

1951 CLARK AVENUE

Raleigh, NC 27605

OFFICE BUILDING

For Lease



LEASING AGENT

SKIPPER DAY

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2108 Clark Avenue

Raleigh, NC 27605

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york

AVAILABLE SPACE

LEASE RATE

Call Broker

AVAILABILITY

Suite 200: ± 4,145 SF

Suite 300: ± 3,611 SF

**Potential to lease both floors to one Tenant*

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)

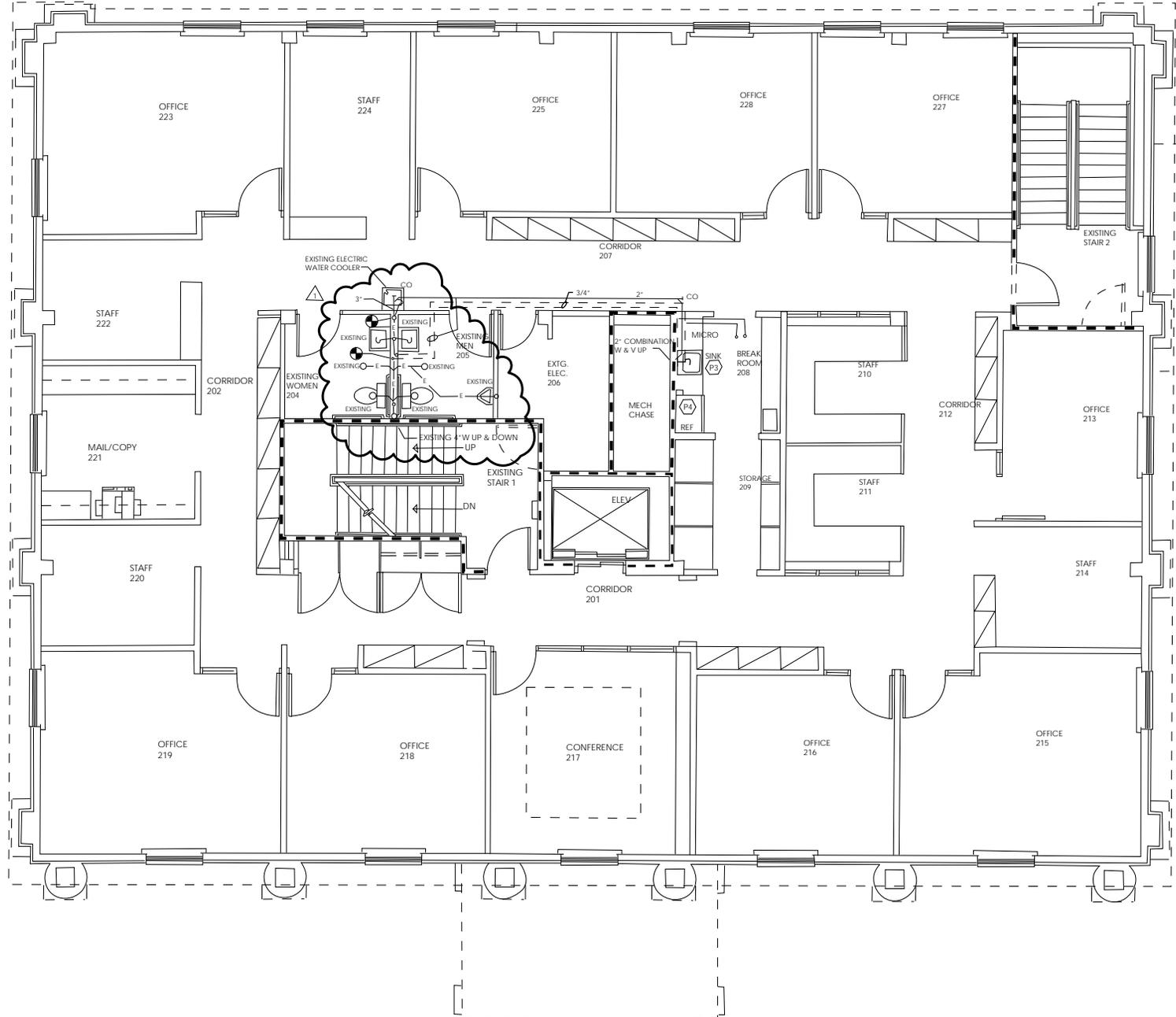


EXTERIOR
PHOTOS



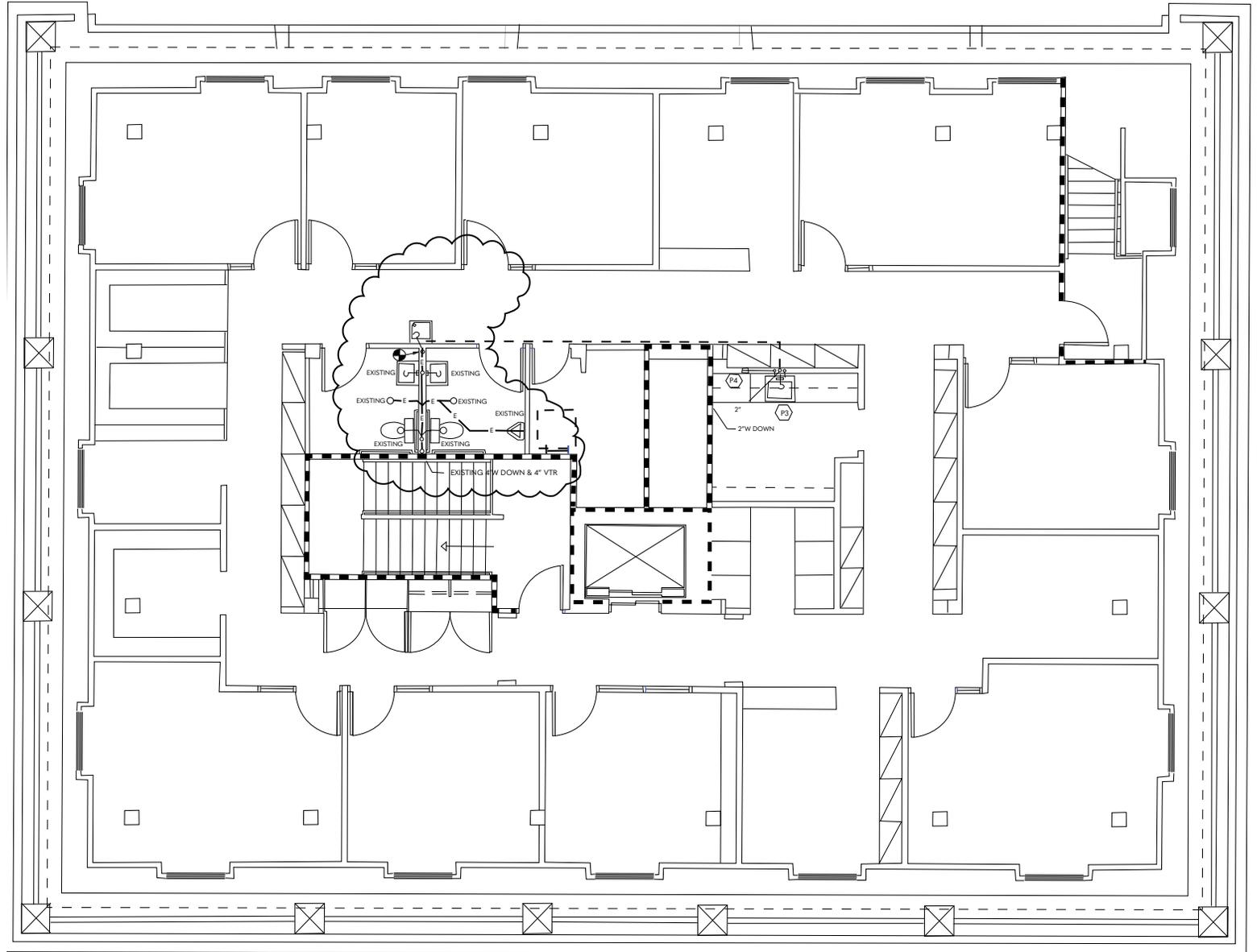
FLOOR PLAN

2ND FLOOR



FLOOR PLAN

3RD FLOOR



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

WAKE MED

HARRIS TEETER

OBERLIN 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.

LORENA LUCA SPA
TAZZA KITCHEN
CAPITAL RUN WALK
THE FRESH MARKET
OBERLIN 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

#1 METRO FOR NEW COLLEGE GRADUATES
ADP · July 2025

#4 BEST CITIES FOR HEADQUARTERS
Triangle Business Journal · January 2025

#9 BEST LARGE CITY TO START A BUSINESS
Wallet Hub · April 2025

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