

RETAIL
OPPORTUNITIES
AT
maeve

20-story Luxury High-Rise
Community Featuring
297 Apartments and 10,000
SF of **Premier Retail Space.**



york

LEASING AGENT

JAMES TROXLER

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YORK PROPERTIES

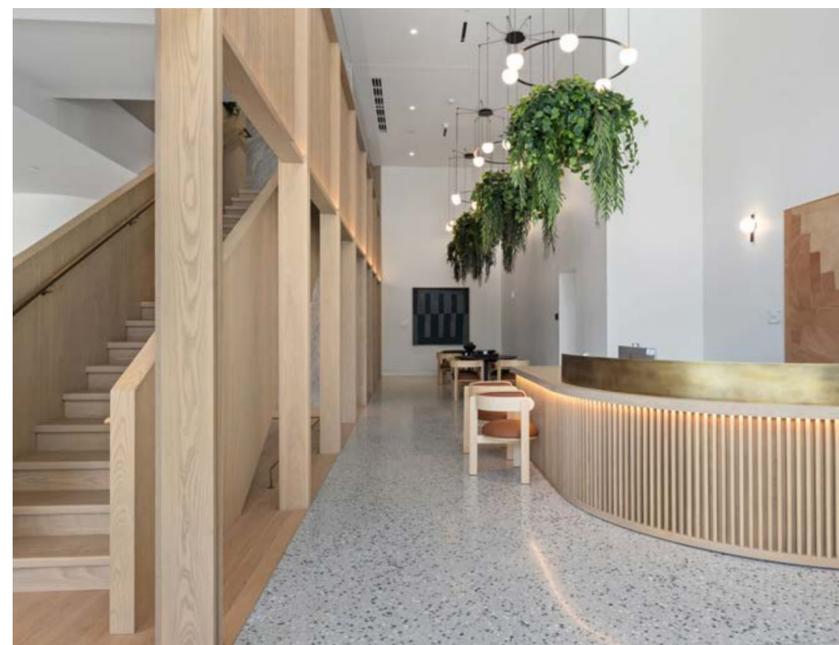
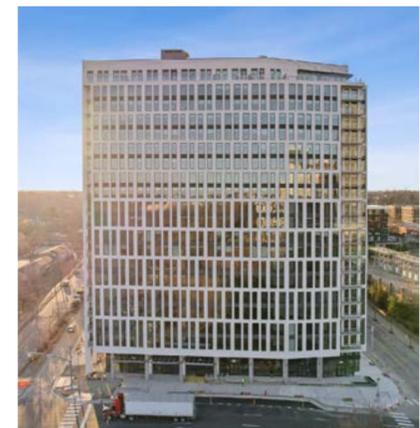
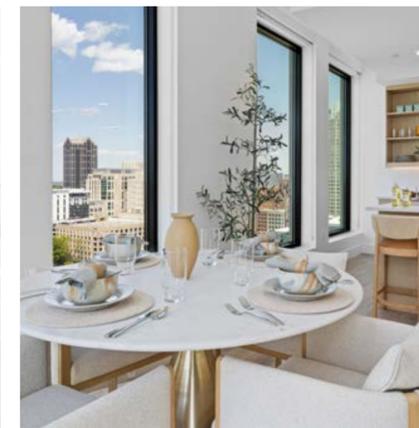
2108 Clark Avenue

Raleigh, NC 27605

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2025 DEMOGRAPHICS REPORT

Population

	1 Mile	3 Miles	5 Miles
	15,677	109,255	211,644

Average Household Income

	1 Mile	3 Miles	5 Miles
	\$142,005	\$127,681	\$127,293

Employees

	1 Mile	3 Miles	5 Miles
	37,673	76,590	159,318



Shell delivery with tenant improvement allowance



Mass transit hub within 1/3 mile; 5-7 min walk



On-site parking for residents and customers

PROPERTY DETAILS

- Luxurious 20-story, high-rise community featuring 297 apartment homes and more than 10,000 sf of retail space
- Located in the bustling and growing Warehouse District of Downtown Raleigh across the street from the Red Hat Amphitheater



RALEIGH



319 W. Lenoir Street, Raleigh, NC
Warehouse District

AVAILABLE SPACE

SUITE 610.....	±1,240 SF
SUITE 630.....	±1,944 SF
SUITE 322/640.....	±1,465 SF
SUITE 326/324.....	±3,451 SF
SUITE 330.....	±2,626 SF

Contact Broker for Lease Rates and TI Allowance

James Troxler

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- Rare opportunity to create signature retail destination in an architectural landmark
- Within walking distance to the Red Hat Amphitheater, Raleigh Convention Center, Sam Jones BBQ, Boulted Bread and much more

- 24 spaces for retail parking + 5 ADA, street parking and a pull off lane on S Dawson
- Outdoor patio seating available for all units
- Shell delivery with market-competitive tenant improvement allowance



RIGHT
IN THE MIDDLE
OF **THE ACTION**

Maeve Raleigh offers unmatched visibility and accessibility in downtown's vibrant core. This new luxury building places your business steps from the city's biggest attractions-including the Raleigh Convention Center and Red Hat Amphitheater, which together host hundreds of major concerts, conferences, expos, and festivals year-round.

From high-profile music acts like **John Legend** and **The Black Keys** to blockbuster events such as **GalaxyCon Raleigh** and the **All Things Open** tech conference, these venues draw hundreds of thousands of visitors annually-delivering a steady stream of potential customers right to your door. At Maeve, you're not just leasing space; you're securing a front-row seat to the energy and excitement that define downtown Raleigh.

**RALEIGH
CONVENTION CTR.**

400-500K

Estimated Number of
Visitors Annually

**RED HAT
AMPHITHEATER**

51

Events in 2024

280,000+

Visitors in 2024



maeve



The Raleigh Convention Center is downtown's hub for conferences, trade shows, and major events. With over 500,000 square feet of flexible meeting and exhibit space, including a dramatic ballroom, **the Center draws hundreds of thousands of visitors annually**. Its close proximity ensures steady foot traffic and high visibility-making this retail opportunity ideal for businesses looking to capture both local and out-of-town customers.



Located just **steps from the Maeve retail space**, Red Hat Amphitheater is Raleigh's premier outdoor concert venue, hosting some of the biggest names in music and entertainment from April through October. This open-air amphitheater draws crowds with its **vibrant atmosphere, stunning city skyline views**, and a lineup of **top-tier concerts and festivals** that energize downtown all season long.

MAJOR GROWTH AND DEVELOPMENTS



OLDHAM & WORTH

A mixed-use residential project in the West End featuring five stories of upscale apartments, first-class amenities and 4,000 square feet of ground-floor retail space.



CONVENTION CENTER EXPANSION

The expansion is anticipated to open in 2028 and will include approximately 80,000 SF of flexible event space and 30 meeting rooms.



DEPOT

Future boutique hotel with rooftop is being built while preserving the former train depot building. It'll include: 30k sf retail, 20k sf office, and an outdoor plaza. To be delivered 2028.



OMNI HOTEL

The hotel is anticipated to include 550 guest rooms and 55,000 square feet of meeting space, a rooftop pool, signature Mokara spa and a fitness center.



DIX PARK

Dix is being transformed into a world-class, 308-acre urban park with plans for open green spaces, cultural venues, gardens, and year-round programming.



THE ROW

The first phase of Rockway Raleigh, The Row, has delivered 335 apartment units at the edge of Dorothea Dix Park and the Rocky Branch Greenway Trail.

BOYLAN HEIGHTS



.25 MILE

.5 MILE



RED HAT AMPHITHEATRE RELOCATION

The current amphitheater has a capacity of roughly 6,000. The new venue is expected to have a capacity of 6,000 to 6,500.

LOCALE

Situated in Raleigh's vibrant Warehouse District, The Maeve offers 10,000 SF of ground-floor retail space **surrounded by some of the city's best dining, shopping, and nightlife.** Just steps from Morgan Street Food Hall, Transfer Co. Food Hall, and local favorites like Barcelona Wine Bar and Brewery Bhavana, this **area attracts a steady mix of residents, office workers, and visitors.** Retailers benefit from the energy of a walkable, mixed-use neighborhood that blends historic character with modern living. The Maeve's stylish infrastructure and **proximity to major transit routes make it an ideal destination** for retailers looking to thrive in a high-visibility, high-traffic location.

WITHIN 1/2 MILE:



40 dining options feature a wide variety of culinary delights guaranteed to hit the spot.



10 arts and entertainment venues featuring escape rooms, performing arts and more.



5 hotels including meeting spaces, lounges, rooftop bars and retail.



15 stores including gift shops, boutiques, convenience stores, and specialty beverage shops.



13 nightlife concepts with atmospheres to please, no matter what you're in the mood for!



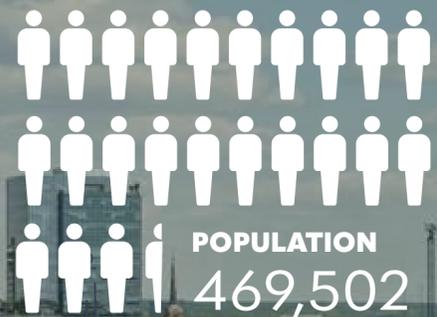
18 residential buildings including townhomes, condominiums and luxury apartments.

NC STATE UNIVERSITY

Located just 1.5 miles from Centennial Campus, the Maeve offers unparalleled access to a vibrant community of over 35,000 students, faculty, and staff.

RALEIGH, NC

CITY PROFILE



ACCOLADES

#1 Best Performing City for Economic Growth - 2025 Milken Institute

#3 Best State Capital to Live In 2025 WalletHub

#1 Most Livable City 2024 Far & Wide

#3 Fastest Growing City for Construction - 2025 CoreLogic

#1 Best Performing Large Metro Area 2025 Milken Institute

#7 Fastest Growing Cities in the US 2025 U-Haul Annual Growth Report

#6 Best Free Children's Museum: Marbles Kids Museum - 2025 USA Today

#4 Best Cities for Headquarters 2025 Triangle Business Journal

#2 Hottest Housing Market 2024 US News & World Report

DOWNTOWN UPDATE

88
WALKABILITY SCORE

71
TRANSIT AND BIKE SCORES

DOWNTOWN RALEIGH ALLIANCE Q1 2025 MARKET REPORT

13
PROJECTS UNDER CONSTRUCTION
Q1 2025

2,334
RESIDENTIAL UNITS DELIVERED SINCE Q2 2023

25
NEW STORE-FRONT BUSINESS OPENINGS
Q1 2025

+5.9%
TOTAL VISITS TO GLENWOOD SOUTH YEAR-OVER-YEAR
Q1 2025

1.5M
UNIQUE VISITORS
Q1 2025

+6.6%
AVERAGE MONTHLY HOTEL ROOM SALES REVENUE FROM Q1 2024

DEVELOPMENT UPDATES

\$1.2B
UNDER CONSTRUCTION AS OF
Q1 2025

\$3.2B
IN SITE PREPARATION/PROSED/PLANNED DEVELOPMENTS
Q1 2025

\$7.3B
COMPLETED SINCE 2015, UNDER CONSTRUCTION AND PLANNED
Q1 2025