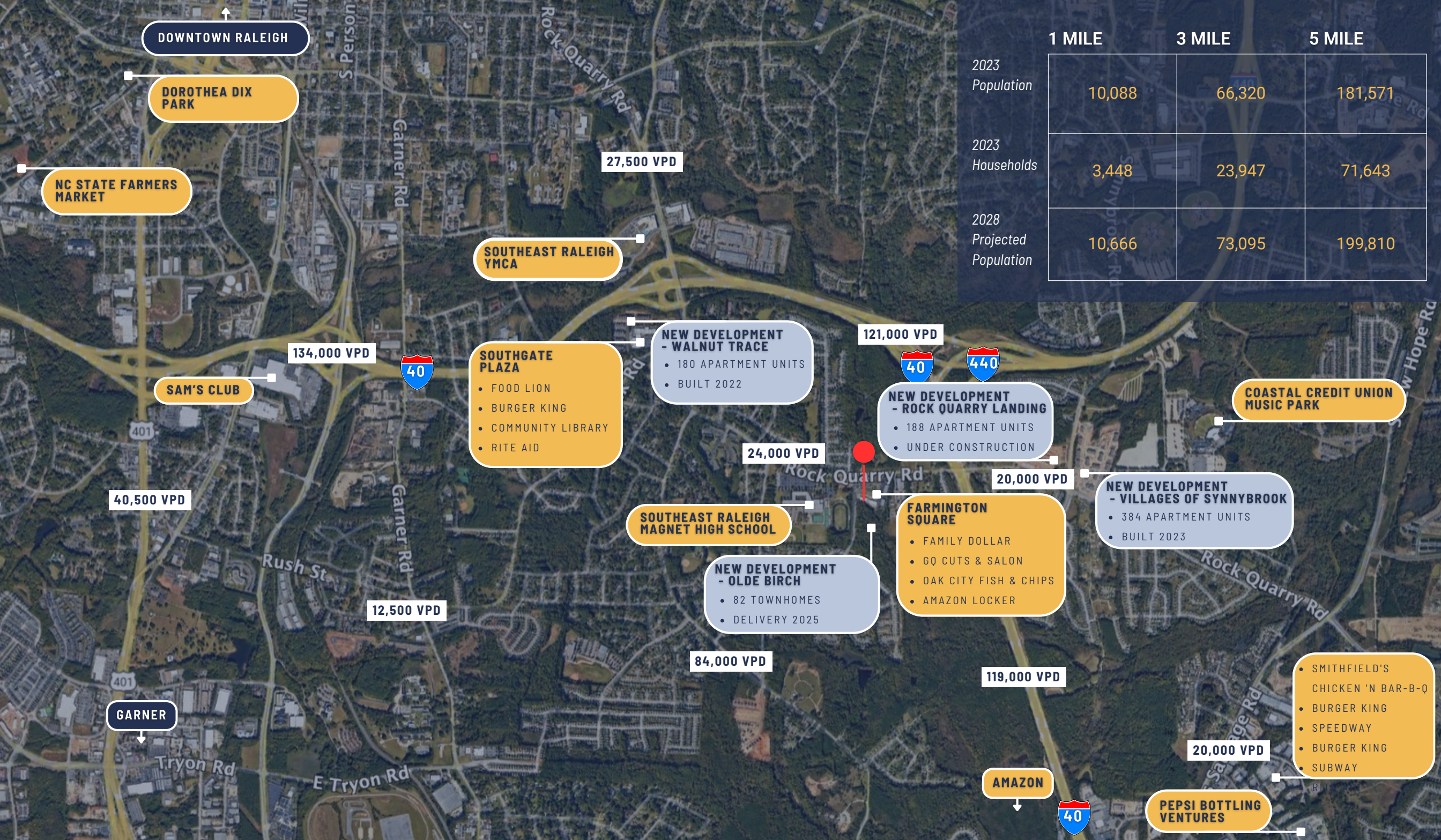
N/F
FARMINGTON SQUARE POA

AVAILABLE

AVAILABLE

LEASED

NEW BIRCH DRIVE



DOWNTOWN RALEIGH

DOROTHEA DIX PARK

NC STATE FARMERS MARKET

27,500 VPD

SOUTHEAST RALEIGH YMCA

134,000 VPD

SAM'S CLUB

SOUTHGATE PLAZA

- FOOD LION
- BURGER KING
- COMMUNITY LIBRARY
- RITE AID

NEW DEVELOPMENT - WALNUT TRACE

- 180 APARTMENT UNITS
- BUILT 2022

121,000 VPD

NEW DEVELOPMENT - ROCK QUARRY LANDING

- 188 APARTMENT UNITS
- UNDER CONSTRUCTION

COASTAL CREDIT UNION MUSIC PARK

40,500 VPD

24,000 VPD

SOUTHEAST RALEIGH MAGNET HIGH SCHOOL

20,000 VPD

NEW DEVELOPMENT - VILLAGES OF SYNNYBROOK

- 384 APARTMENT UNITS
- BUILT 2023

Rush St

12,500 VPD

NEW DEVELOPMENT - OLDE BIRCH

- 82 TOWNHOMES
- DELIVERY 2025

FARMINGTON SQUARE

- FAMILY DOLLAR
- GQ CUTS & SALON
- OAK CITY FISH & CHIPS
- AMAZON LOCKER

84,000 VPD

119,000 VPD

GARNER

SMITHFIELD'S CHICKEN 'N BAR-B-Q

- BURGER KING
- SPEEDWAY
- BURGER KING
- SUBWAY

20,000 VPD

Tryon Rd

E Tryon Rd

AMAZON

PEPSI BOTTLING VENTURES



	1 MILE	3 MILE	5 MILE
2023 Population	10,088	66,320	181,571
2023 Households	3,448	23,947	71,643
2028 Projected Population	10,666	73,095	199,810

**DOWNTOWN
RALEIGH**

**NORTH
HILLS**

**SOUTHEAST RALEIGH
MAGNET HIGH SCHOOL**

ROCK QUARRY ROAD

**RALEIGH POLICE
DEPARTMENT**

SITE

FARMINGTON SQUARE II

CONTACT

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ATLAS  STARK

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