



F&B / RETAIL / FLEX SPACES FOR LEASE

440 EAST

ATLAS STARK



PROPERTY SUMMARY

F&B, Retail, Flex, and Warehouse spaces for lease located in 440 East, 10 minutes from Downtown Raleigh. 440 East is conveniently situated across the street from WakeMed Hospital and directly off the I-440 Beltline.

HIGHLIGHTS

- Located right off I-440 Beltline, on New Bern Avenue
- Mix of F&B, Retail, and Flex Space
- High Ceilings
- Ample Parking

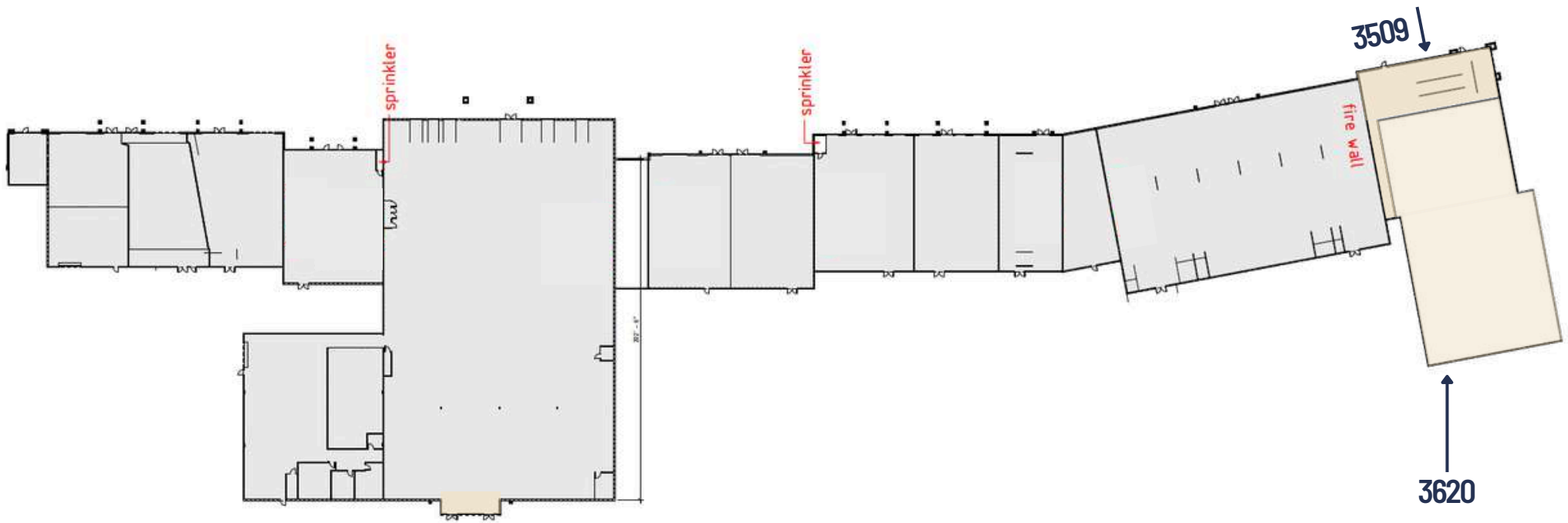
ADDRESS	3509 Maitland Dr	3620 Bastion Ln
SIZE	2,889	12,064
BASE RENT	\$16 PSF	Contact Broker
TICAM	\$2.50 PSF	\$2.50 PSF

Suite Highlights

- 3529 Maitland: Loading Dock with Leveler
- 3620 Bastion: 2nd Gen Restaurant with Full Kitchen

SITE PLAN

← MAITLAND DRIVE →

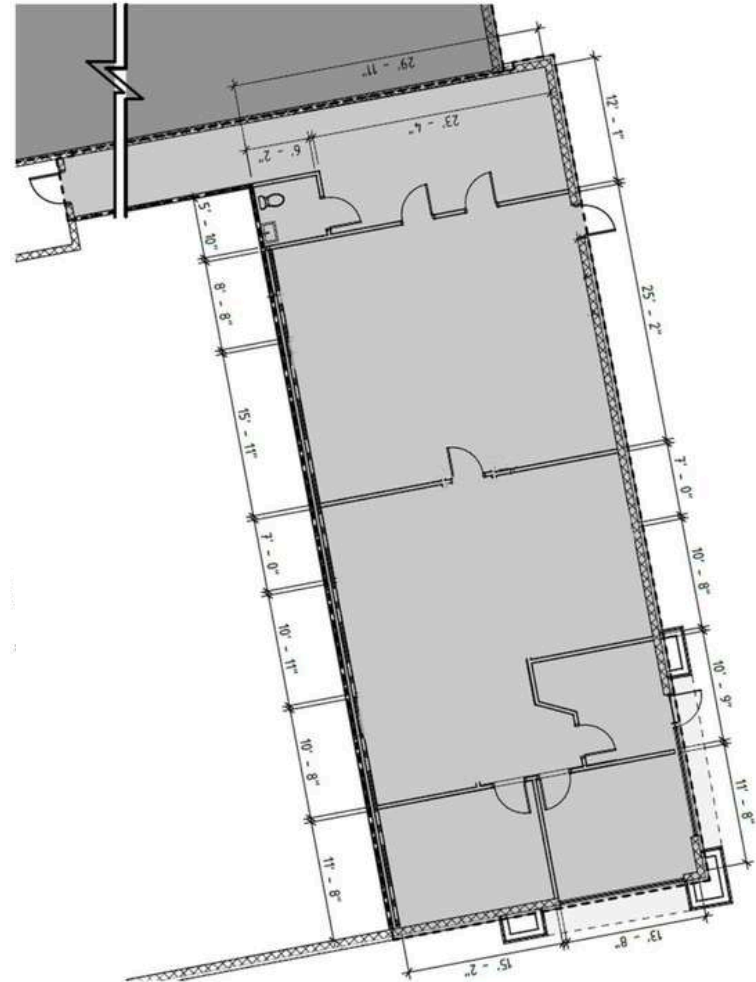


FLOORPLAN

3509 MAITLAND DR

HIGHLIGHTS

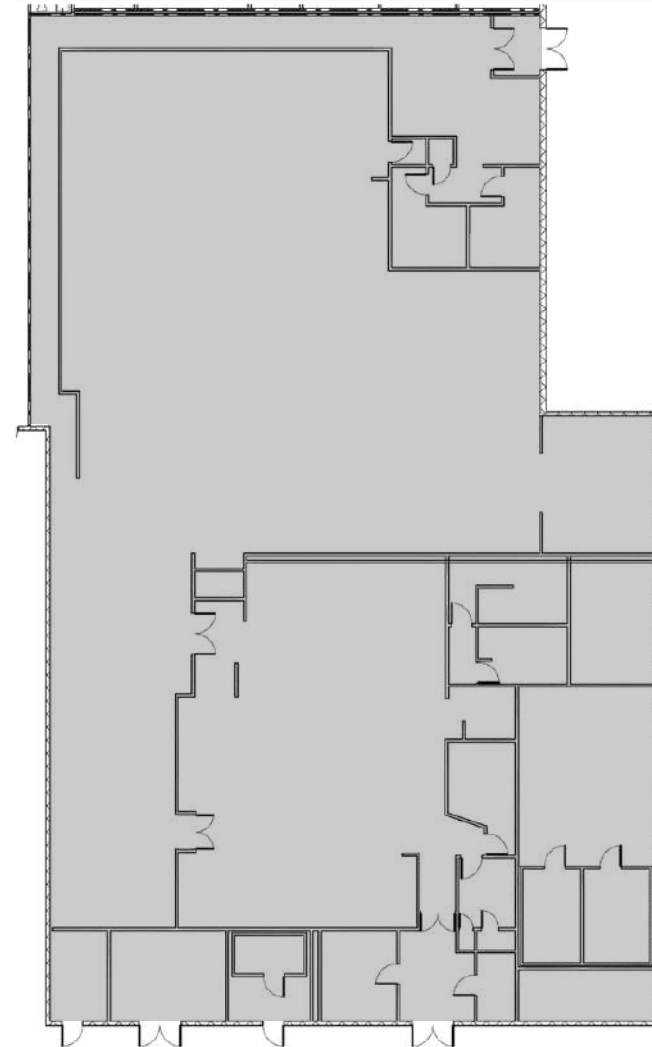
- 2,889 SF
- Office / Retail Space



3620 BASTION LN

HIGHLIGHTS

- 12,064 SF
- 2nd Generation Restaurant Space
- Full kitchen Buildout - all equipment conveys





SITE

**DOWNTOWN
RALEIGH**

NEW BERN AVE.

**WakeMed Raleigh
Campus**

DEMOGRAPHICS WITHIN 3-MILE



77,263 POPULATION



35 MEDIAN AGE



\$66,172 MEDIAN HOUSEHOLD
INCOME



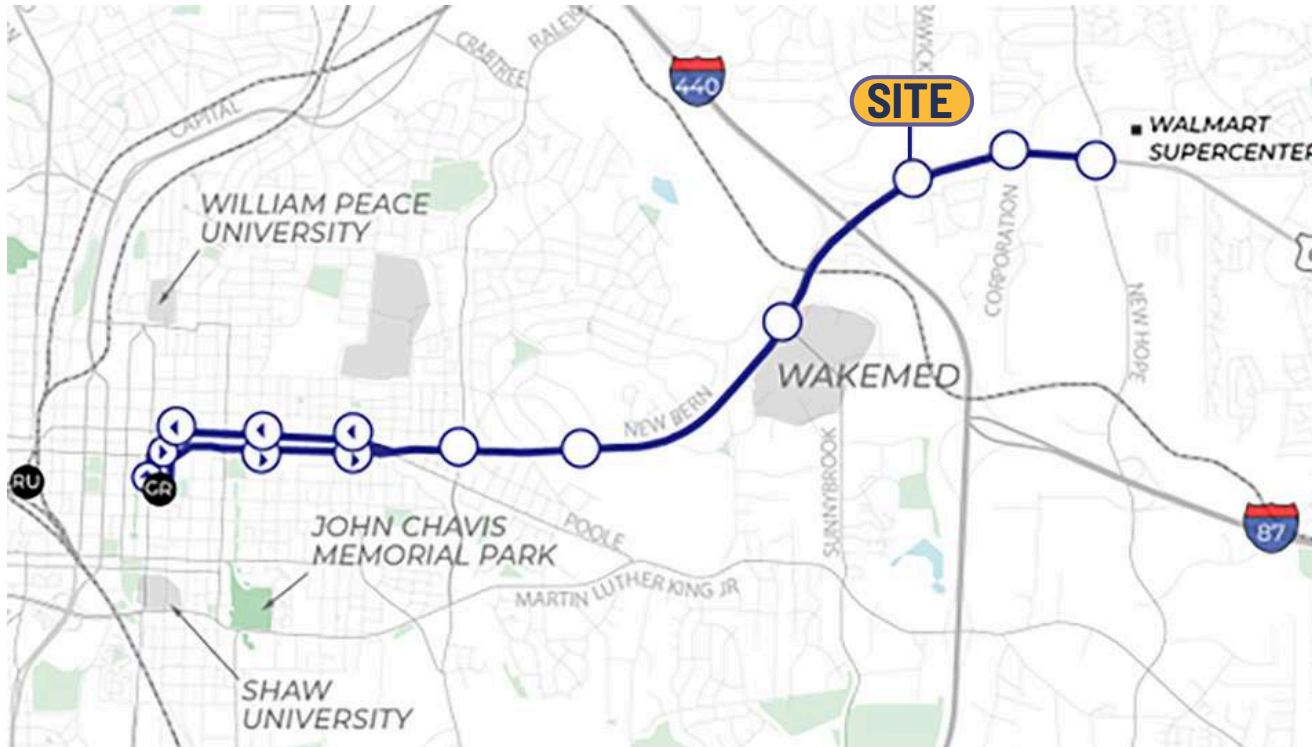
2.5 AVERAGE HOUSEHOLD
SIZE

LOCATION

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

WAKE BRT - NEW BERN AVE

The Wake BRT - New Bern Avenue project is currently under construction, **extending from Downtown Raleigh to New Hope Road**. The 5-mile corridor will include 19 new station platforms and 3.3 miles of dedicated bus lanes, **improving travel times and accessibility along one of the city's busiest routes**. With service planned to connect key destinations such as WakeMed and nearby shopping centers, the project will bring enhanced public transit right to New Bern Avenue, supporting continued growth and connectivity in East Raleigh.



HIGHLIGHTS

- Corridor: Downtown Raleigh → New Hope Rd (≈ 5.1 miles)
- Stations: 19 BRT platforms with upgraded shelters and real-time info
- Dedicated Lanes: 3.3 miles for faster, more reliable bus service
- Signal Priority: Keeps buses moving through traffic lights
- Major Stops: Downtown, WakeMed, and New Bern Ave shopping centers
- Status: Under construction now
– Raleigh's first BRT corridor

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