



LODEN

222  
N. PERSON ST

*Office/Retail Space for Lease*

**LEASING**

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# PROPERTY DESCRIPTION

## 222 N. PERSON STREET

### RETAIL FOR LEASE

#### Lease Rate

\$30.00 PSF Full Service

#### AVAILABILITY

Ground Floor

Suite 10 ± 1,103 SF

Suite 12 ± 4,230 SF

Suite 16 ± 4,043 SF

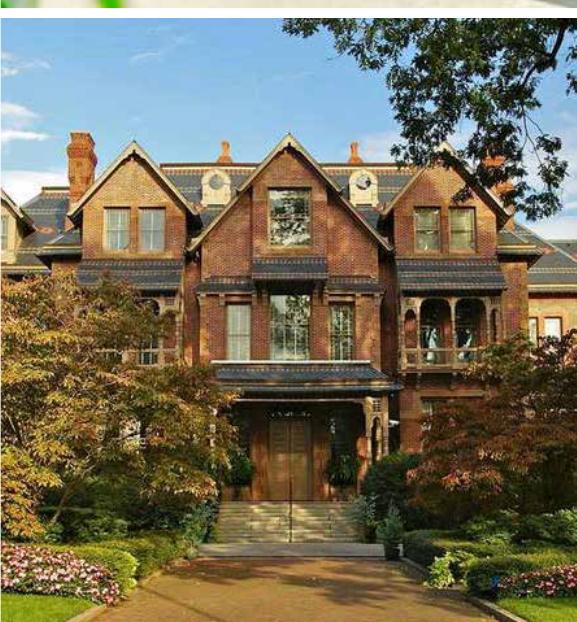
Second Floor

Suite 203 ± 1,568 SF

Suite 203.2 ± 2,110 SF

#### Details

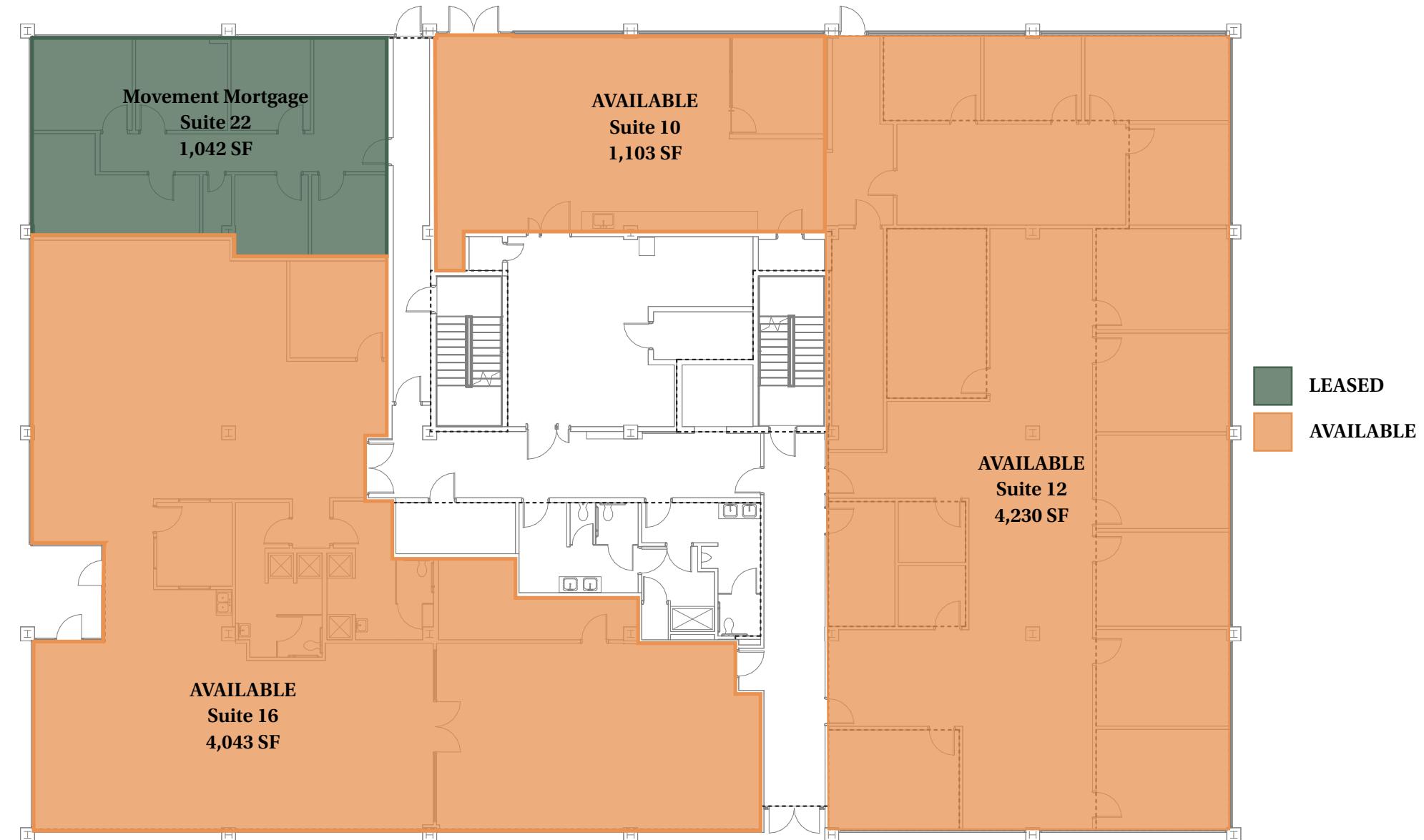
- ± 40,638 SF three-story office building in Historic Oakwood
- Some suites offer "in-office" restrooms including showers and exterior entrances
- Ground floor unit is suitable for light retail/fitness/yoga/pilates
- Built in 1971 and designed by renowned Raleigh architect, Milton Small
- Renovated in 2016
- Great natural light and tall windows
- Large parking lot with excellent lighting
- Adjacent to the Governor's Mansion
- Walking distance to Person Street retail including Oakwood Pizza Box, (ish) delicatessen, Standard Foods, Yellow Dog Bakery, Two Roosters, Gringo A Go Go, Crawford and Sons, Jolie, and Side Street Cafe



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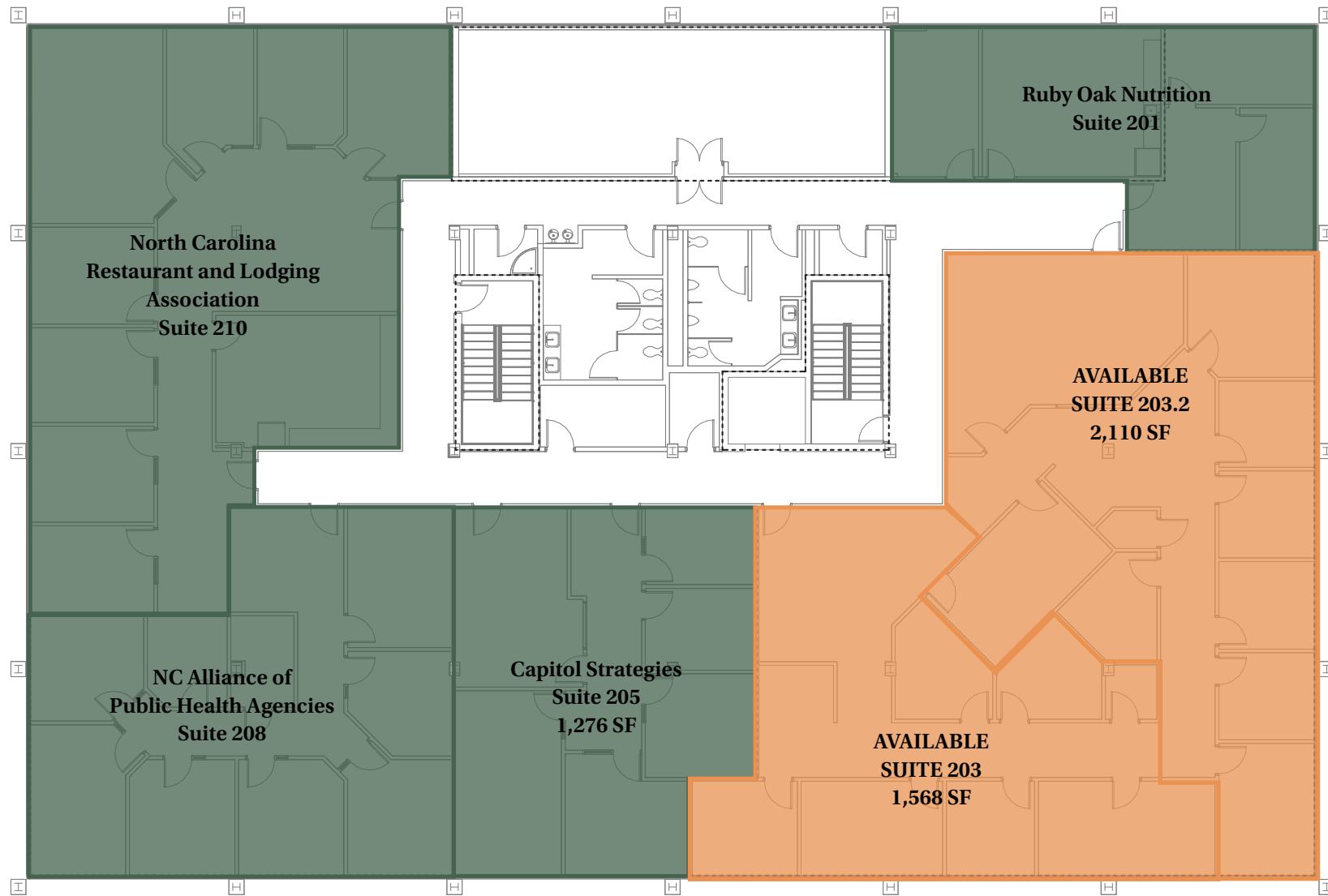
# GROUND FLOOR AVAILABILITY

222 N. PERSON STREET



# SECOND FLOOR AVAILABILITY

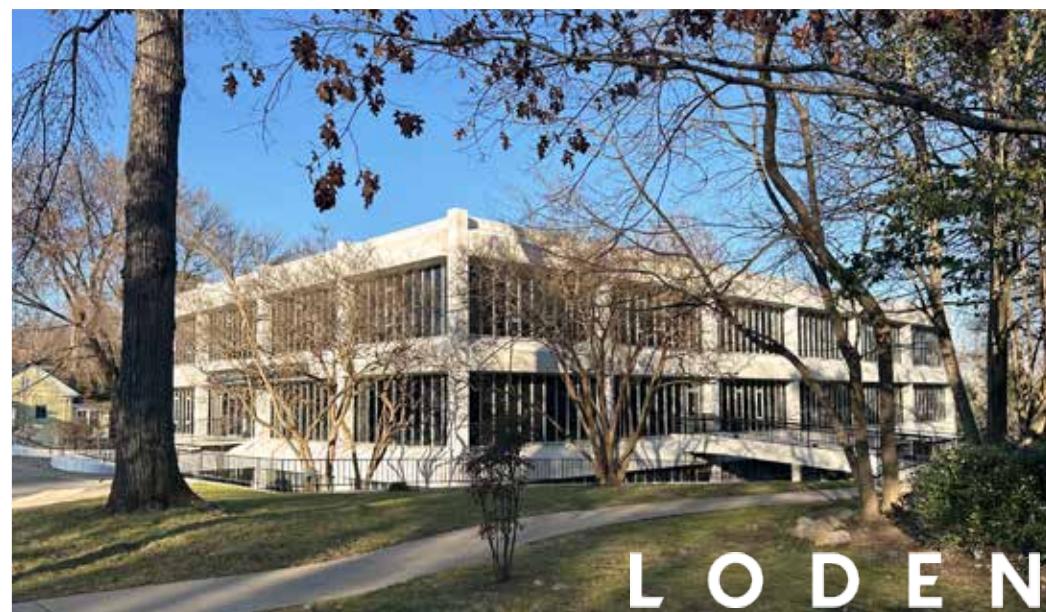
222 N. PERSON STREET



# PROPERTY PHOTOS

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**222 N. PERSON STREET**



**LODEN**

# SITE OVERVIEW

## 222 N. PERSON STREET



# DEMOGRAPHICS

## 222 N. PERSON STREET

### RALEIGH ACCOLADES

#### 2025

*Top 10 Best Cities to Start a Business*

*-WNCN*

*2nd Friendliest City in the U.S.*

*-YUZU, Match Group's social app*

*3rd Happiest City*

*-Smart Asset*

*No. 3 Best State Capitol to Live in*

*-WalletHub*

*Tapped as the Best-Performing Large Metro Area*

*-Milken Institute*

*No. 4 for Best Cities for Headquarters*

*-Triangle Business Journal*

*No. 7 Fastest Growing City in the U.S.*

*-U-Haul Annual Growth Report*

### 2024 DEMOGRAPHIC REPORT

	1 Mile	3 Miles	5 Miles
<b>Population</b>	18,648	106,680	220,566
<b>Households</b>	9,939	42,5656	91,851
<b>Avg. Household Income</b>	\$108,653	\$98,192	\$89,829
<b>Daytime Population</b>	43,637	82,114	180,810



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