



NEW CONSTRUCTION - RETAIL / F&B - FOR LEASE

# THE ROW AT 440 EAST

ATLAS STARK

# PROPERTY SUMMARY

New construction, 6,900 SF retail center located at 3601 New Bern Ave in Raleigh, NC. Flexible suites ranging from 900 SF to 6,900 SF. Situated on New Bern Avenue, right outside the I-440 Beltline, providing convenient access to Downtown Raleigh and the greater Triangle region.

## HIGHLIGHTS

- Address: 3605 New Bern Ave, Raleigh, NC 27610
- Delivery: Summer 2026
- Building Size: 6,900 SF
- Suite Sizes: 900 - 6,900 SF
- Base Rent: \$39.00 PSF NNN
- TICAM: \$6.00 PSF (estimate)
- Delivery Condition: Cold Dark Shell
- Tenant Improvement Allowance: \$60.00 PSF

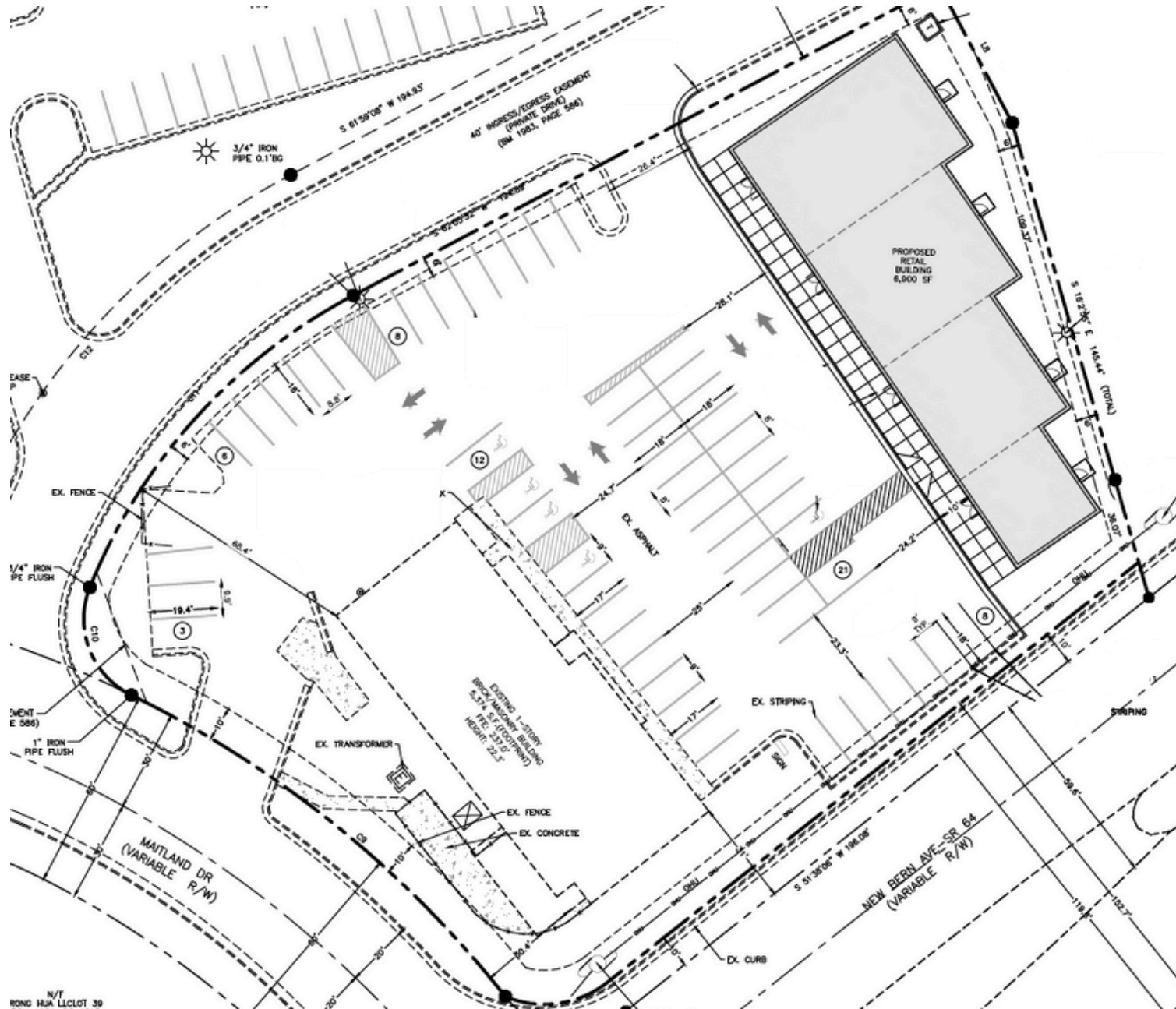








# Site Plan





## DEMOGRAPHICS WITHIN 3-MILE



77,263 POPULATION



35 MEDIAN AGE



\$66,172 MEDIAN HOUSEHOLD  
INCOME



2.5 AVERAGE HOUSEHOLD  
SIZE

## LOCATION

- 4-MIN TO WAKE MED HOSPITAL
- DOWNTOWN RALEIGH-4 MILES
- NORTH HILLS-5 MILES
- RDU INTERNATIONAL AIRPORT-20 MINUTES



**SITE**

NEW BERN AVE.

**DOWNTOWN  
RALEIGH**

**WakeMed Raleigh  
Campus**





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