

# Lynnwood Plaza - For Lease

## 3721 Lynn Road - Suite 114

Raleigh, NC 27613



AI photo representative of possible flooring

### PROPERTY DESCRIPTION

Retail or professional office space in nine unit strip center off Lynn Rd. in Northwest Raleigh.

### LOCATION DESCRIPTION

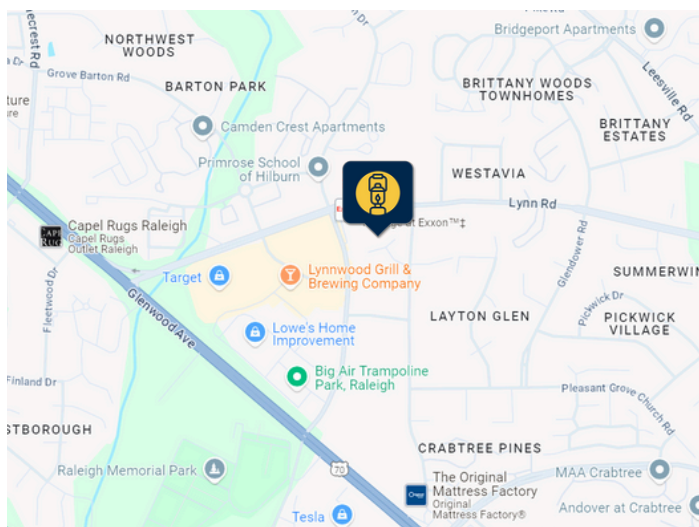
Property is located off Lynn Rd. near Glenwood Ave. Close to Target, Lowe's, and Cinemark Bistro. Current tenants include destination retail, doctor's offices, a veterinarian, and professional offices. 13,000 vehicles per day on Lynn Rd.

### PROPERTY HIGHLIGHTS

- Constructed in 1997
- 2,116 square foot corner suite
- 3 offices, open work area, 2 bathrooms, reception
- Freshly painted and new lighting
- Ready for new flooring; tenant to select
- Zoning: NX-3

### PRICING

Asking Rent:	\$23.00 PSF NNN
TICAM:	\$ 4.89 PSF



**Interested?**  
**Contact us for more information**

Joe Cabral, Broker  
joe@southatlanticsites.com  
919.701.7752

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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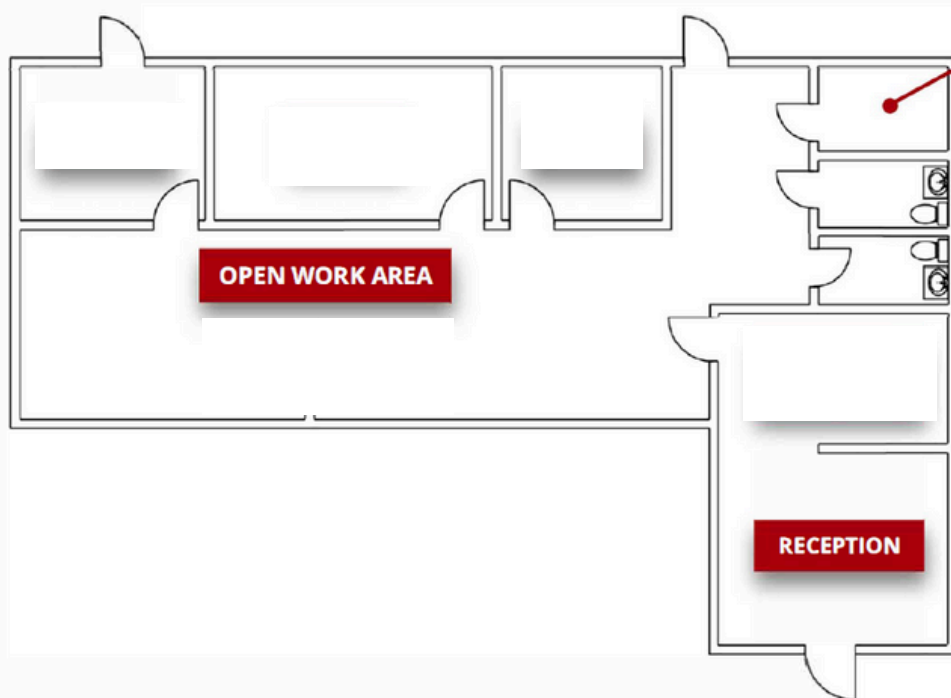
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**South  
Atlantic  
Sites**

## FLOORPLAN



**MECHANICAL**

**OPEN WORK AREA**

**RECEPTION**

### SPACE FEATURES:

- RECEPTION
- 2 RESTROOMS
- 2 PRIVATE OFFICES
- OPEN WORK AREA



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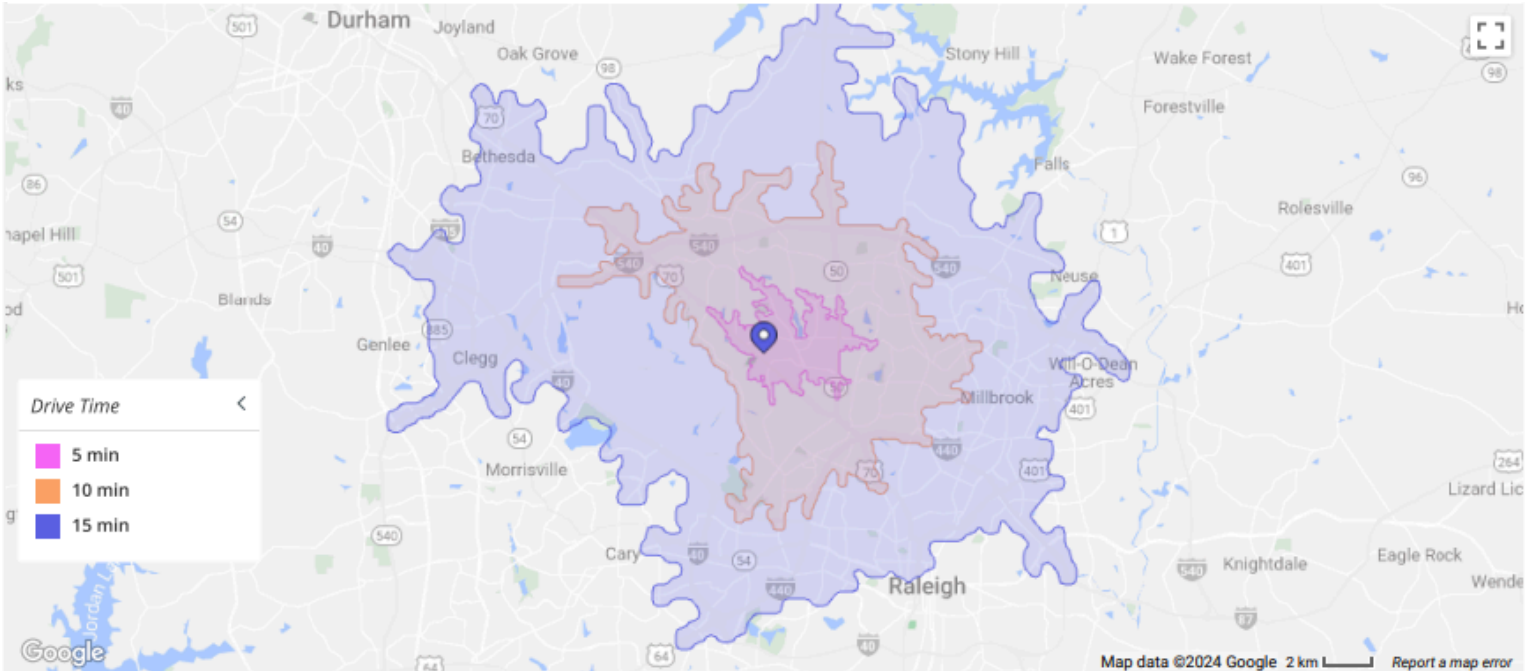
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### DEMOGRAPHICS



Dataset: STI: Popstats **▼** Benchmark with: **Nationwide** **State**

2023 2028 Projection 2033 Projection

Search Group or Attribute	5 Min Drive	10 Min Drive	15 Min Drive
Overview			
Population	18,042	117,513	323,283
Households	8,431	54,514	145,926
Persons per Household	2.1488	2.1488	2.1689
Household Median Income	\$93,526.52138	\$97,542.95143	\$92,318.91136
Household Median Disposable Income	\$79,431.38136	\$82,440.93141	\$78,572.21135

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