RETAIL SPACE FOR LEASE

3801 WESTERN BLVD.

RALEIGH, NC 27606

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PROPERTY OVERVIEW

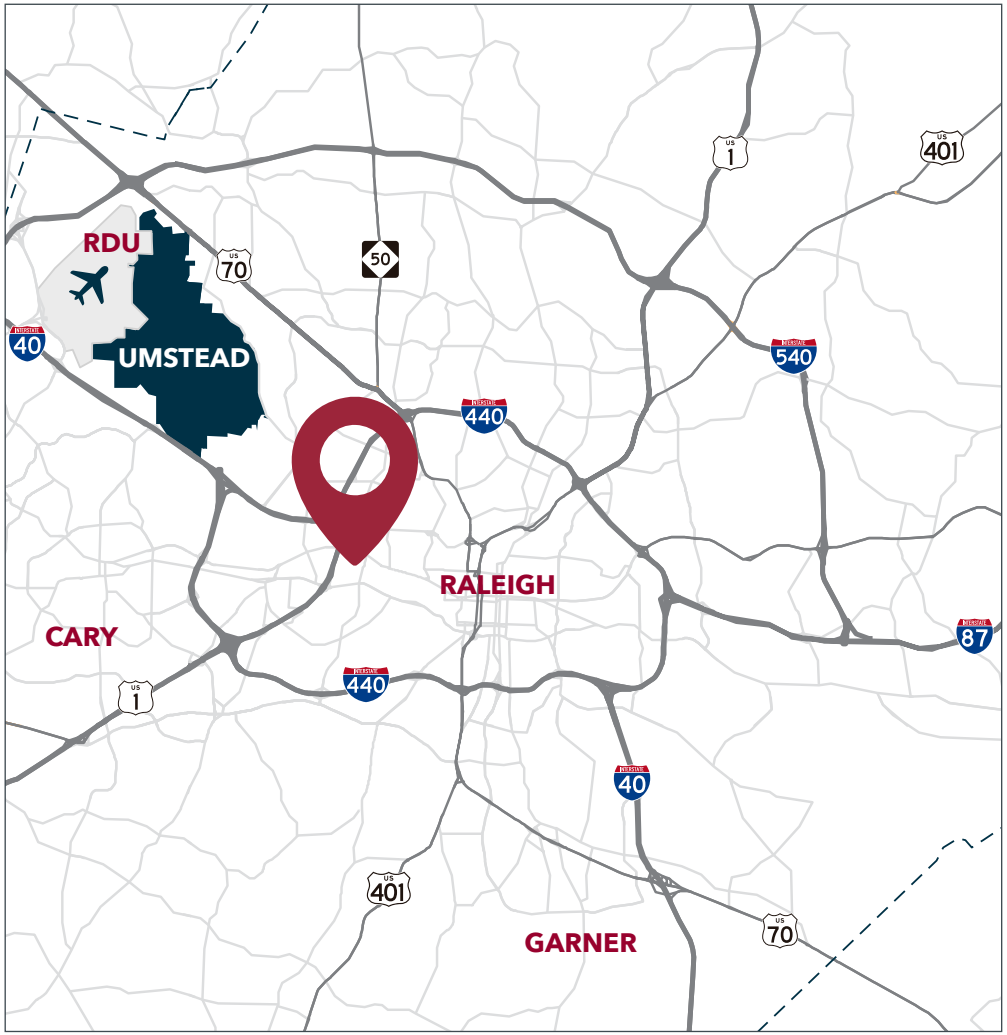
RETAIL SPACE FOR LEASE
3801 Western Boulevard
Raleigh, NC 27606

This 7,130 SF multitenant retail building is available for lease just minutes from North Carolina State's South Campus and a vibrant downtown district. The single-story property offers strong visibility, surface parking, a modern glass storefront, and a private outdoor patio. Constructed with a mix of masonry and metal, it's an ideal location for retailers seeking a high-traffic, established area.

The property is located near the intersection of Western Boulevard and Gorman Street inside the beltline of Raleigh, less than a mile of I-440.

SPACE DETAILS

- Suite 101: 2,029 SF (available immediately)
- Private outdoor patio
- New complete roof as of 5/23/25
- Glass storefront
- 3.2 / 1,000 SF Parking Ratio
- Single story
- Built in 1955
- Separate water meters
- The building was previously a dry cleaner, but has been fully remediated.
- Ticam: $3.31 per RSF
- Lease Rate: $35.50 per RSF (NNN)



PHOTOS

FLOOR PLAN

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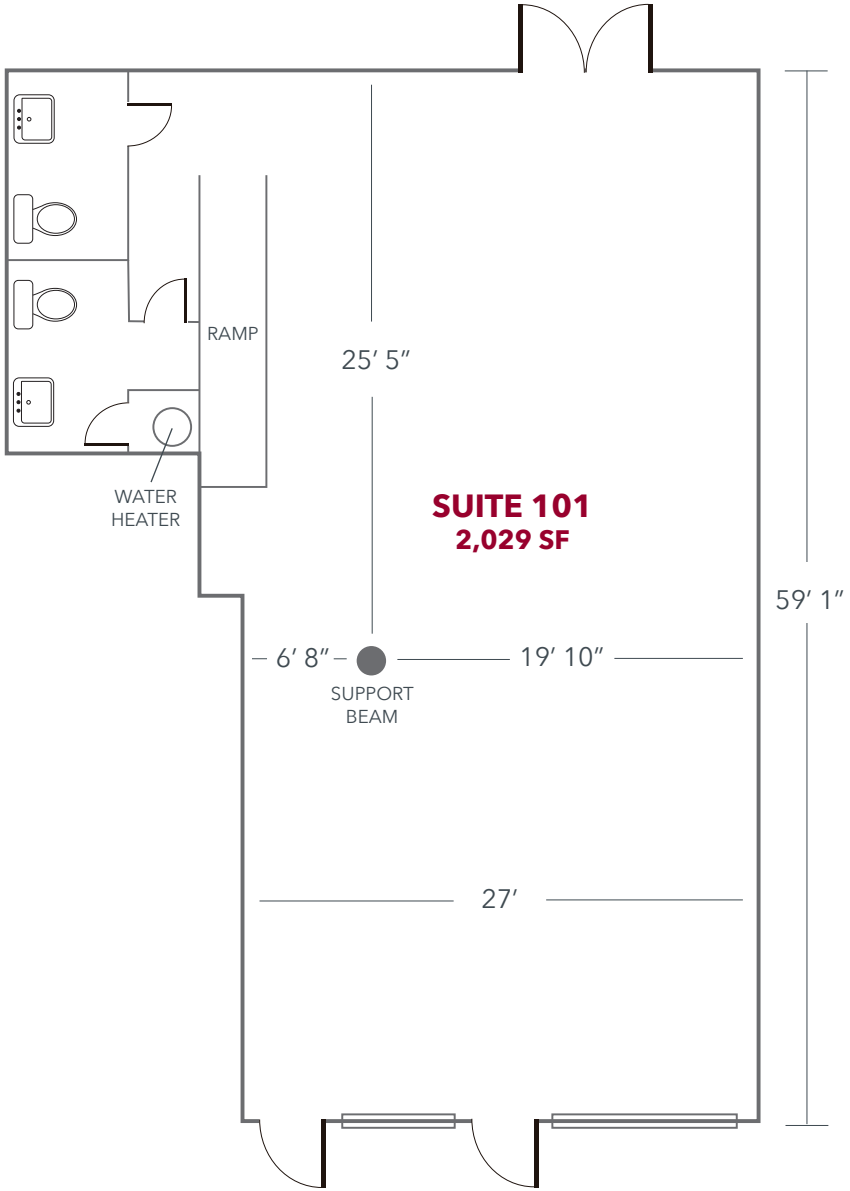

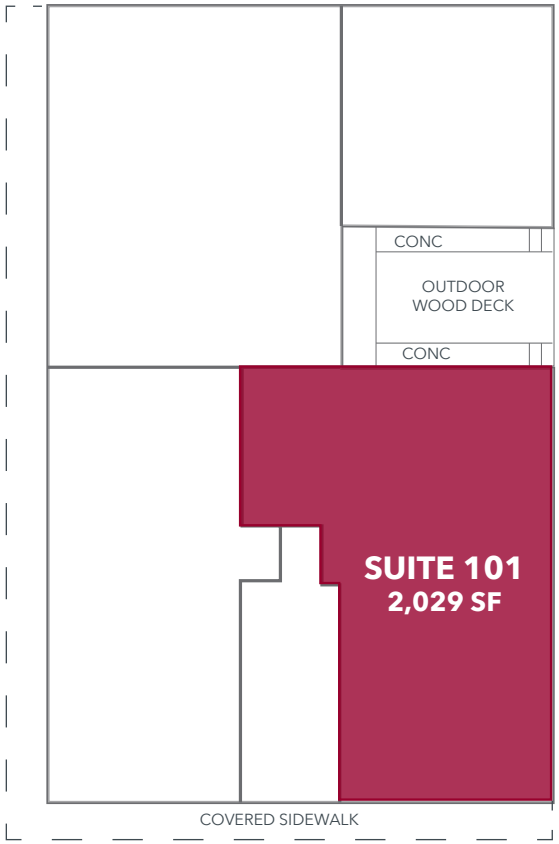

AREA OVERVIEW

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DEMOGRAPHICS

RETAIL SPACE FOR LEASE
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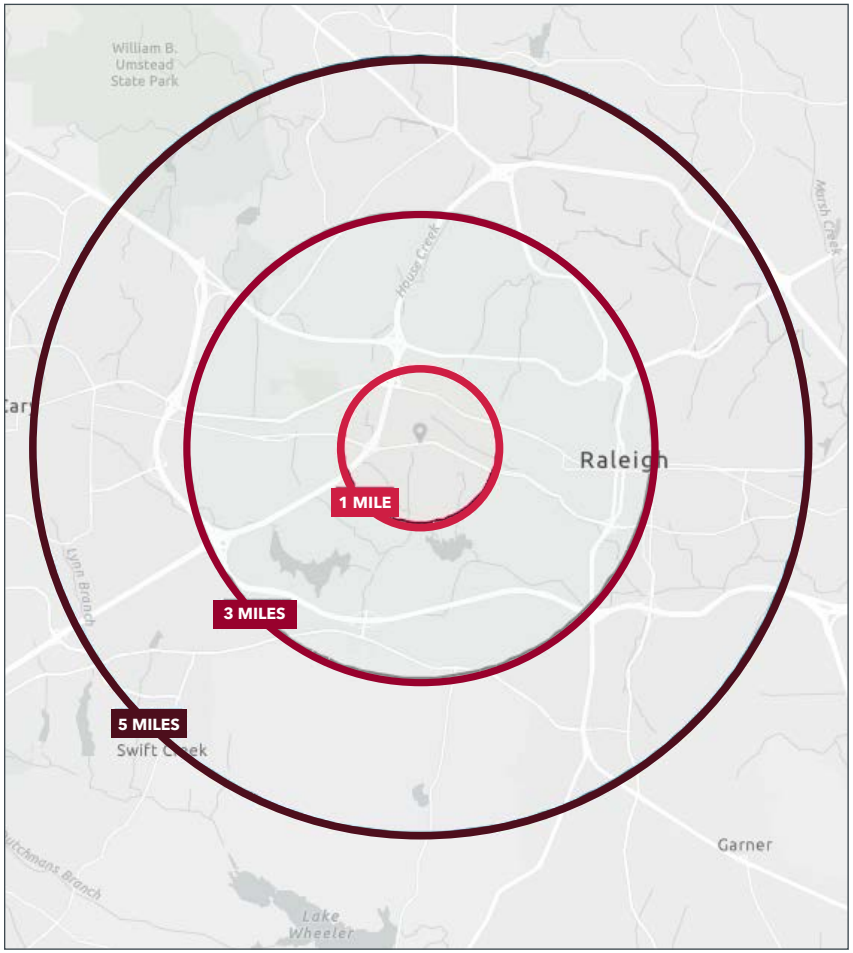
	1 MILE	3 MILES	5 MILES
2024 Total Population	20,608	99,331	220,336
Average Home Value	$592,824	$664,263	$615,150
Average Household Income	$68.530	$118,774	$125,620
Median Age	23	29	32.4
Bachelor's Degree or Higher	59.9%	65.3%	61.1%



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