

SPRING FOREST SQUARE

5500 ATLANTIC SPRINGS RD | RALEIGH NC | FOR LEASE



JAMES TROXLER

JAMESTROXLER@YORKPROPERTIES.COM

york



PROPERTY FEATURES

- Atlantic Avenue Corridor - Between I-440 and I-540
- Rare flex/retail availability near competitive North Raleigh Midtown Market
- Traffic counts at Atlantic and Spring Forest +/- 28,000 CPD
- New multi family construction underway directly across from center

RATE:

\$17.50 PSF NNN | \$5.01 PSF TICAM

AVAILABILITY:

Bldg 5540 | Suite 104 | ±1,600 SF



SITE PLAN

BUILDING 5500

Suite 111	Suite 110	Suite 109	Suites 107-108	Suite 106	Suites 103-105	Suite 102	Suite 101
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BUILDING 5540

Suite 112	Suite 111	Suite 110	Suite 109	Suite 108	Suite 107	Suite 106	Suite 105	Suite 104	Suite 103	Suite 102	Suite 101
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BUILDING 5440

- 101-102 Cash Out
- 103 Personali-Tees-N-More
- 104 The Dominican
- 105 Ashley Salon
- 106 The Dominican
- 107 4Healthy Club
- 108 Leased
- 109 Hope of Solace
- 110 Basilio Vasquez of Mia International
- 111-112 Life Changers Church
- 113 Raquel's Salon
- 114-116 Lagos Supermarket

BUILDING 5440

Suite 117	Suite 116	Suite 115	Suite 114	Suite 113	Suite 112	Suite 111	Suite 110	Suite 109	Suite 108	Suite 107	Suite 106	Suite 105	Suite 104	Suite 103	Suite 101-102
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BUILDING 5500

- 101 Servicios Palacios
- 102 Alpha Voyage
- 103-105 Golden Clover
- 106 Panaderia Esperanza
- 107-108 Hometown Martial Arts
- 109 Jamaican Grill
- 110 Frere & LTI Wholesale
- 111 Kaola Nut

BUILDING 5540

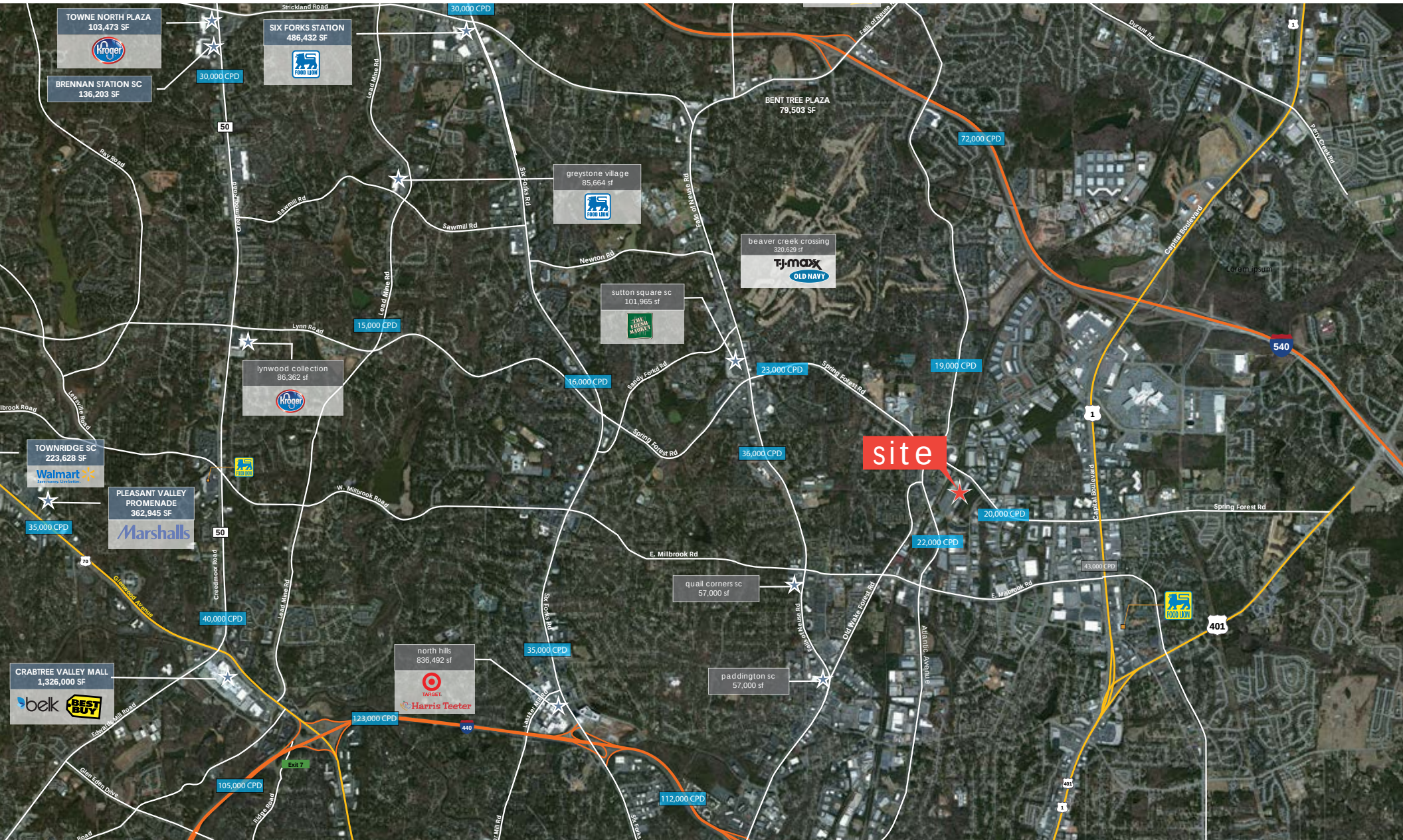
- 101 Made4Me
- 102 Carlixa de la Rosa
- 103 Monitech
- 104 AVAILABLE
- 105 Hometown Martial Arts
- 106-107 Cash Out
- 108 Jainaba Manneh
- 109 919 Motoring
- 110 Triangle Garage Doors
- 111 Nay's Hair Braiding
- 112 Carolina Dive Center

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LOCATION





RALEIGH ACCOLADES

- 2025 Best-Performing Large Metro Area
- 2025 #3 Fastest-Growing U.S. City for Construction
- 2025 #3 Best State Capital to Live In
- 2025 #7 Fastest Growing City in the U.S.
- 2025 Best Performing City for Economic Growth
- 2025 #4 Best City for Headquarters
- 2024 Most Livable City



2024 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	11,137	94,200	219,335
Households	5,216	42,744	96,604
Avg. Household Income	\$80,033	\$101,523	\$125,452
Daytime Population	10,783	76,152	130,041

