RETAIL FOR LEASE

900 SQFT

Dedicated Parking

Local Amenities

Excellent Location

ADDRESS

111 Seaboard Avenue, Raleigh NC 27604

Leasing Agent

James Troxler
Vice President, Brokerage

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Lease Rate

$34.00 PSF

Features

Located in the historic Seaboard Station area of Raleigh, 111 Seaboard Avenue is a refurbished mixed-use building that serves as a key gateway to Downtown Raleigh.

- **909 SF | $34.00 PSF NNN | $6.81 TICAM**

- Ample parking in front and 2-hour spaces on street

- Walking distance to William Peace University, Glenwod South, State Capitol, and Fayetteville Street

- Co-tenants include Bad Daddy's, Sola Salon Studio, and Jade Express

| 128 | 122 | 118 | 116 | 114 | 110 | 100 |
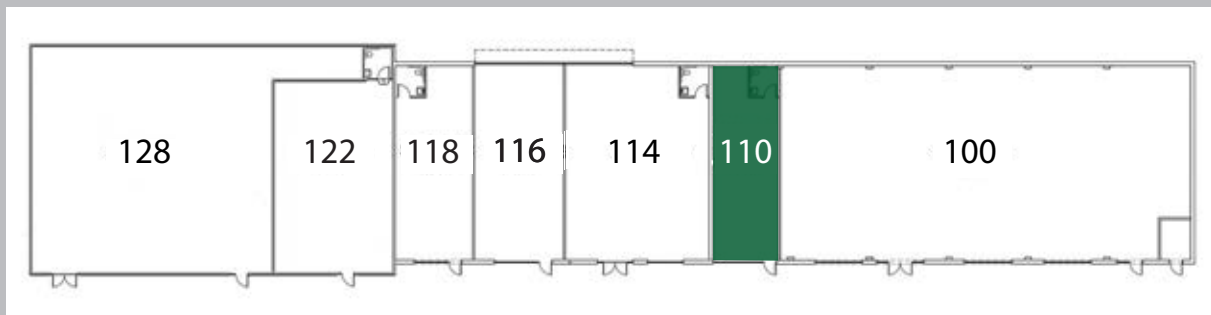
Additional Photos

Area Amenities

The property is ideally situated within Raleigh's revitalized Seaboard Station district, offering walkable access to restaurants, cafes, retail shops, and personal-service businesses. It's surrounded by new residential buildings and hotels, blending convenience, dining, and urban accessibility in a rapidly growing area.

City of Raleigh

Raleigh consistently ranks among the fastest-growing cities in the nation, fueled by a diverse economy and strong job market. Known as part of the renowned Research Triangle, it is home to a highly educated work-force, major universities, and numerous technology and life science companies. The city offers a vibrant quality of life, with award-winning dining, cultural attractions, and abundant green space. With its combination of business opportunity and lifestyle appeal, Raleigh continues to attract top talent, investment, and corporate growth.

—— Demographics ——
July 2025

[111 Seaboard Avenue] [Raleigh, NC]		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	19,300	107,393	221,609
	2023 Projected Population	22,045	120,436	248,742
	2010 Census Population	14,742	92,331	189,647
	2000 Census Population	14,747	85,493	161,772
	Projected Annual Growth 2018 to 2023	2.8%	2.4%	2.4%
	Historical Annual Growth 2000 to 2018	1.7%	1.4%	2.1%
	2018 Median Age	33.5	32.5	33.6
HOUSEHOLDS	2018 Estimated Households	9,039	41,249	87,054
	2023 Projected Households	10,406	46,833	98,117
	2010 Census Households	6,015	33,336	72,220
	2000 Census Households	5,514	31,786	63,447
	Projected Annual Growth 2018 to 2023	3.0%	2.7%	2.5%
	Historical Annual Growth 2000 to 2018	3.6%	1.7%	2.1%
EDUCATION	2018 Estimated Elementary (Grade Level 0 to 8)	4.4%	4.7%	5.4%
	2018 Estimated Some High School (Grade Level 9 to 11)	9.1%	7.7%	6.3%
	2018 Estimated High School Graduate	17.7%	18.3%	18.1%
	2018 Estimated Some College	17.4%	17.3%	18.1%
	2018 Estimated Associates Degree Only	6.4%	6.3%	7.1%
	2018 Estimated Bachelors Degree Only	26.6%	27.8%	27.7%
	2018 Estimated Graduate Degree	18.4%	17.9%	17.2%
INCOME	2018 Estimated Average Household Income	$71,381	$77,885	$78,638
	2018 Estimated Median Household Income	$49,868	$59,790	$62,782
	2018 Estimated Per Capita Income	$35,020	$30,799	$31,364
BUSINESS	2018 Estimated Total Businesses	2,544	6,259	14,239
	2018 Estimated Total Employees	45,561	96,301	195,725
	2018 Estimated Employee Population per Business	17.9	15.4	13.7
	2018 Estimated Residential Population per Business	7.6	17.2	15.6