



2ND GEN RESTAURANT SPACE · FOR LEASE

**3620 BASTION LN**

RALEIGH, NC

**ATLAS STARK**

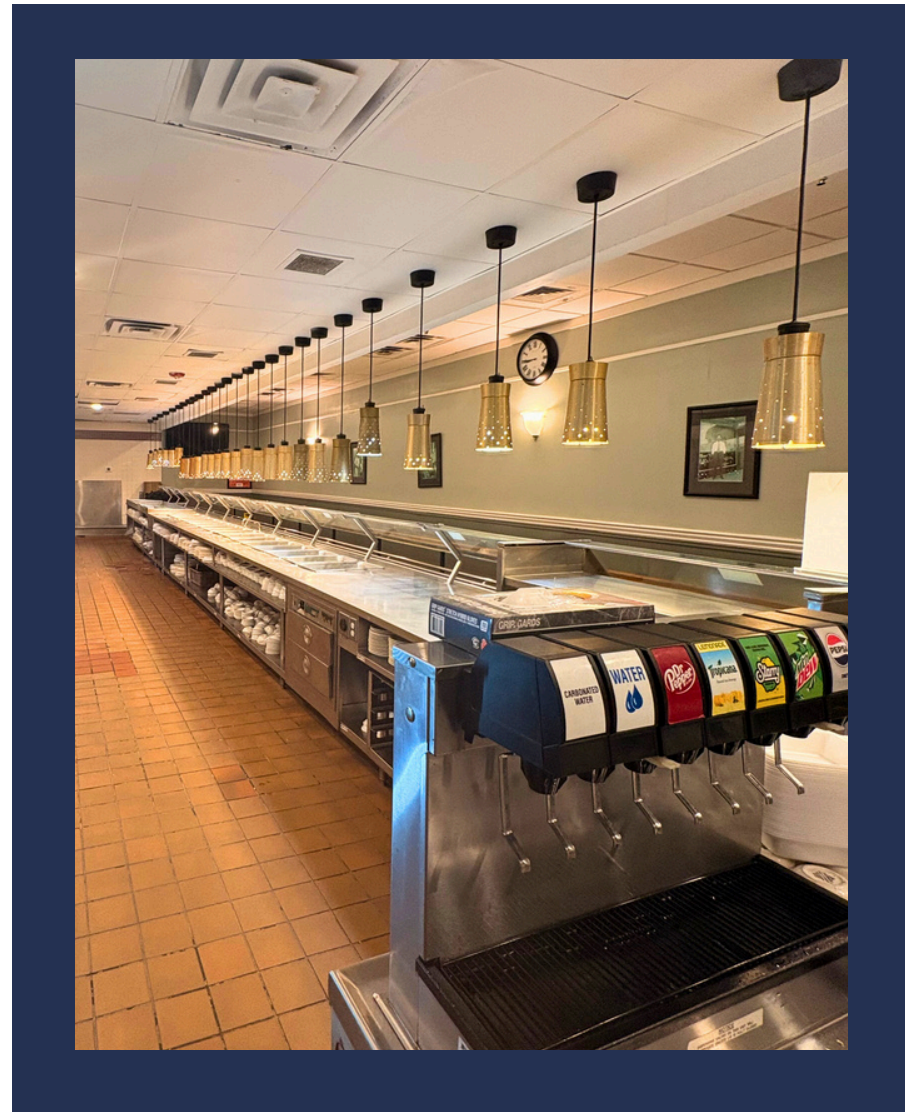
# PROPERTY SUMMARY

Move-in ready, second-generation restaurant space with full kitchen for lease anchoring the 440 East development off New Bern Avenue.

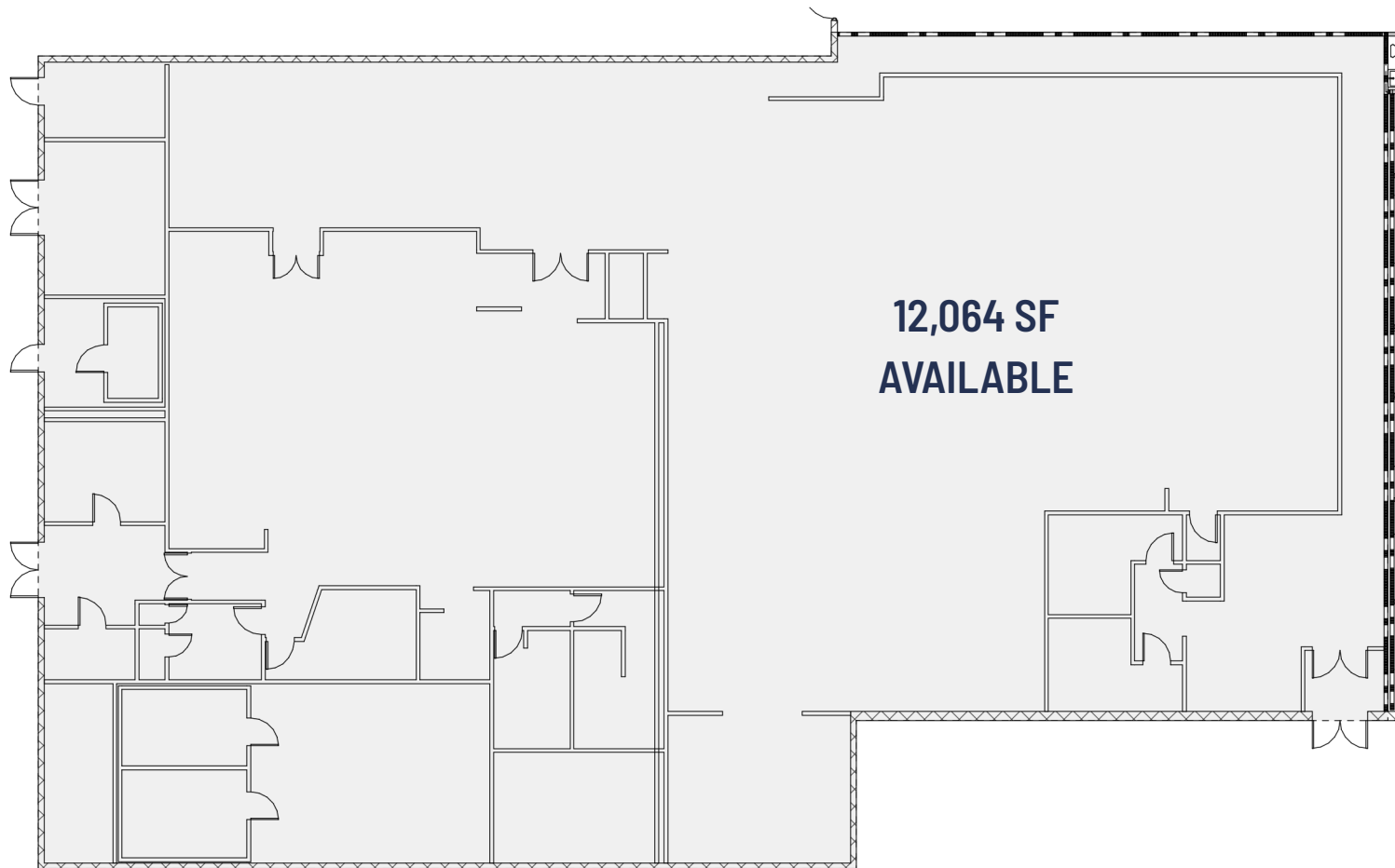
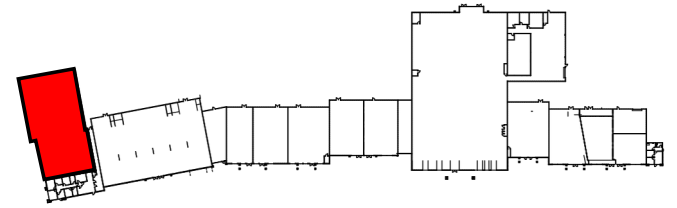
With visibility from New Bern Ave, 440 East serves as a major focal point for the neighborhood. This mixed-use shopping center is home to retailers, restaurants, and service providers.

## HIGHLIGHTS

- Available SF: 12,064
- Available Now
- TICAM: \$2.50 PSF
- Full kitchen buildout
- Central focus of 440 East as landmark restaurant space
- Immediate access to New Bern Ave and I-440



# FLOOR PLAN



**440 EAST  
3620 BASTION LANE**

# PROPERTY AERIAL

3620 BASTION LN

# NEIGHBORHOOD AERIAL

Downtown  
Raleigh

**SITE**

NEW BERN AVE.

WakeMed  
Raleigh Hospital

## AREA OVERVIEW



Distance to Downtown Raleigh  
**3.5 Miles**



New Bern Ave Traffic Count  
**52,500 Vehicles Per Day**



I-440 Traffic Count  
**130,000 Vehicles Per Day**



Area Code Population  
**81,419 Residents**



Distance to WakeMed Raleigh  
**1 Mile**

SOURCE: NC DOT

# 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





# ATLAS STARK

Atlas Stark Holdings, LLC.

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

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