

RETAIL FOR LEASE

# 8601 GLENWOOD AVENUE

RALEIGH, NC 27617



**NAI** TRI PROPERTIES

# 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	<b>Suite L:</b> 4,400 RSF
RENTAL RATE	\$16.50/RSF + TICAM & HVAC
TICAM	\$3.41/RSF
HVAC	\$66.50/month
PARKING	Approximately 70 spaces shared with a truck court in the rear.
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"><li>Mix of showroom, office, and warehouse</li><li><i>Best signage</i> of the project, with marquis signage on the building.</li><li>Pylon signage available</li><li>Visibility on Glenwood Avenue</li><li>Zoned for retail, flex, warehouse, office, and general business uses</li><li>Local ownership</li><li>46,000 vehicles per day</li></ul>

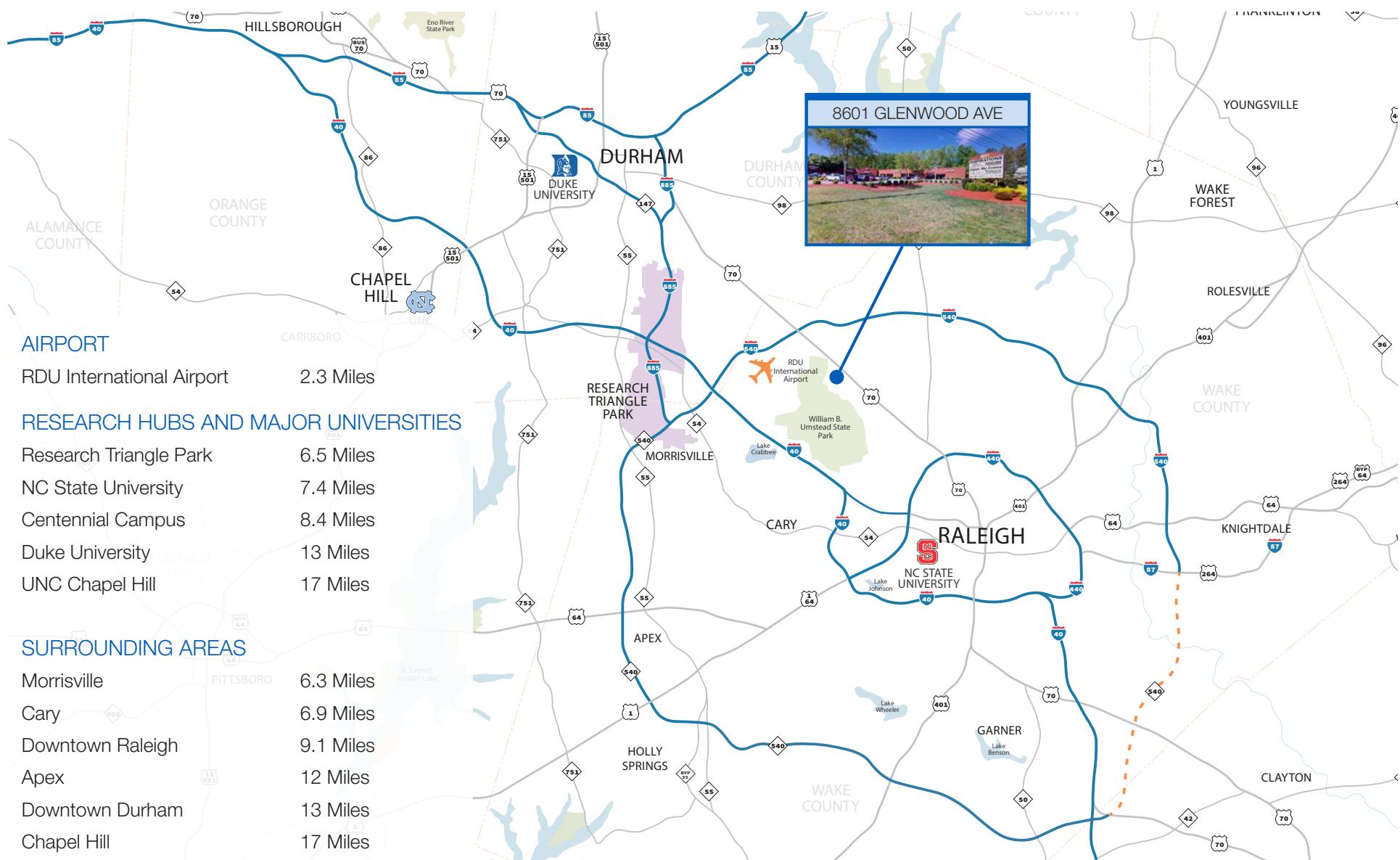
## CONTACT

JOHN HIBBITS | Owner/Broker | 919.606.0989 | [jhibbits@triprop.com](mailto:jhibbits@triprop.com)

**NAI** TRI PROPERTIES



# TRIANGLE REGION

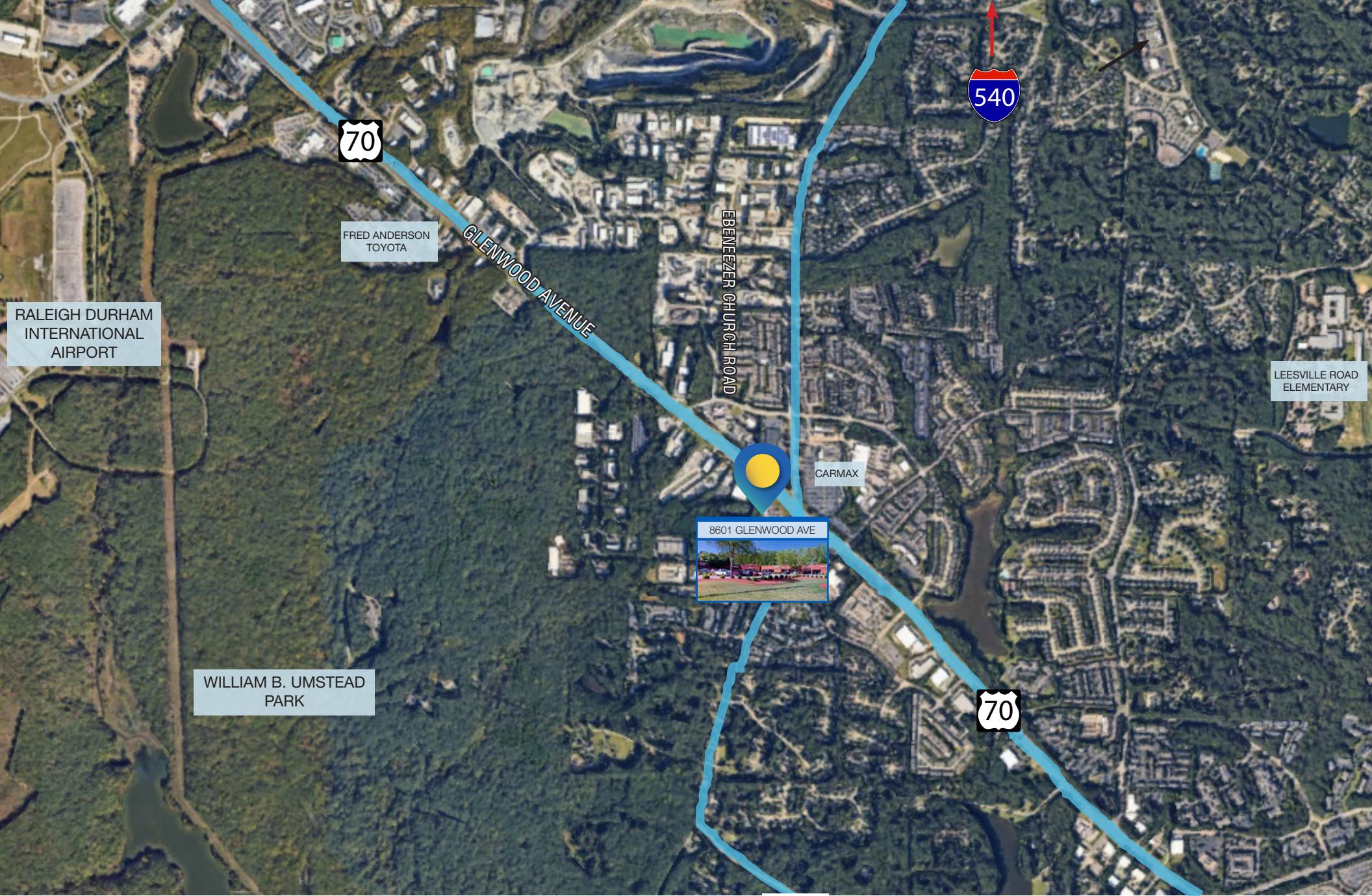


## CONTACT

JOHN HIBBITS | Owner/Broker | 919.606.0989 | [jhibbits@triprop.com](mailto:jhibbits@triprop.com)

All information provided herein is from sources deemed reliable. However, all information is subject to verification.  
NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

**NAI TRI PROPERTIES**



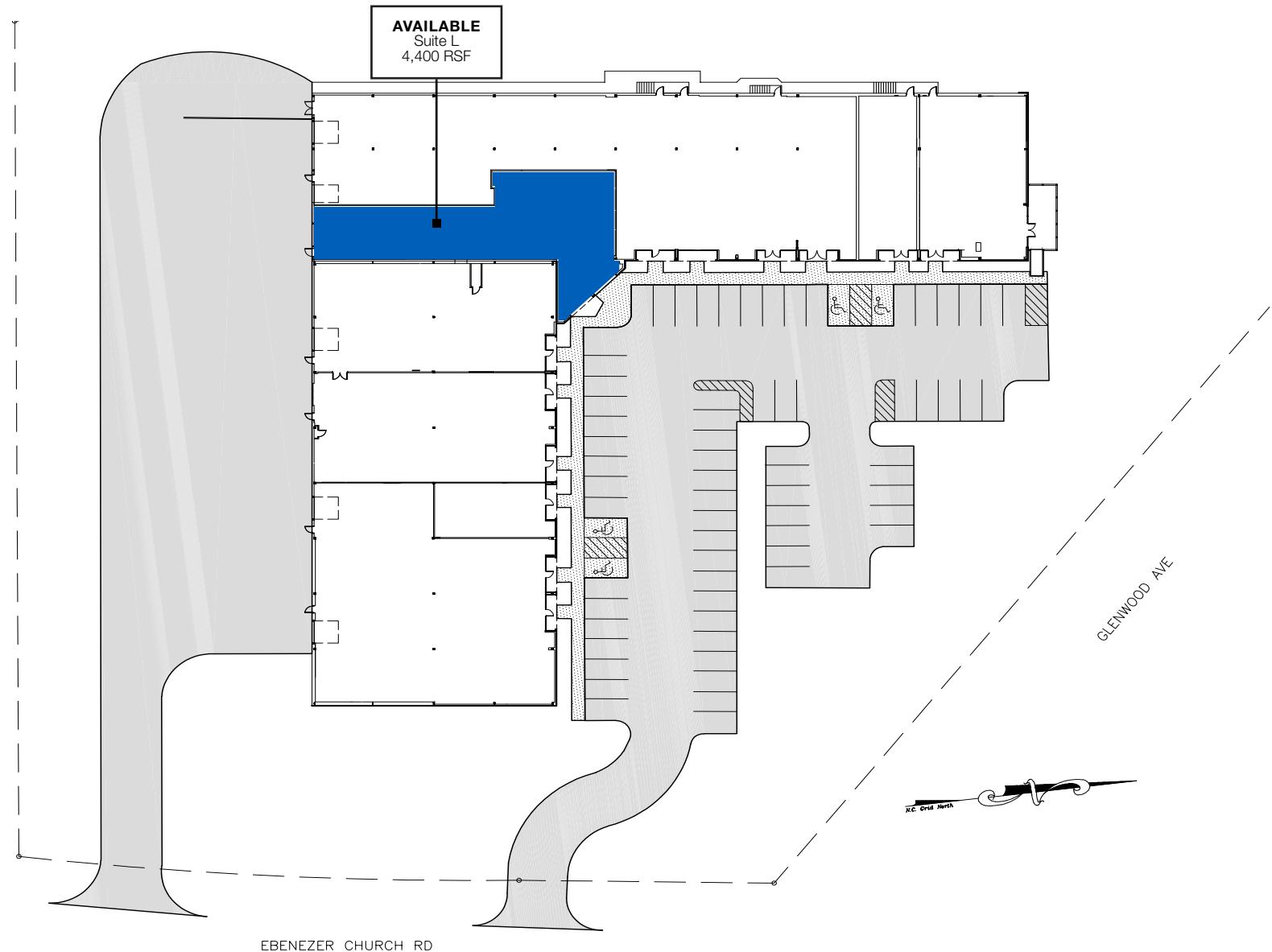
## CONTACT

JOHN HIBBITS | Owner/Broker | 919.606.0989 | [jhibbits@triprop.com](mailto:jhibbits@triprop.com)

All information provided herein is from sources deemed reliable. However, all information is subject to verification.  
NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

**NAI** Tri Properties

# SITE PLAN



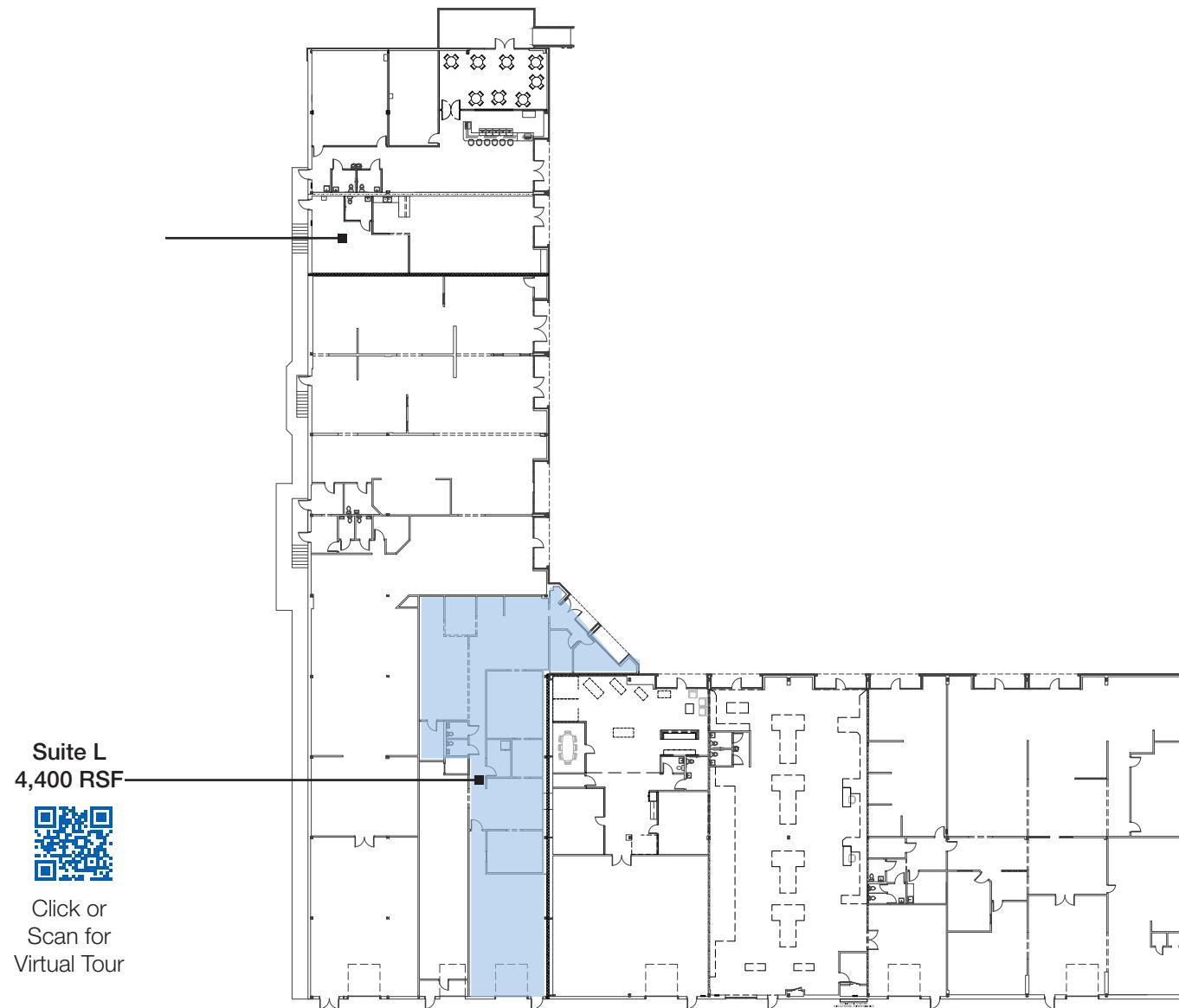
## CONTACT

JOHN HIBBITS | Owner/Broker | 919.606.0989 | [jhibbits@triprop.com](mailto:jhibbits@triprop.com)

All information provided herein is from sources deemed reliable. However, all information is subject to verification.  
NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

**NAI** TRI PROPERTIES

# FLOOR PLANS



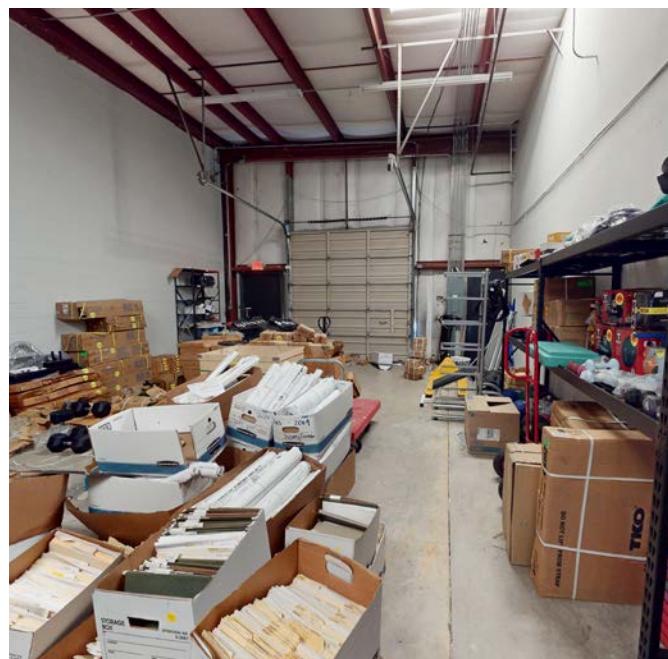
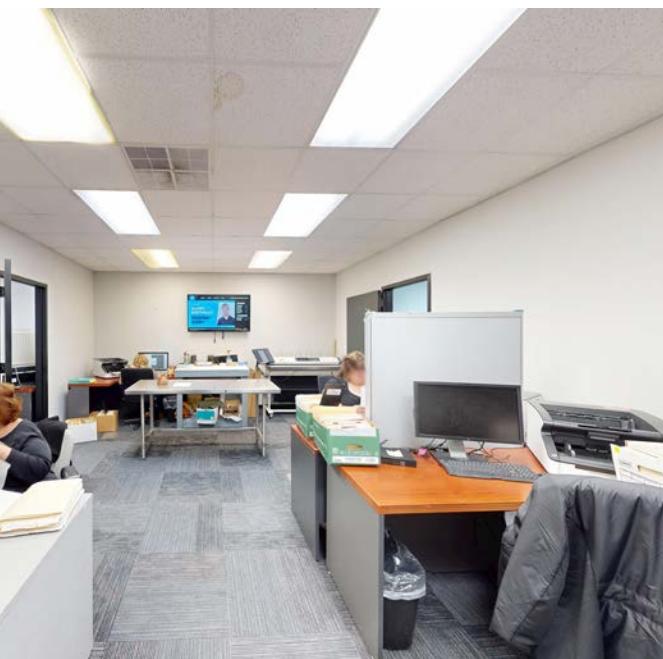
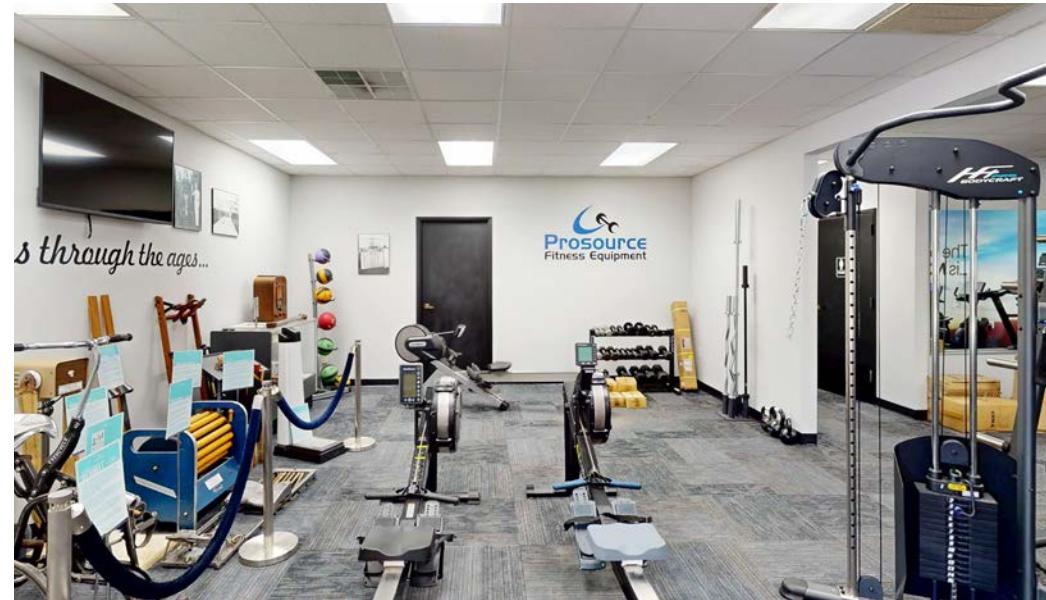
## CONTACT

JOHN HIBBITS | Owner/Broker | 919.606.0989 | [jhibbits@triprop.com](mailto:jhibbits@triprop.com)

All information provided herein is from sources deemed reliable. However, all information is subject to verification.  
NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

**NAI**TRI PROPERTIES

# SUITE L- PHOTOS



## CONTACT

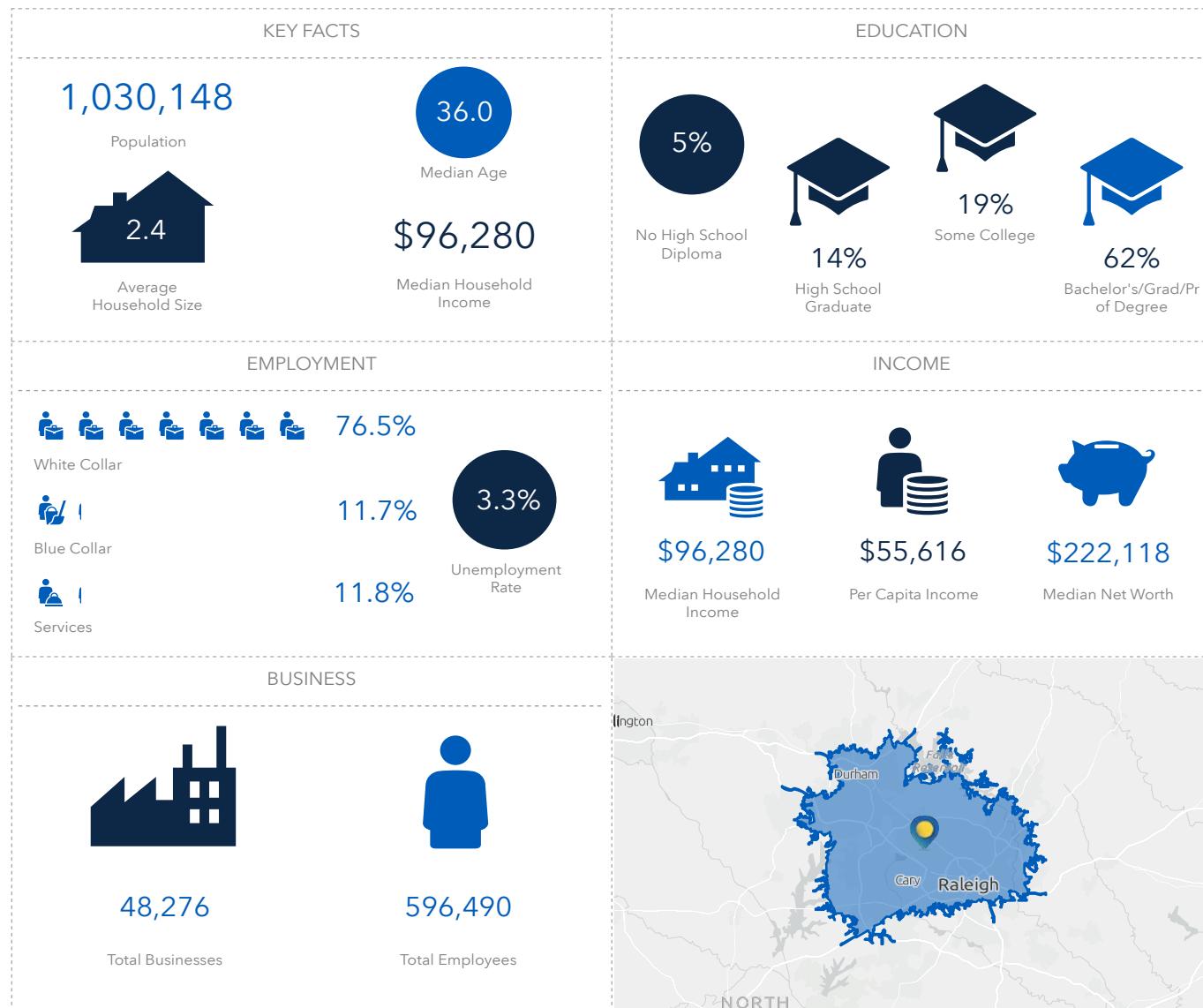
JOHN HIBBITS | Owner/Broker | 919.606.0989 | [jhibbits@triprop.com](mailto:jhibbits@triprop.com)

All information provided herein is from sources deemed reliable. However, all information is subject to verification.  
NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

**NAI** TRI PROPERTIES

# DEMOGRAPHICS

## 27 MINUTE AVERAGE COMMUTE DRIVE TIME



### CONTACT

JOHN HIBBITS | Owner/Broker | 919.606.0989 | [jhibbits@triprop.com](mailto:jhibbits@triprop.com)

All information provided herein is from sources deemed reliable. However, all information is subject to verification.  
NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

**NAI** TRI PROPERTIES