

# FLEX FOR LEASE

## DURANT BUSINESS CENTER

8431 GARVEY DR, RALEIGH, NC 27616



### AVAILABILITY

- Building 8431
  - Suite 101: 3,600 SF, \$16.50/SF, NNN\*
  - Suite 109: 3,600 SF, \$16.50/SF, NNN\*
  - Suite 117: 7,200 SF, \$16.50/SF, NNN\*
- TICAM: \$3.77/SF

*\*Can be combined for 14,400 SF*

### PROPERTY HIGHLIGHTS

- Each suite has drive-in doors and 2 bathrooms
- Parking ratio: 3/1000
- 3-Phase power
- Zoning: IX-3
- Located in N. Raleigh near the intersection of Durant Rd. and Capital Blvd.

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,722	57,568	178,502
Avg. HH Income	\$103,431	\$91,829	\$103,625
No. of Businesses	531	2,753	8,896
No. of Employees	5,840	30,466	129,761
Daytime Population	8,872	61,588	226,226

Source: ESRI 2024

### TRAFFIC COUNTS

17,000 VPD on Durant Road

(NC DOT 2023)

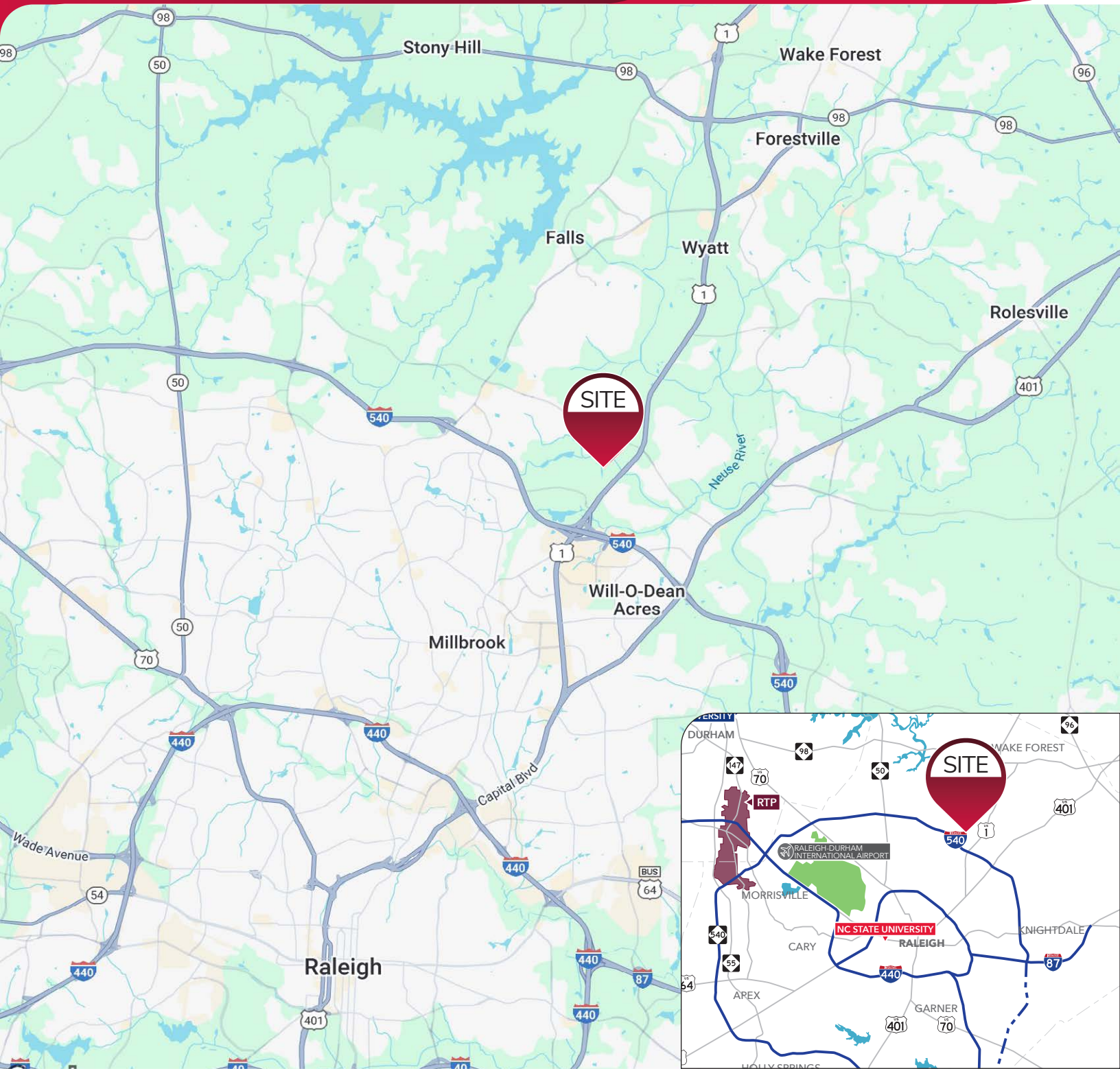
Dan McCloy, SIOR  
dmccloy@lee-associates.com  
D 919-270-9587

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
RALEIGH • DURHAM • WILMINGTON



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