

# 1951 CLARK AVENUE

Raleigh, NC 27605

# OFFICE BUILDING

For Lease



## LEASING AGENT

### SKIPPER DAY

[skipperday@yorkproperties.com](mailto:skipperday@yorkproperties.com)  
919.645.2769

2108 Clark Avenue  
Raleigh, NC 27605  
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## GET SOCIAL

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# york

# AVAILABLE SPACE

## LEASE RATE

Call Broker

## SIZE

± 12,784 SF\*

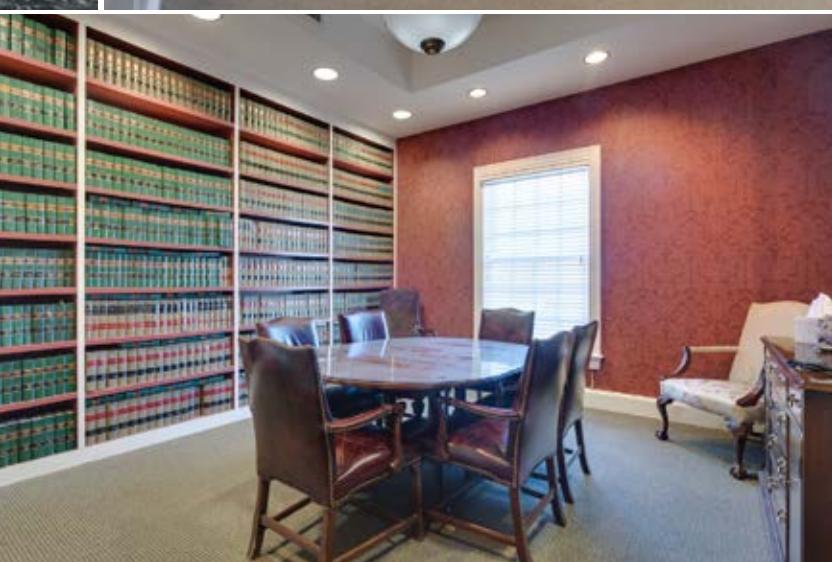
Three (3) Floors

\*Potential to subdivide per floor

## ADDITIONAL AREA DETAILS

- Prime location within the Village District
- Highly visible
- Signage opportunities
- On-site surface parking
- Walkable to numerous amenities within the Village District; restaurants, shopping, banking, fitness, grocery, and hotel
- Approximately 1,240 apartment units and single family neighborhoods within walking distance
- Conveniently located

NC State University	(.6 mi)
Downtown Raleigh	(2.1 mi)
I-440	(2.6 mi)
RDU Airport	(12.1 mi)

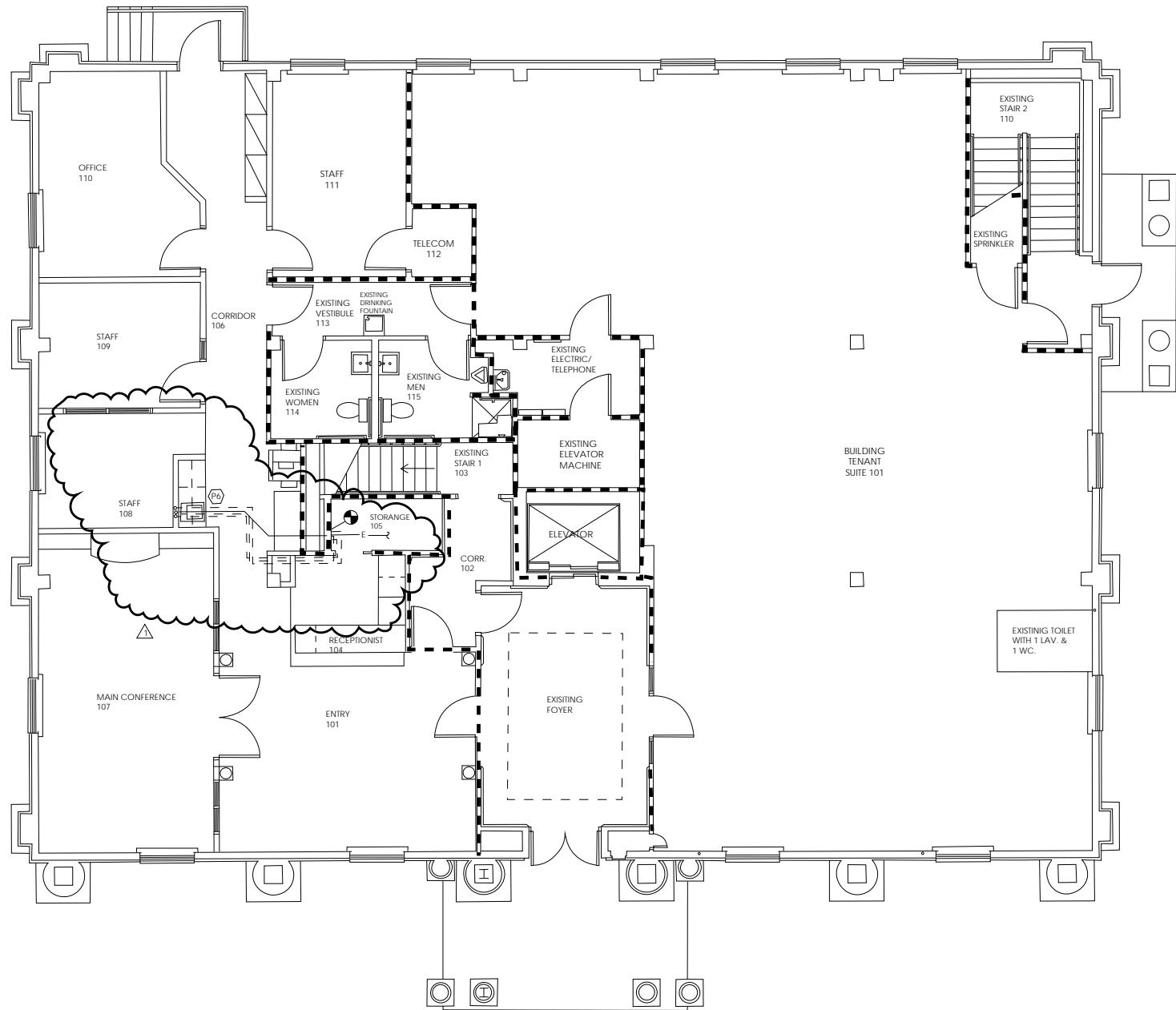


## EXTERIOR PHOTOS



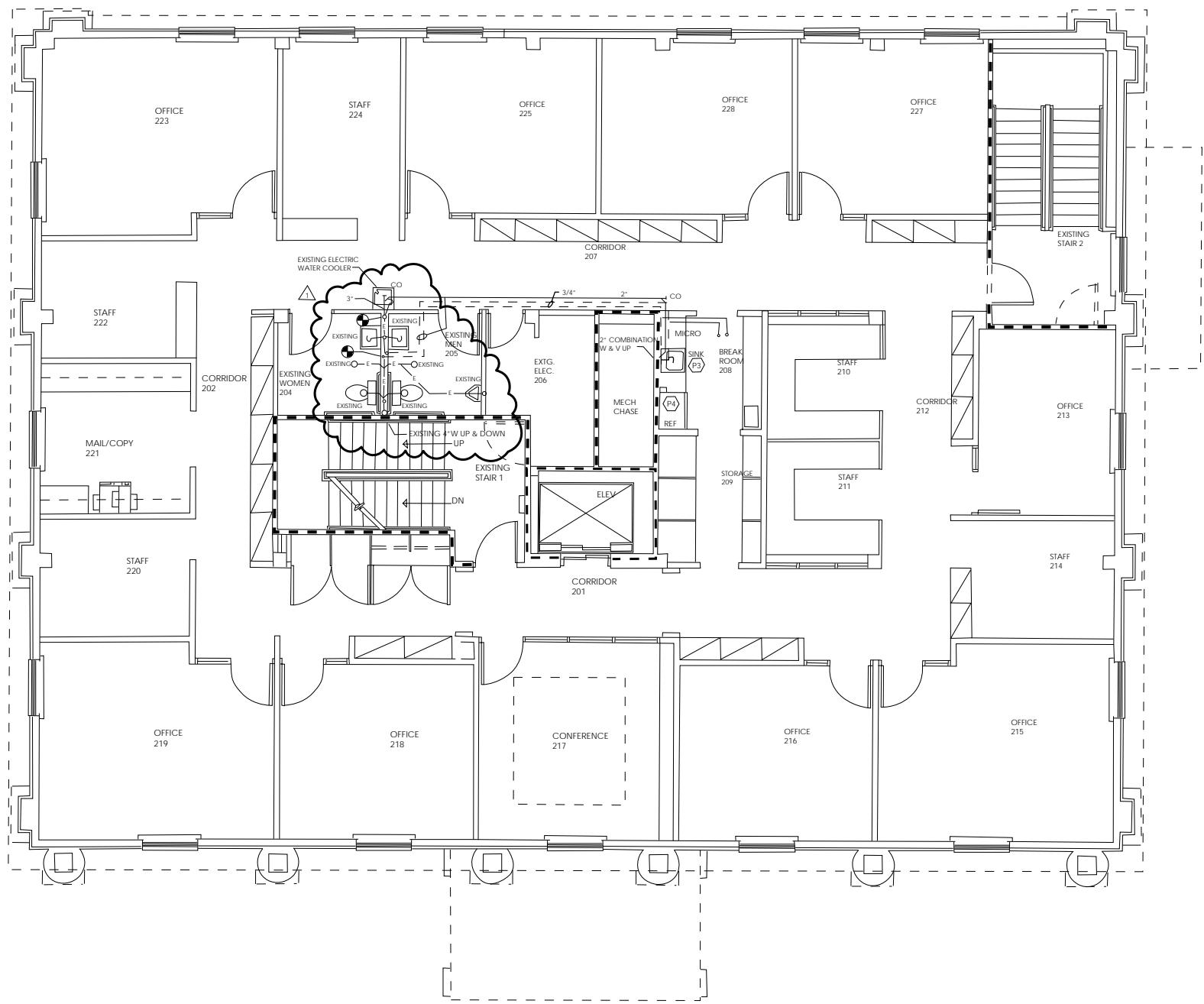
# FLOOR PLAN

## 1ST FLOOR



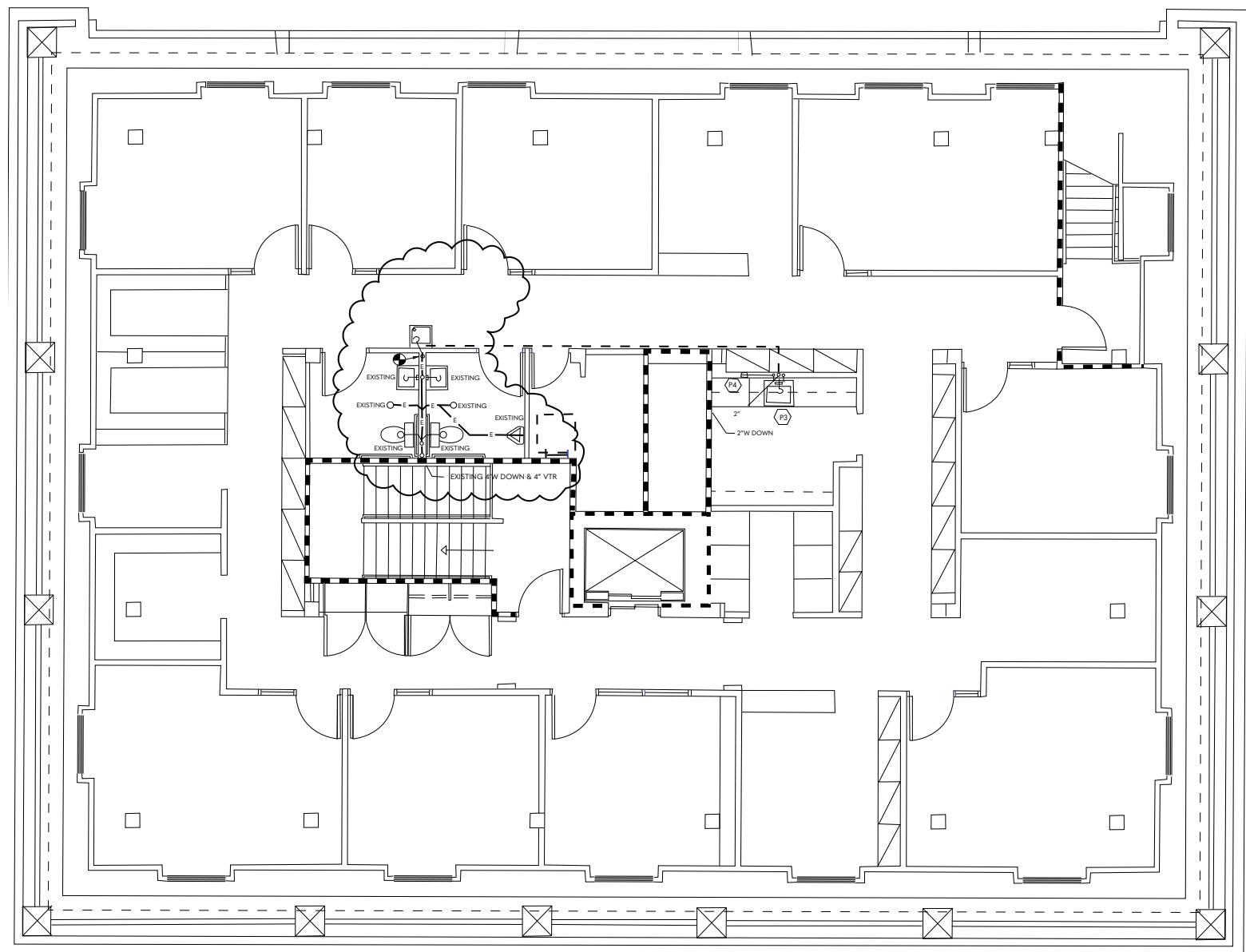
# FLOOR PLAN

## 2ND FLOOR



# FLOOR PLAN

## 3RD FLOOR



BERKSHIRE VILLAGE DISTRICT APARTMENTS  
BENELUX  
CAFE CAROLINA  
HAND & STONE MASSAGE  
ISO ISO RAMEN

WAKE MED

HARRIS TEETER

OBELIN HOTEL (COMING SOON)

CHICK-FIL-A

CAVA  
CANTINA 18  
POSTINO WINE BAR  
BAILEY'S FINE JEWELRY  
STARBUCKS  
BASSETT FURNITURE  
KANNON'S CLOTHING  
TIFF'S TREATS

AJISAI SUSHI  
CORE POWER YOGA  
PICCOLA ITALIAN  
THE WINE STORE  
WHICH WICH  
CHARLIE GOODNIGHT'S

BARNES & NOBLE  
CAPE FEAR SEAFOOD  
WOOF GANG BAKERY  
UNIQUITIES  
SEPHORA  
CHOPT

MOES  
JENI'S ICE CREAM  
VILLAGE DELI  
CAMERON NAILS & SPA  
KALE ME CRAZY  
IVY & LEO

CRUNCH FITNESS  
WALGREENS

1951 CLARK AVE.

CLARK AVENUE

LORENA LUCA SPA  
TAZZA KITCHEN  
CAPITAL RUN WALK  
THE FRESH MARKET  
OBELIN REGIONAL LIBRARY

FRANCESCA'S  
JOHNSON LAMB  
ABC STORE  
TALBOTS  
NADEAU

CAMDEN VILLAGE DISTRICT  
APARTMENTS (COMING SOON)

## 2025 DEMOGRAPHICS, 1951 CLARK AVE.

MILE RADIUS	POPULATION	HOUSEHOLDS	HOUSEHOLD INCOME	DAYTIME POPULATION
1	21,227	10,350	\$100,665	17,546
3	107,141	46,094	\$105,319	83,677
5	244,449	109,270	\$98,161	182,968

## RALEIGH ACCOLADES

### #1 BEST-PERFORMING LARGE METRO AREA

Milken Institute · January 2025

### #9 BEST LARGE CITY TO START A BUSINESS

Wallet Hub · April 2025

### #1 METRO FOR NEW COLLEGE GRADUATES

ADP · July 2025

### #3 FASTEST GROWING U.S. CITY FOR CONSTRUCTION

CoreLogic · January 2025

### #4 BEST CITIES FOR HEADQUARTERS

Triangle Business Journal · January 2025

### #2 AMERICA'S FRIENDLIEST CITIES

YUZU · April 2025

## RALEIGH PROFILE, 2023 CENSUS

**196,924**

Number of Households

**470,763**

Total Population

**34.7**

Median Age

**23.4 MIN.**

Mean Commute Time

**\$377,800**

Median Property Value

**53.9%**

Bachelor's Degree or Higher

**\$82,424**

Median Household Income

**20.6%**

Moved since previous year

**51.2%**

Housing units occupied by owner