

RETAIL FOR LEASE

8601 GLENWOOD AVENUE

RALEIGH, NC 27617



PROPERTY OVERVIEW

Located at a signalized intersection with frontage along US-70/Glenwood Avenue, this versatile property is suitable for office, flex, warehouse and general business uses.

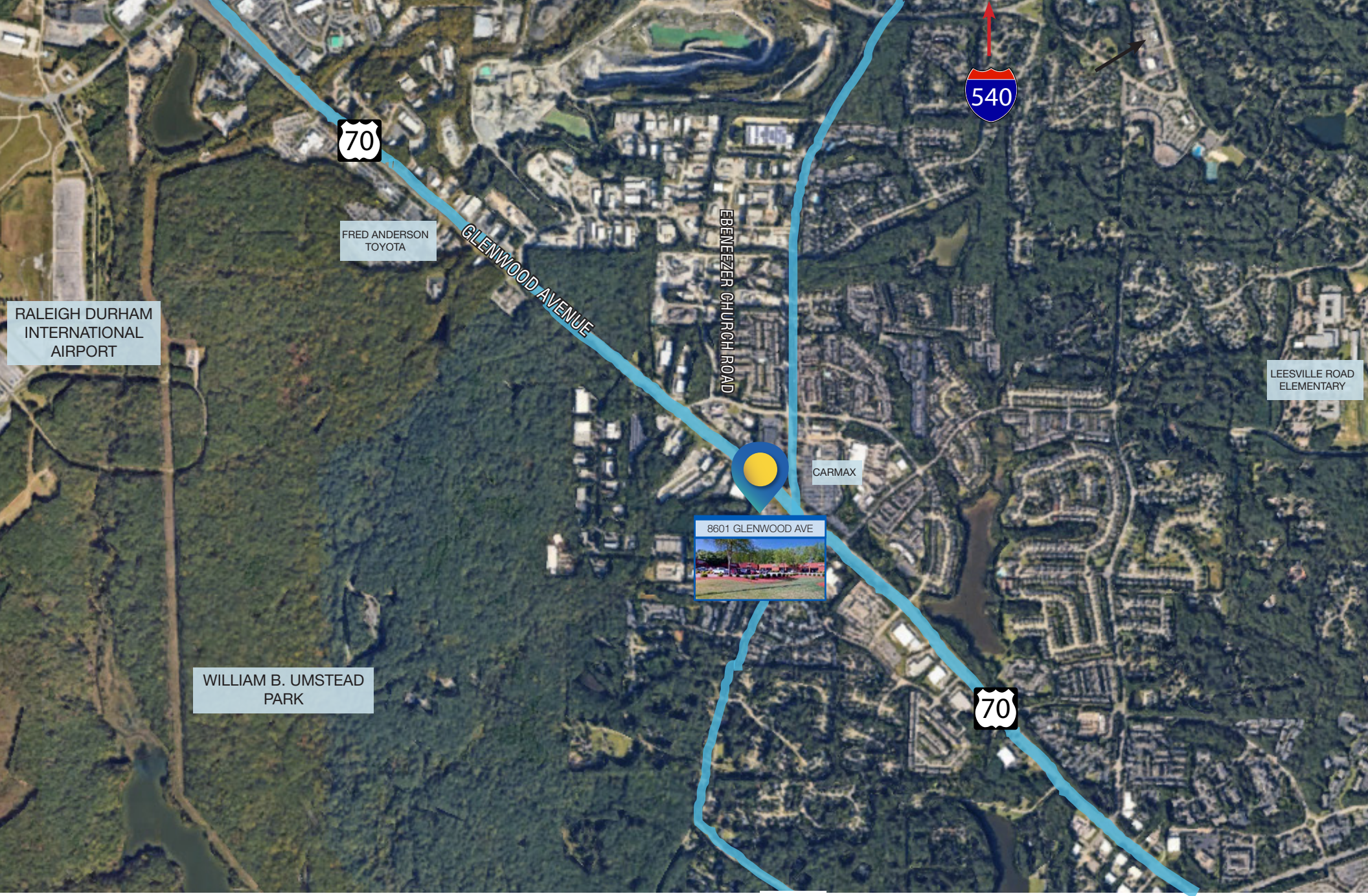
ADDRESS	8601 Glenwood Avenue, Raleigh, NC 27617
BUILDING SIZE	Approximately 42,237 RSF
AVAILABLE SPACE	Suite L: 4,400 RSF
RENTAL RATE	\$16.50/RSF + TICAM & HVAC
TICAM	\$3.50/RSF
HVAC	\$66.50/month
PARKING RATIO	1.26:1,000 SF
EXTERIOR CONSTRUCTION	Brick and Metal
DOORS	1 Dock Door
CEILING HEIGHTS	Approximately 20' slab to deck in the front sloping to 16' in the rear.
HIGHLIGHTS	<ul style="list-style-type: none">• Mix of showroom, office, and warehouse• Best signage of the project, with marquis signage on the building.• Pylon signage available• Visibility on Glenwood Avenue• Zoned for retail, flex, warehouse, office, and general business uses• Local ownership• 46,000 vehicles per day

CONTACT

JOHN HIBBITS | Owner/Broker | 919.606.0989 | jhibbits@triprop.com

NAITRI PROPERTIES





RALEIGH DURHAM
INTERNATIONAL
AIRPORT

FRED ANDERSON
TOYOTA

GLENWOOD AVENUE

EBENEZER CHURCH ROAD

CARMAX

LEESVILLE ROAD
ELEMENTARY

8601 GLENWOOD AVE



WILLIAM B. UMSTEAD
PARK

70

540

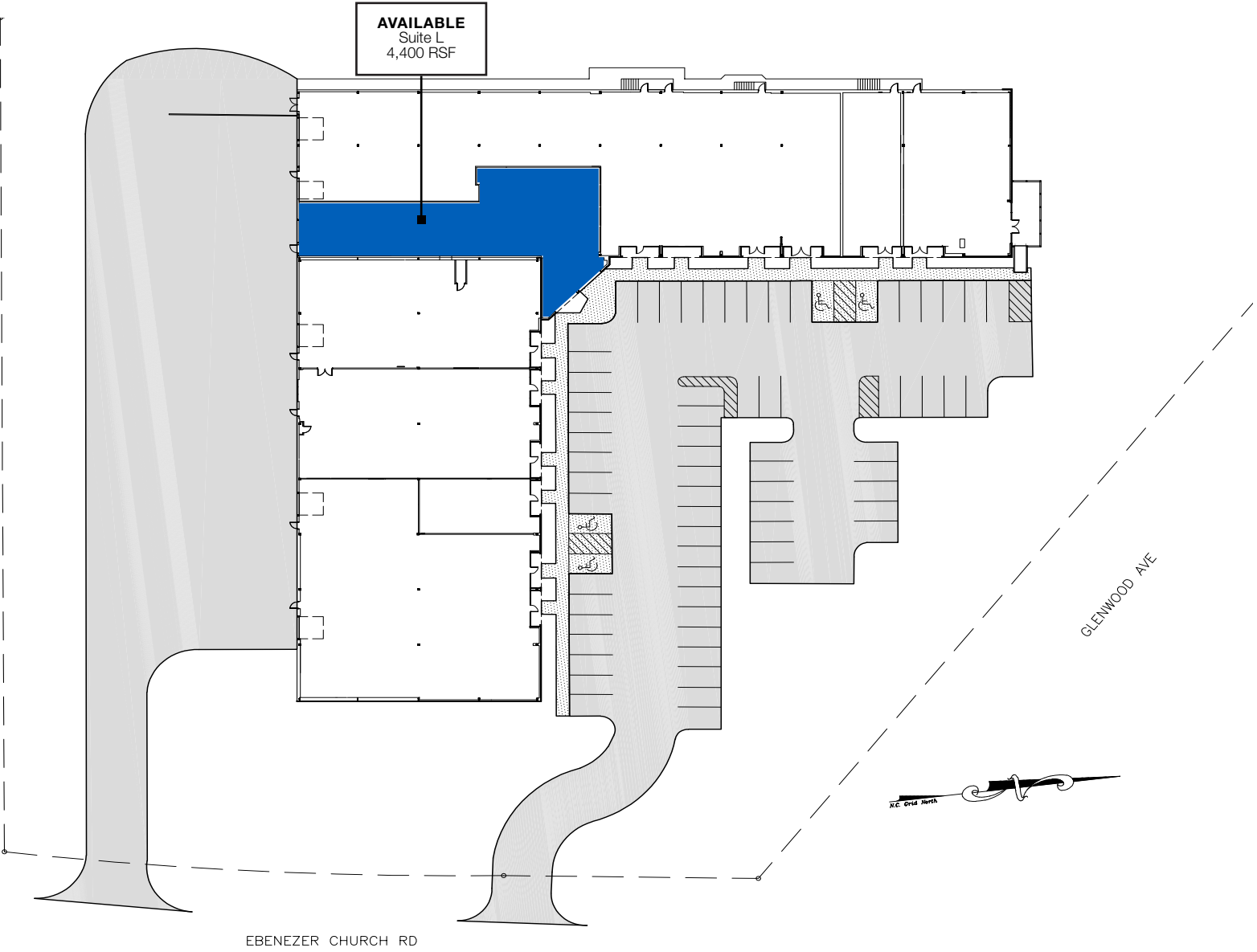
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SITE PLAN



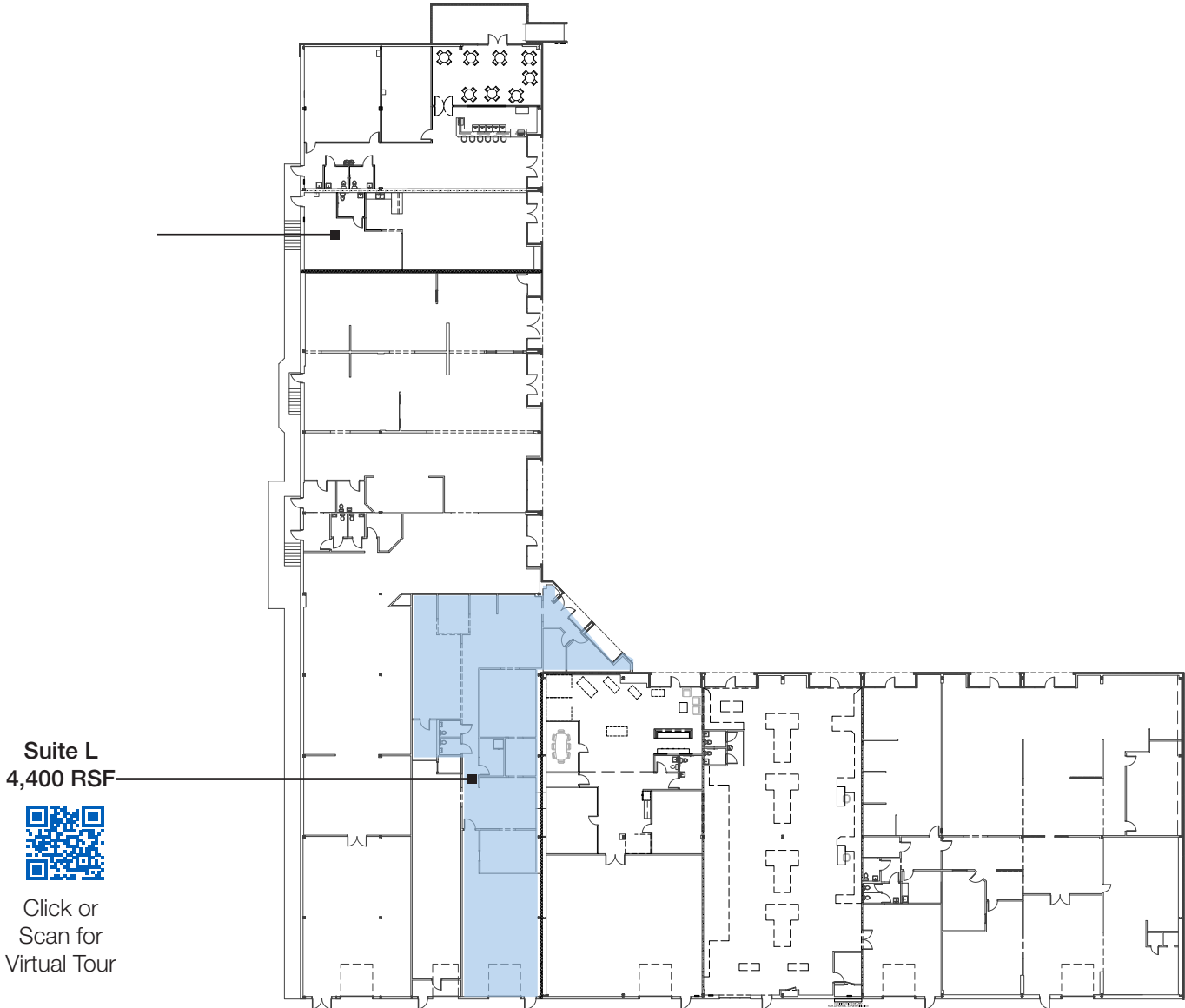
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FLOOR PLANS



Suite L
4,400 RSF



Click or
Scan for
Virtual Tour

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SUITE L- PHOTOS



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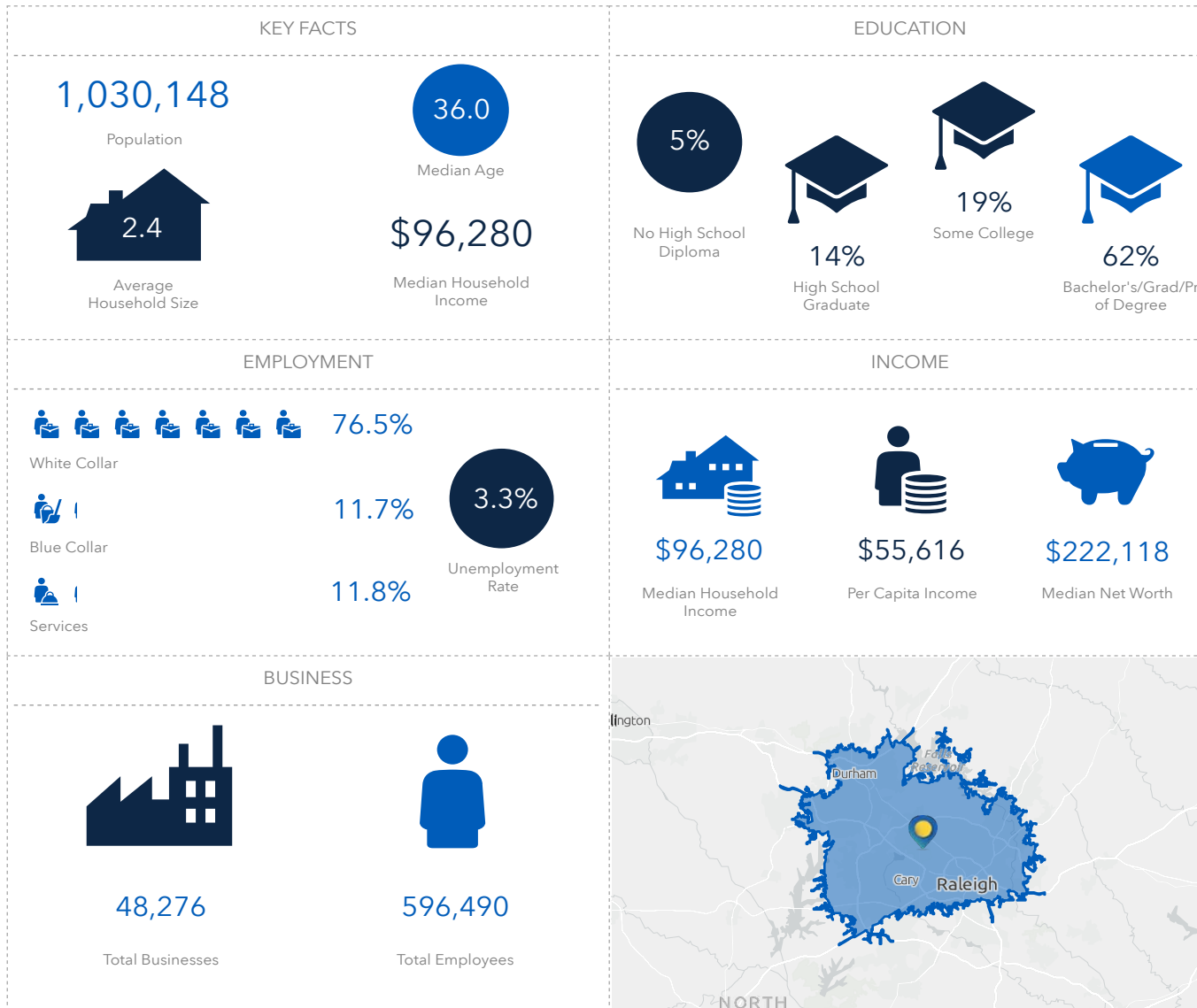
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NAI TRI PROPERTIES

DEMOGRAPHICS

27 MINUTE AVERAGE COMMUTE DRIVE TIME



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