

MEDICAL / OFFICE SPACE AVAILABLE

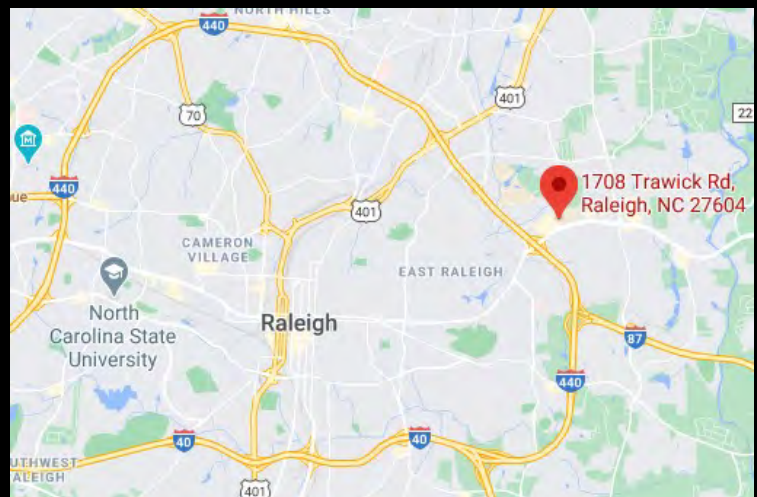
1708 Trawick Rd

Raleigh, NC 27604



Medical / office space near WakeMed main hospital campus in Raleigh

- 17,300 SF building built in 2000
 - 7 entrances
 - 14 HVAC systems
- 60 surface parking spaces
- Next to Taylor's Nursery
- Suites now available:
 - 871 SF / 1,159 RSF: suite 202A
 - 1,111 SF / 1,479 RSF: suite 202B



JOE LYLE

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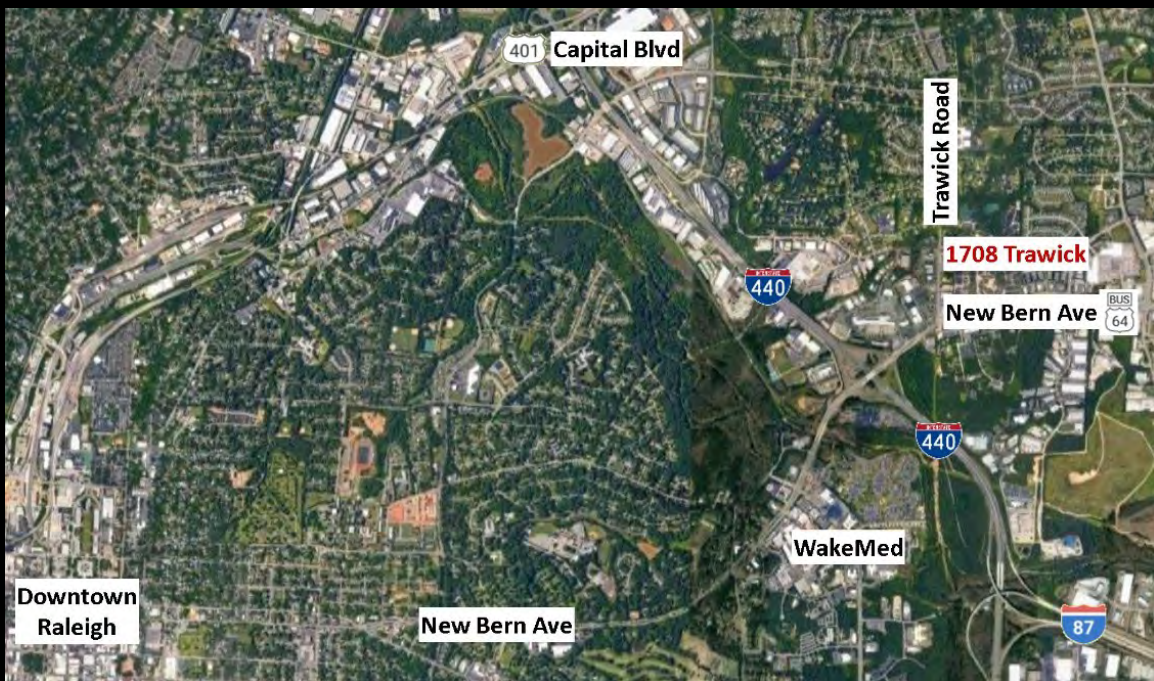
COMMERCIAL

MEDICAL / OFFICE SPACE AVAILABLE

1708 Trawick Rd

Raleigh, NC 27604

- 1.4 Miles to WakeMed main campus
- 4 miles to downtown Raleigh
- 18 minute drive to RDU airport



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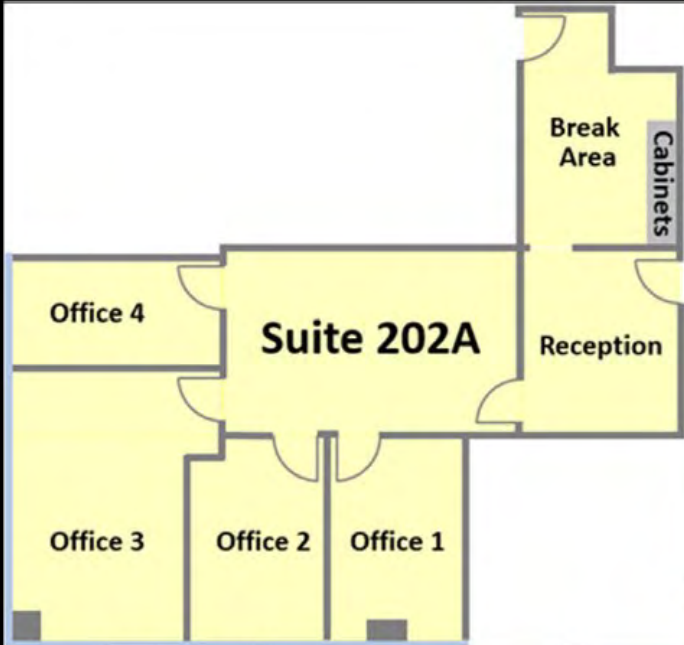
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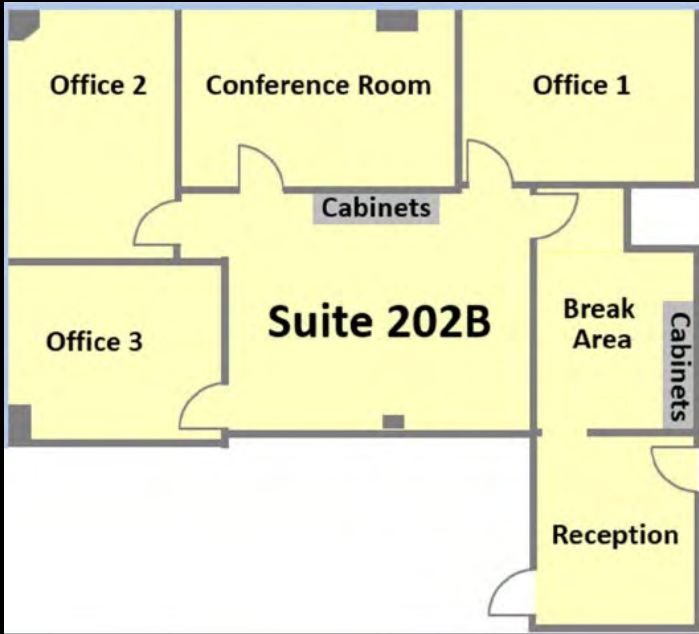
Suite 202A

871 SF / 1,159 RSF

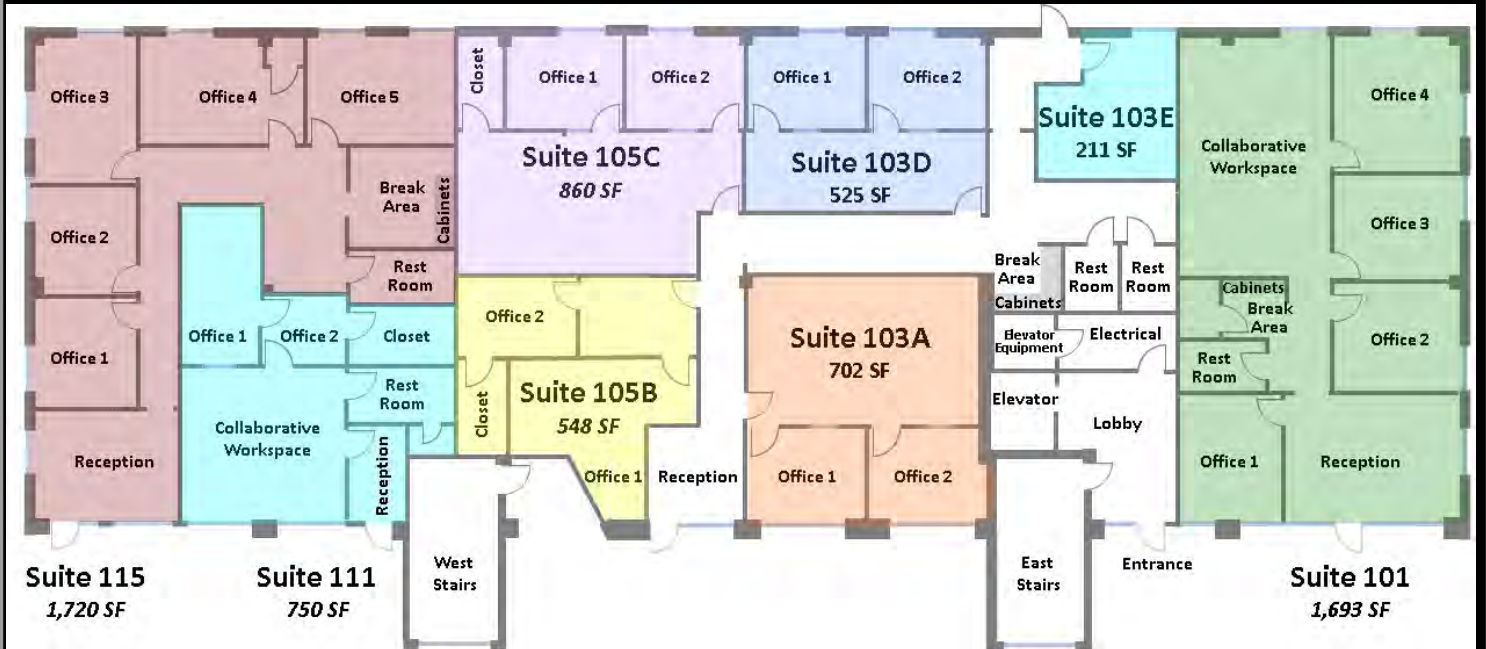


Suite 202B

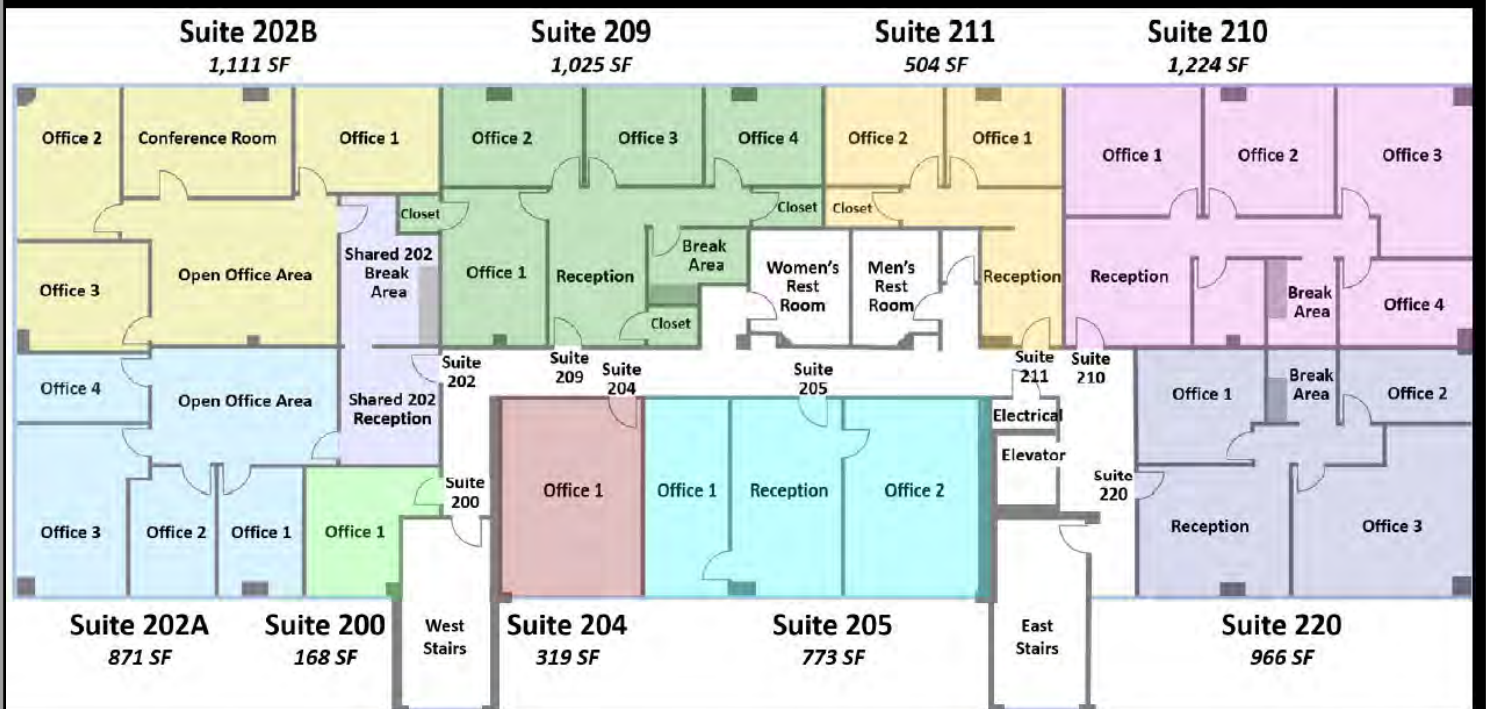
1,111 SF / 1,479 RSF



FIRST FLOOR



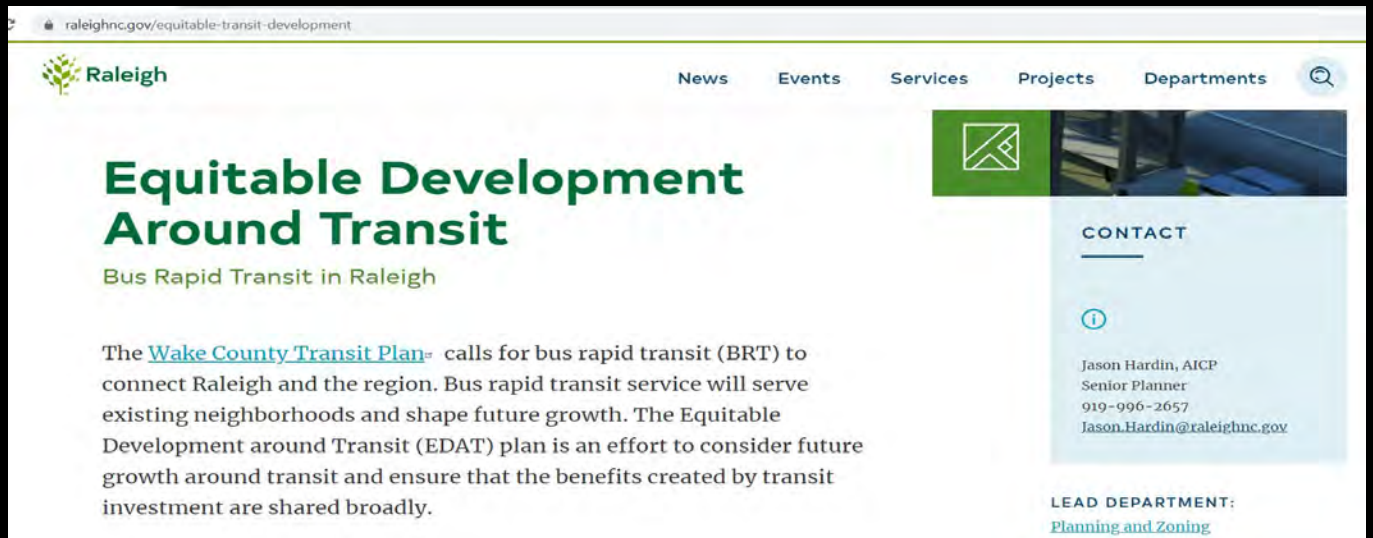
SECOND FLOOR



MEDICAL / OFFICE SPACE AVAILABLE

1708 Trawick Rd, Raleigh, NC 27604

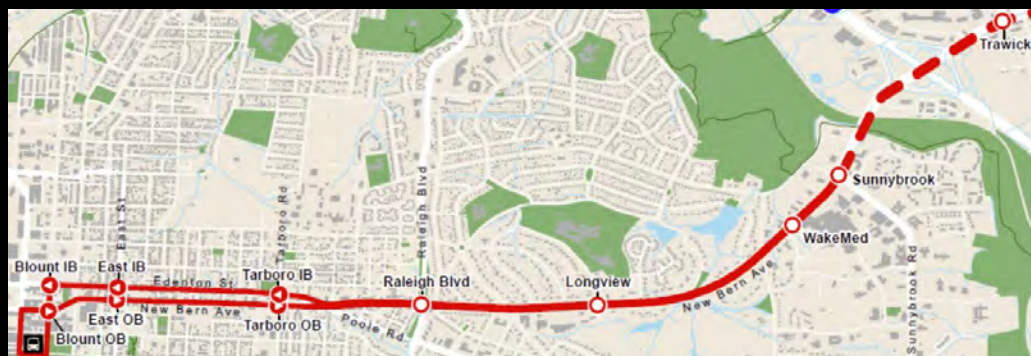
Included in Raleigh's "Equitable Transit Development Plan"



The screenshot shows a webpage from raleighnc.gov/equitable-transit-development. The page features the Raleigh logo and navigation links for News, Events, Services, Projects, and Departments. The main heading is "Equitable Development Around Transit" with a sub-heading "Bus Rapid Transit in Raleigh". The text describes the Wake County Transit Plan and the Equitable Development around Transit (EDAT) plan. A contact box on the right lists Jason Hardin, AICP, Senior Planner, with phone number 919-996-2657 and email Jason.Hardin@raleighnc.gov. The lead department is identified as Planning and Zoning.

Short walk to planned Trawick Road station

New Bern Ave Wake Bus Rapid Transit to WakeMed and Downtown Raleigh



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AREA DEMOGRAPHICS

Close to major transportation corridors, Wake-Med Hospital and rapidly growing Eastern Wake County!

Population

	2 mile	5 mile	10 mile
2010 Population	28,508	177,027	477,835
2020 Population	30,860	215,921	568,598
2025 Population Projection	33,105	235,121	616,896
Annual Growth 2010-2020	0.8%	2.2%	1.9%
Annual Growth 2020-2025	1.5%	1.8%	1.7%
Median Age	35.2	35.7	35.5
Bachelor's Degree or Higher	25%	34%	41%
U.S. Armed Forces	27	192	478

Population By Race

	2 mile	5 mile	10 mile
White	13,428	108,029	351,142
Black	14,366	92,146	169,800
American Indian/Alaskan Native	449	2,473	5,390
Asian	1,701	7,677	27,287
Hawaiian & Pacific Islander	27	187	505
Two or More Races	889	5,409	14,473
Hispanic Origin	5,680	35,227	72,777

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$176,683	\$212,575	\$261,588

Households

	2 mile	5 mile	10 mile
2010 Households	10,798	68,383	189,115
2020 Households	11,447	83,300	223,492
2025 Household Projection	12,242	90,678	242,423
Annual Growth 2010-2020	0.5%	1.9%	1.6%
Annual Growth 2020-2025	1.4%	1.8%	1.7%
Owner Occupied	6,863	46,131	127,902
Renter Occupied	4,584	37,169	95,589
Avg Household Size	2.6	2.4	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$252.9M	\$2B	\$5.7B

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$68,391	\$81,917	\$91,309
Median Household Income	\$55,580	\$59,930	\$66,749
< \$25,000	1,982	14,542	33,224
\$25,000 - 50,000	3,218	20,460	50,084
\$50,000 - 75,000	2,540	16,255	41,908
\$75,000 - 100,000	1,499	11,141	30,598
\$100,000 - 125,000	1,124	7,006	19,890
\$125,000 - 150,000	446	3,965	13,357
\$150,000 - 200,000	297	4,022	14,690