



RETAIL / OFFICE SPACE FOR LEASE

3540 MAITLAND

ATLAS STARK

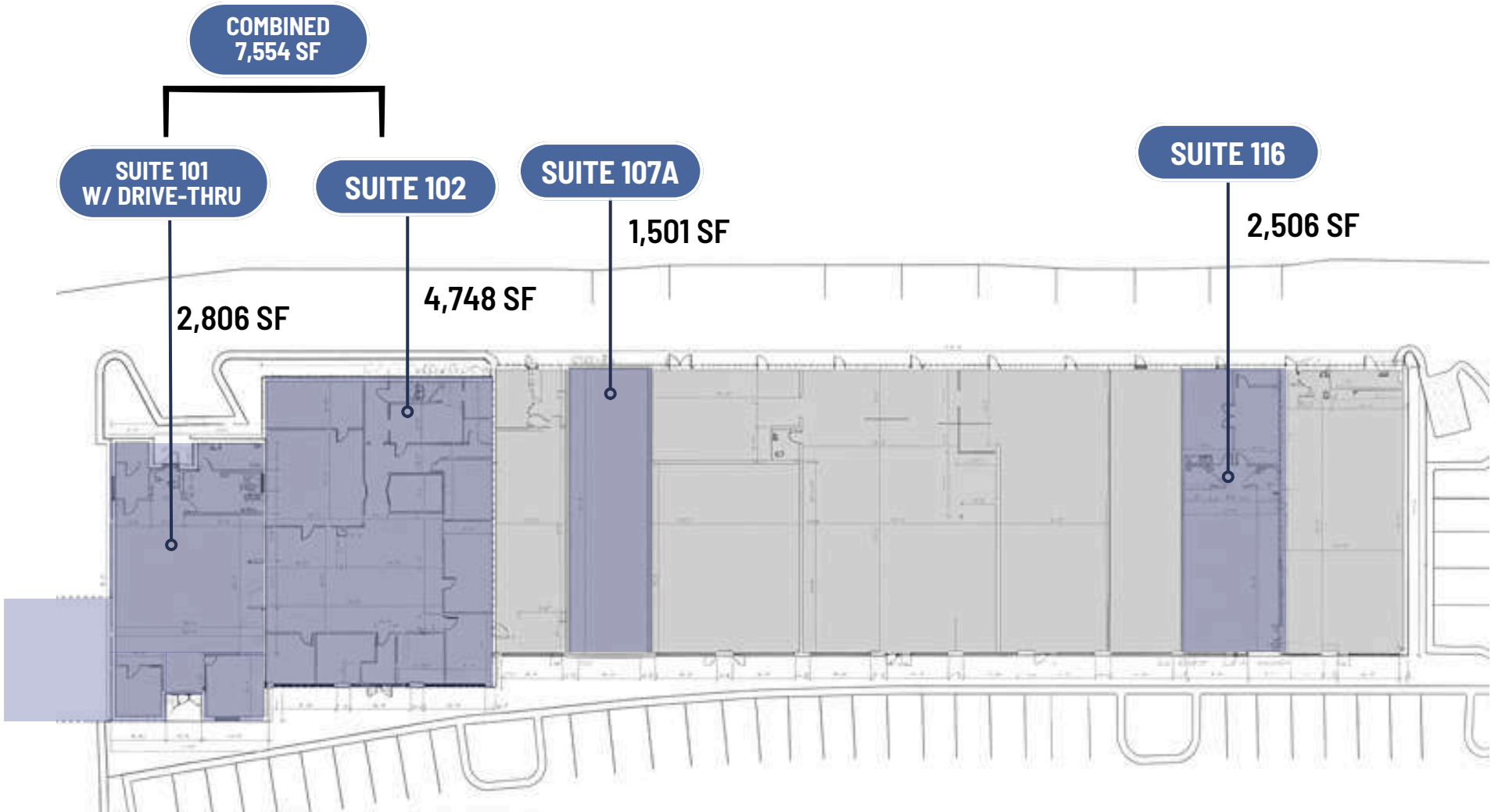
PROPERTY SUMMARY

Newly renovated shopping center offering retail and office suites for lease, located at 440 East, 10 minutes from Downtown Raleigh. 440 East is conveniently located across the street from WakeMed Hospital and directly off I-440. This development is currently under renovation.

HIGHLIGHTS

- Features: Retail storefront, in-suite bathrooms, ample on-site parking, drive-thru feature for Suite 101
- Location: Situated off New Bern Avenue at the I-440 interchange
- High Average Daily Traffic Counts: New Bern Avenue and I-440 boast annual average daily traffic counts of 51,000 and 122,000, respectively

| SUITE | 101 | 102 | 107A | 116 |
|-----------|------------|------------|------------|------------|
| SIZE | 2,806 SF | 4,748 SF | 1,501 SF | 2,506 SF |
| AVAILABLE | 8/1 | 10/1 | Now | Now |
| RENT | \$25 PSF | \$25 PSF | \$25 PSF | \$25 PSF |
| TICAM | \$4.00 PSF | \$4.00 PSF | \$4.00 PSF | \$4.00 PSF |



DEMOGRAPHICS WITHIN 3-MILE



81,988 POPULATION



38 MEDIAN AGE



\$99,702 MEDIAN
HOUSEHOLD INCOME



2.4 AVERAGE
HOUSEHOLD SIZE

LOCATION

- 4-MIN TO WAKE MED HOSPITAL
- 20-MIN TO RDU INTERNATIONAL AIRPORT
- DOWNTOWN RALEIGH-4 MILES
- NORTH HILLS-5 MILES

AVERAGE DAILY TRAFFIC COUNTS

- NEW BERN AVENUE - 51,340
- I-440 - 128,744



SITE



**DOWNTOWN
RALEIGH**

**WakeMed Raleigh
Campus**

WAKE BRT - NEW BERN AVE

The Wake BRT - New Bern Avenue project is currently under construction, **extending from Downtown Raleigh to New Hope Road**. The 5-mile corridor will include 19 new station platforms and 3.3 miles of dedicated bus lanes, **improving travel times and accessibility along one of the city's busiest routes**. With service planned to connect key destinations such as WakeMed and nearby shopping centers, the project will bring enhanced public transit right to New Bern Avenue, supporting continued growth and connectivity in East Raleigh.



HIGHLIGHTS

- Corridor: Downtown Raleigh → New Hope Rd (≈ 5.1 miles)
- Stations: 19 BRT platforms with upgraded shelters and real-time info
- Dedicated Lanes: 3.3 miles for faster, more reliable bus service
- Signal Priority: Keeps buses moving through traffic lights
- Major Stops: Downtown, WakeMed, and New Bern Ave shopping centers
- Status: Under construction now
- Raleigh's first BRT corridor

CONTACT

Tyler Christensen, Broker

(C) 828.999.9459

(O) 919.289.1338

tchristensen@atlasstark.com

Ruffin Jones, Broker

(C) 919.602.6571

(O) 919.289.1338

ruffjones@atlasstark.com



ATLAS  STARK

Atlas Stark Holdings LLC |

2020 Progress Ct, Suite 130A, Raleigh, NC