

# Lynnwood Plaza - For Lease

## 3721 Lynn Road - Suite 114

Raleigh, NC 27613



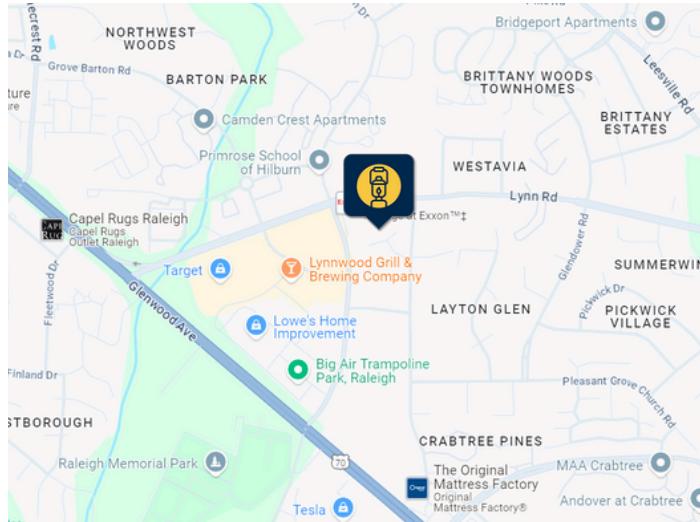
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AI photo representative of possible flooring

### PROPERTY DESCRIPTION

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



**Interested?  
Contact us for more  
information**

Joe Cabral, Broker  
[joe@southatlanticsites.com](mailto:joe@southatlanticsites.com)  
919.701.7752

### 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

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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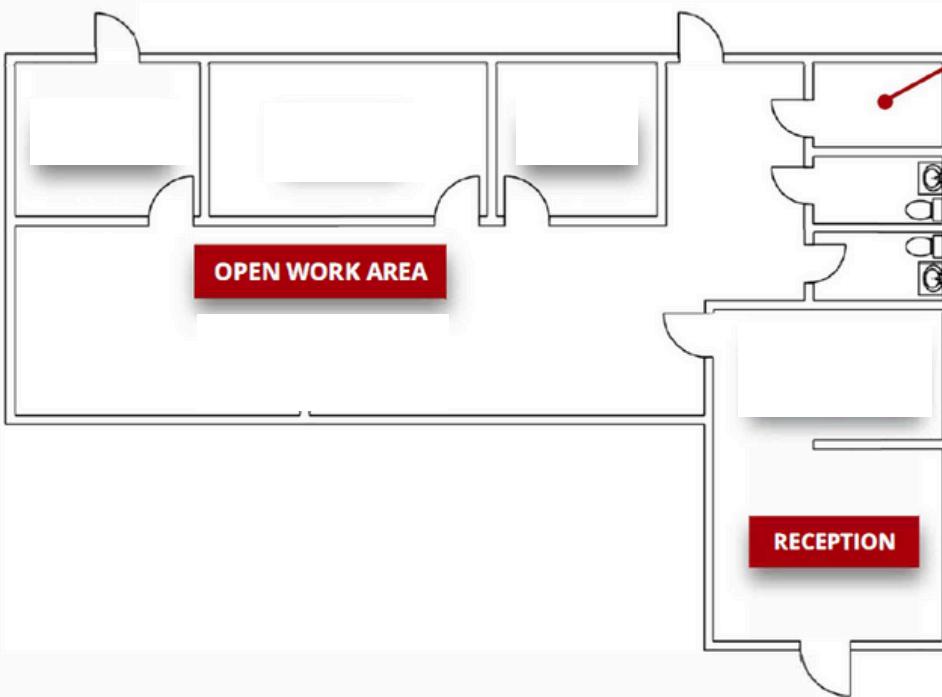
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### FLOORPLAN



#### SPACE FEATURES:

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



All photo representative of possible flooring

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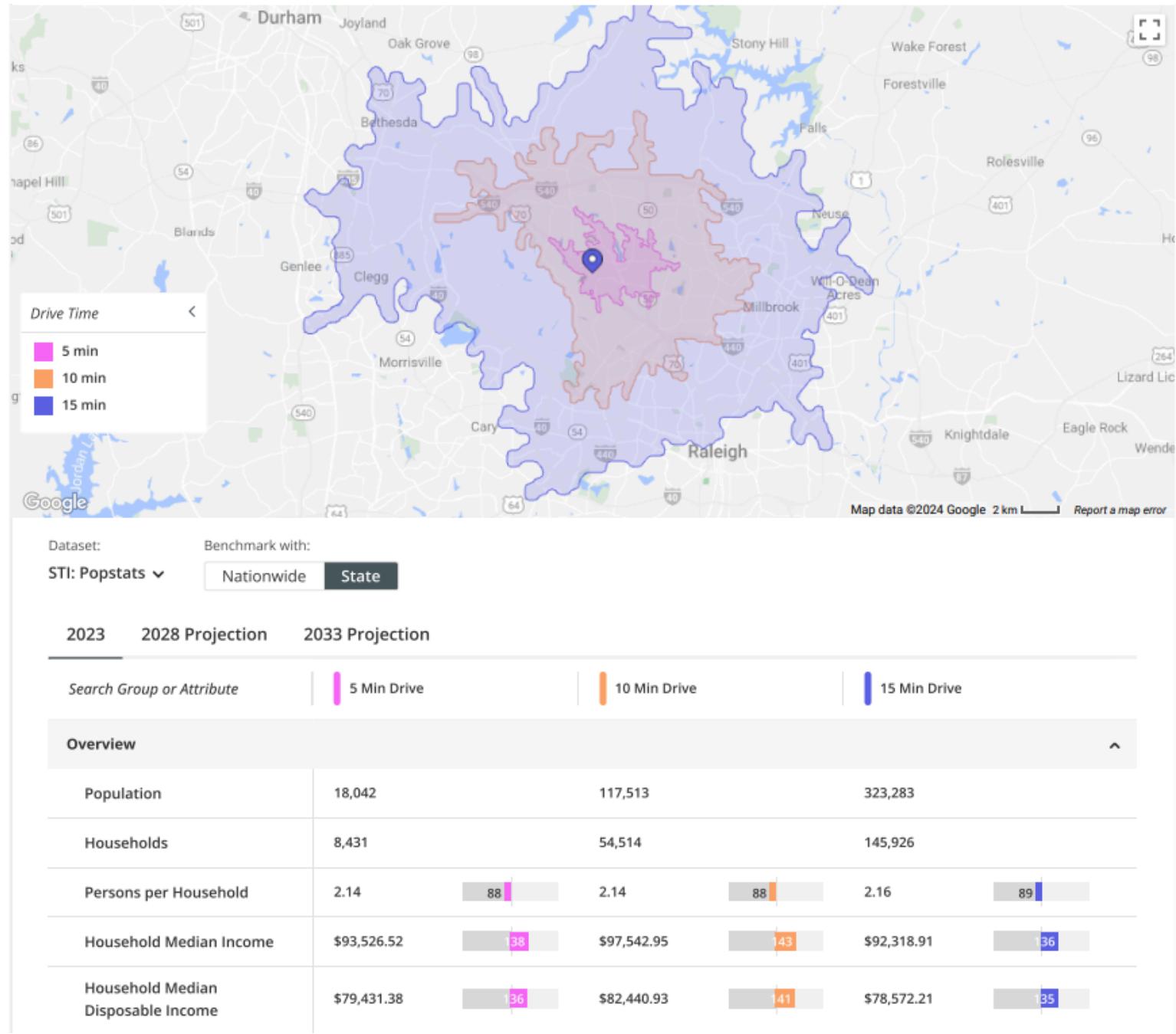
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## DEMOGRAPHICS



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