

OFFICE BUILDING FOR LEASE

# 8354 SIX FORKS RD

8354 Six Forks Rd Ste 201 | Raleigh, NC 27615



**WALKER ROUSE**  
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**CITYPLAT**  
COMMERCIAL REAL ESTATE



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## PROPERTY DESCRIPTION

Introducing an exceptional lease opportunity at 8354 Six Forks Rd Ste 201, Raleigh, NC, 27615. This prime property boasts a strategic location. Ideal for small businesses seeking a professional setting. With ample space and a versatile layout, it offers the flexibility to accommodate a variety of business needs. The property features ample parking for employees and visitors, as well as easy access to major transportation routes. Inside, oversized windows flood the rooms with natural light, creating a bright and inviting atmosphere. Don't miss this chance to elevate your business operations in a coveted location off of Six Forks Road.

## OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (MG)
Available SF:	1,500 SF
Road Frontage:	Six Forks Road

## PROPERTY HIGHLIGHTS

- Ample parking for employees and visitors
- Large windows for natural light
- Professional and inviting atmosphere One bathroom, small kitchenette, 6+ office rooms
- Ideal for small business looking for office space and small medical practices to establish themselves in the Six Forks area.
- 4 miles from North Hills and 4.5 miles from Crabtree Valley Mall

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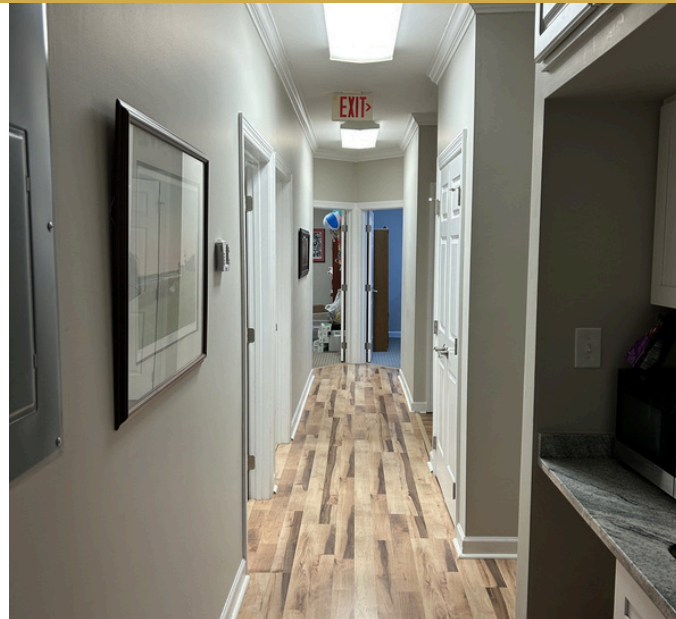
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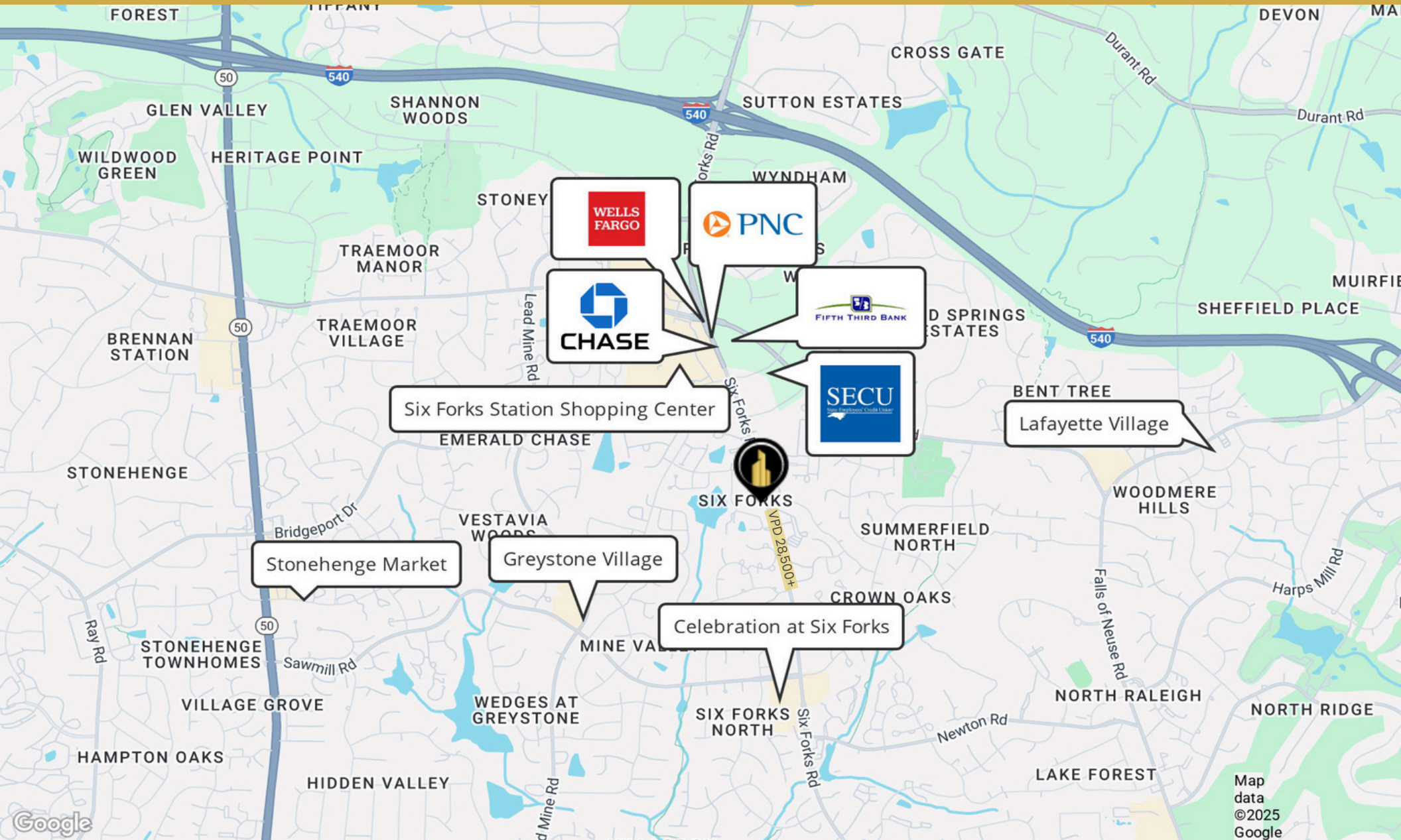
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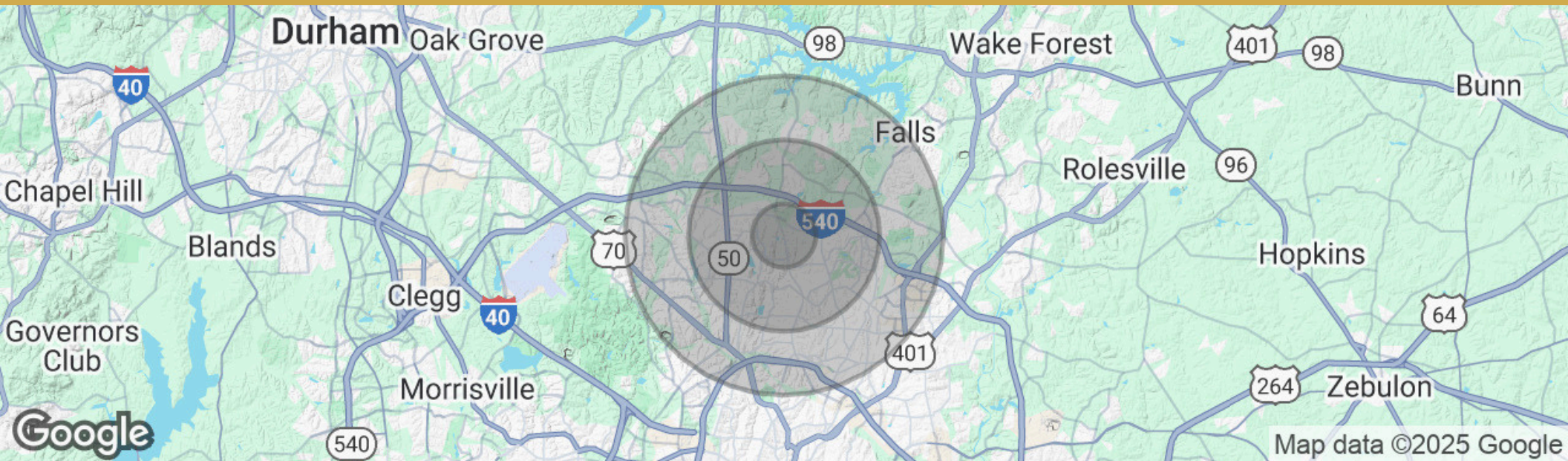
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,746	67,615	183,043
Average Age	46	44	41
Average Age (Male)	44	42	40
Average Age (Female)	48	45	42

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,660	30,478	81,493
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$129,319	\$140,402	\$137,281
Average House Value	\$571,417	\$547,046	\$536,497

*Demographics data derived from AlphaMap*

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by City Plat in compliance with all applicable fair housing and equal opportunity laws.