



FREESTANDING 2ND GEN RESTAURANT - FOR LEASE

3601 NEW BERN AVE

ATLAS STARK

PROPERTY SUMMARY

Freestanding, second-generation restaurant available for lease. Located at 3601 New Bern Ave, this +/- 5,000 SF restaurant offers great exposure and visibility along New Bern Avenue, and is located adjacent to a new 6,900 SF retail center delivering in 2026. Exterior renovations are currently underway. The interior has a fully built-out kitchen with grease trap and hood. The property sits just outside the I-440 Beltline, offering convenient access to Downtown Raleigh and the greater Triangle region.

HIGHLIGHTS

- Address: 3601 New Bern Ave, Raleigh, NC 27610
- Use: 2nd Generation Restaurant
- Building Size: +/-5,000 SF
- Base Rent: \$37.50 PSF NNN; TICAM: \$5.50 PSF
- Available: 8/1/2026
- Adjacent to new 6,900 SF retail center delivering in 2026



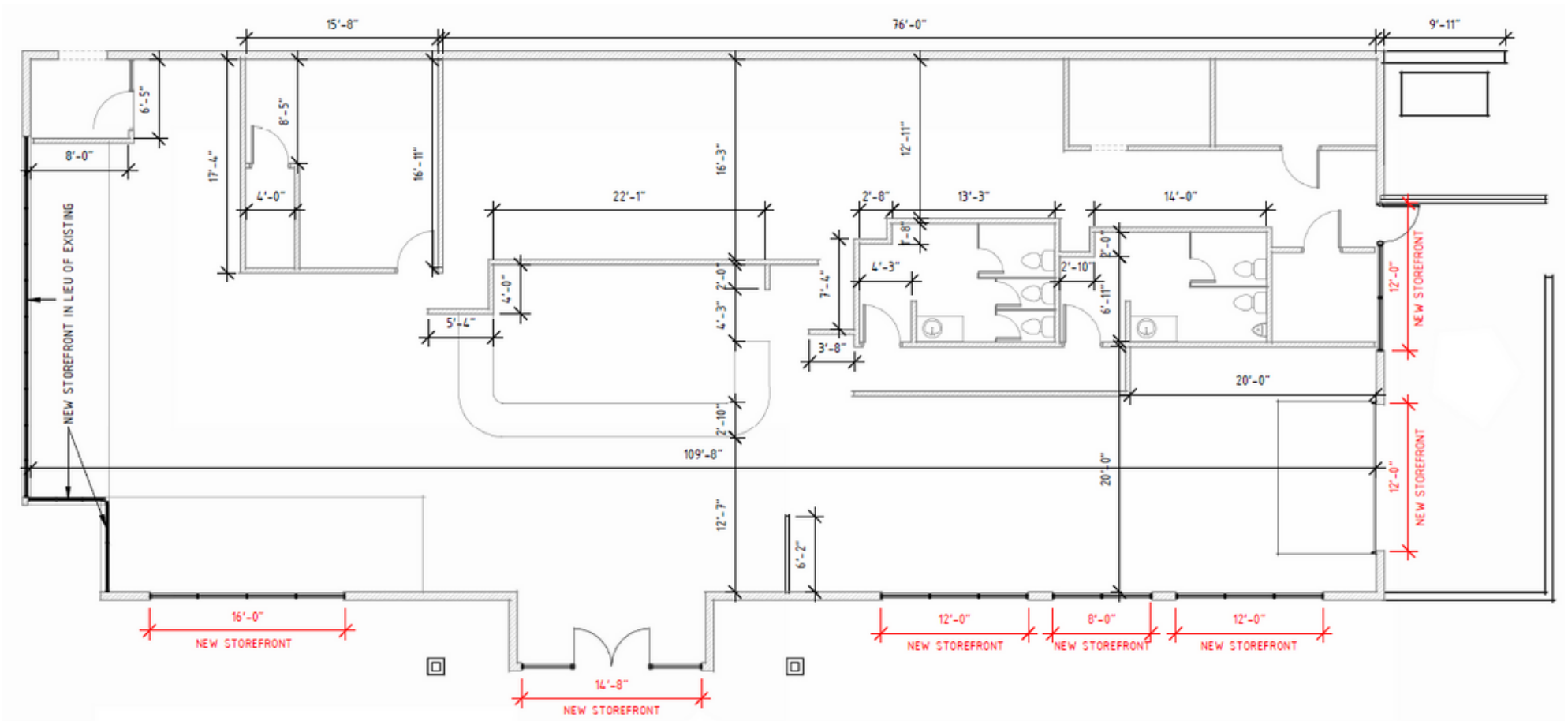


PROPERTY

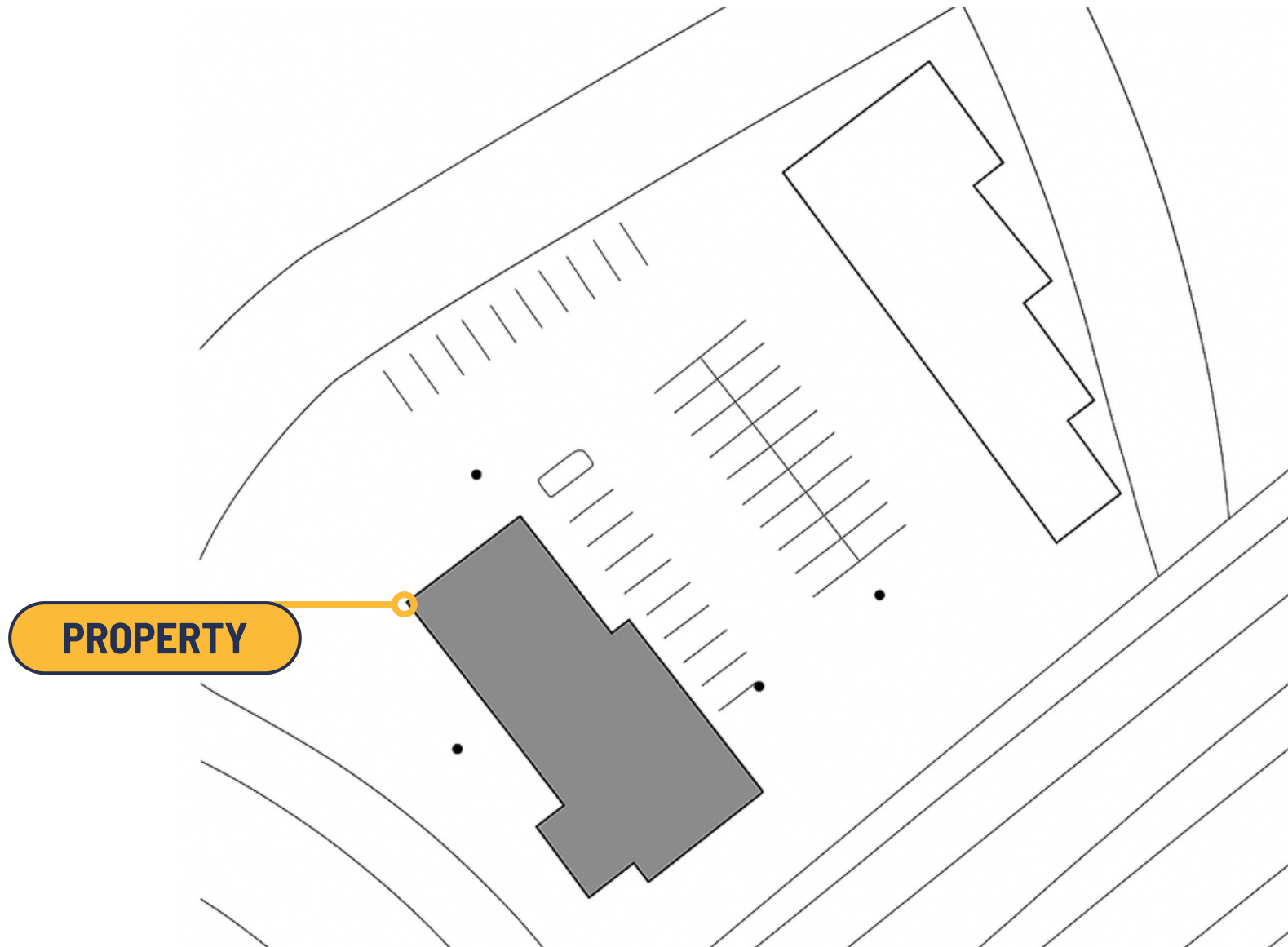
3605 New Bern Ave

- Pre-Leasing
- New construction
- 6,900 SF retail center
- Flexible suites ranging from 900 SF to 6,900 SF

Floorplan



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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