



**FOR LEASE**  
**Flex Space**  
**5660 DEPARTURE DRIVE**

Raleigh, NC 27616

**PRESENTED BY:**

**JOHN POWELL**

O: 919.948.7229

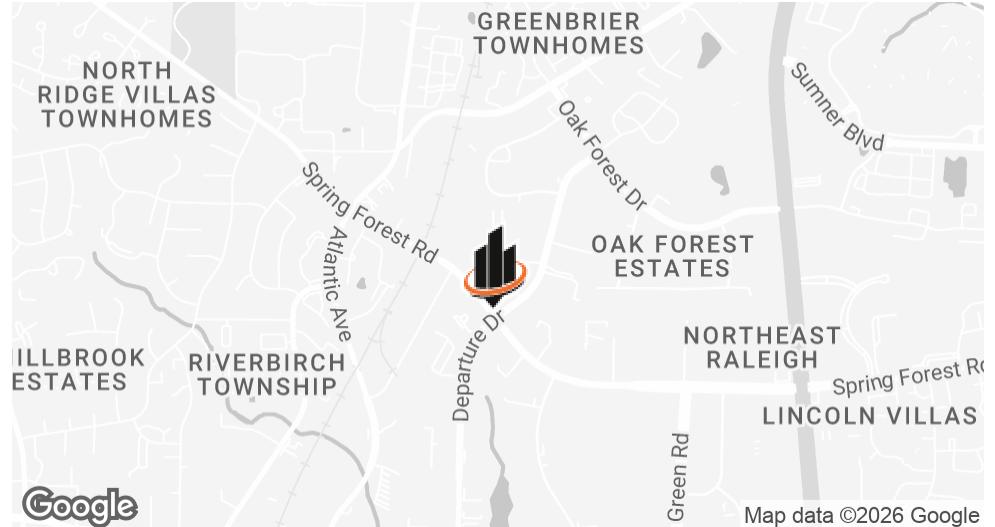
john.powell@svn.com

**EMMA LANTZ**

O: 252.292.9242

emma.lantz@svn.com

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$18.50 SF/yr (NNN)
<b>NUMBER OF UNITS:</b>	11
<b>AVAILABLE SF:</b>	±3,000-±30,000 SF
<b>BUILDING SIZE:</b>	±33,000 SF
<b>ZONING:</b>	IX-3

## PROPERTY DESCRIPTION

5660 Departure Drive offers a ±33,000 SF building demised into efficient ±3,000 SF bays, ideal for service, light industrial, distribution, and trade-oriented users. Each unit includes a 12' x 12' drive-in door, providing excellent access for daily operations.

Configured for versatility, the building supports a range of business needs, with opportunities for tenant improvements (TIA) to create tailored workspace solutions. Positioned within Raleigh's IX-3 zoning district, the property accommodates a wide variety of industrial and flex uses.

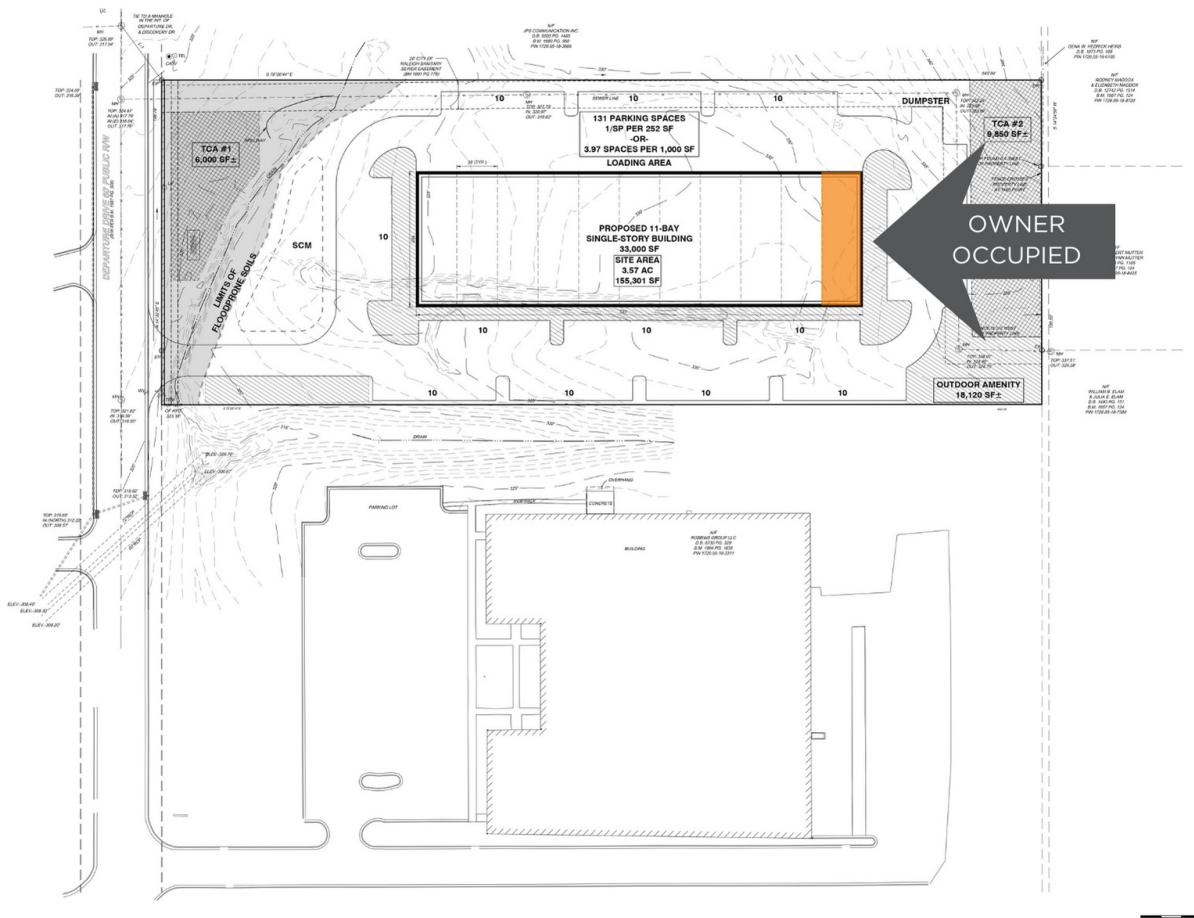
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# SITE PLAN

Leased

Available



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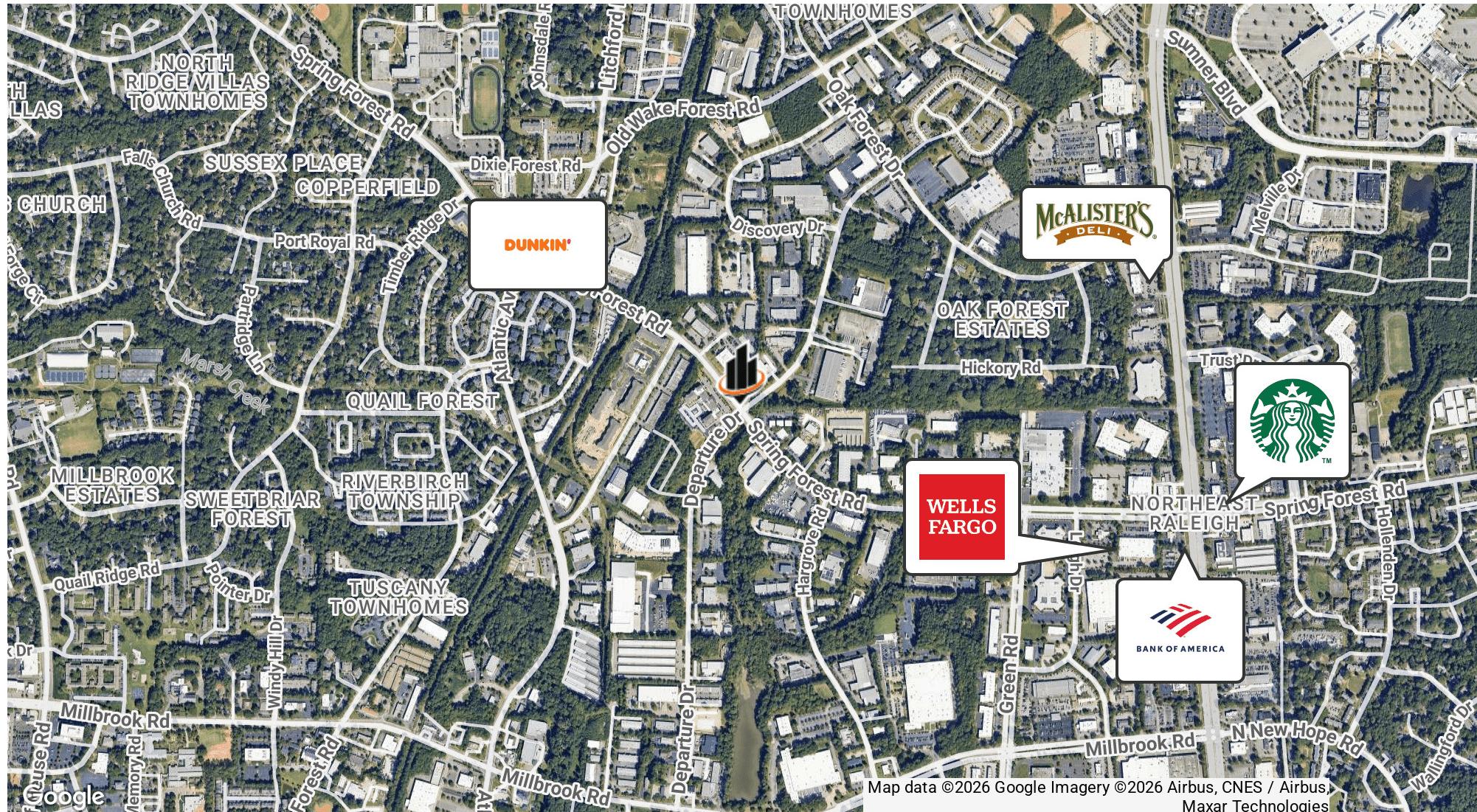
## ADDITIONAL PHOTOS



**JOHN POWELL**  
O: 919.948.7229  
[john.powell@svn.com](mailto:john.powell@svn.com)

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## LOCATION MAP



**JOHN POWELL**  
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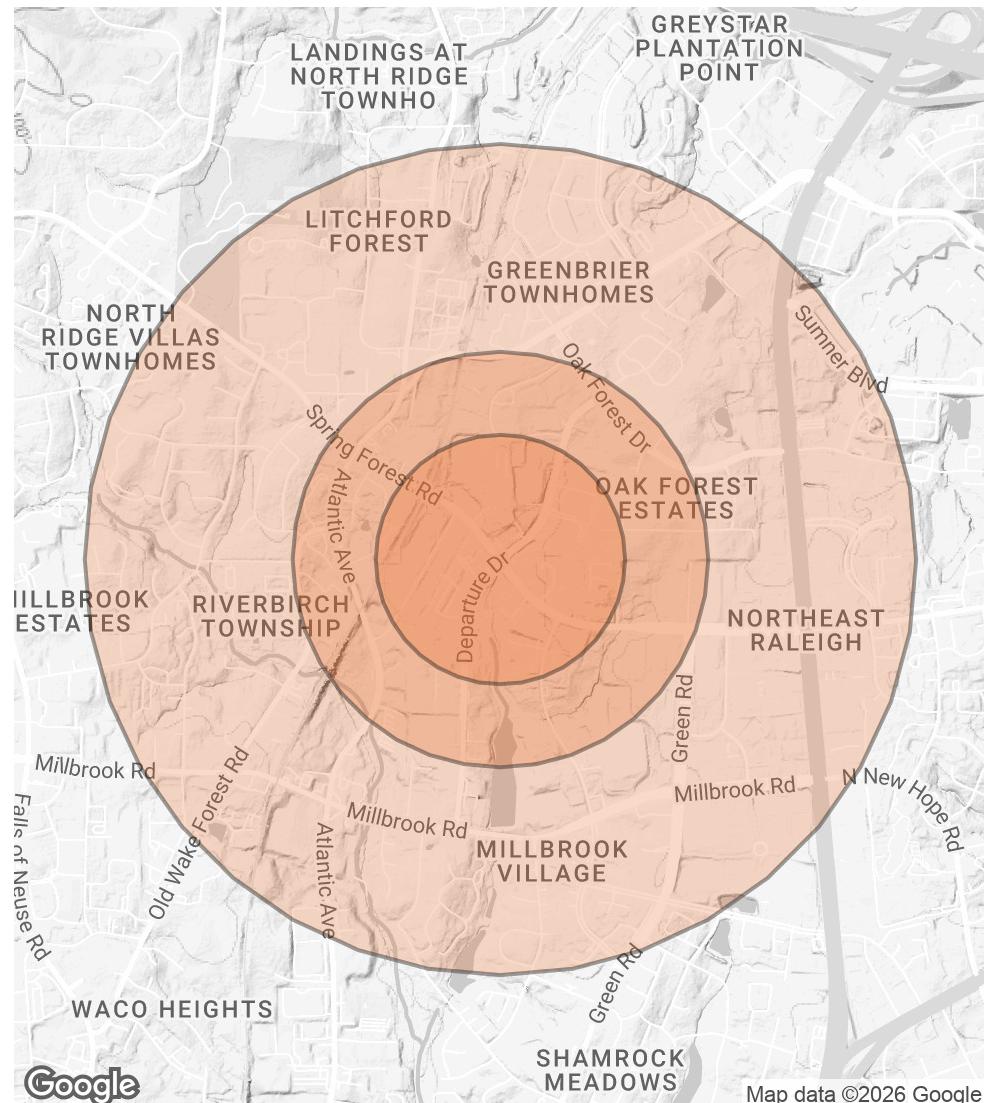
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	124	995	9,554
<b>AVERAGE AGE</b>	36	36	37
<b>AVERAGE AGE (MALE)</b>	34	35	36
<b>AVERAGE AGE (FEMALE)</b>	38	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	61	477	4,287
<b># OF PERSONS PER HH</b>	2	2.1	2.2
<b>AVERAGE HH INCOME</b>	\$64,650	\$69,075	\$77,605
<b>AVERAGE HOUSE VALUE</b>	\$540,861	\$511,135	\$325,400

Demographics data derived from AlphaMap



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SVN  
RALEIGH