RETAIL
OPPORTUNITIES
AT
MACLE

20-story Luxury High-RiseCommunity Featuring297 Apartments and 10,000SF of Premier Retail Space.



YORK

LEASING AGENT

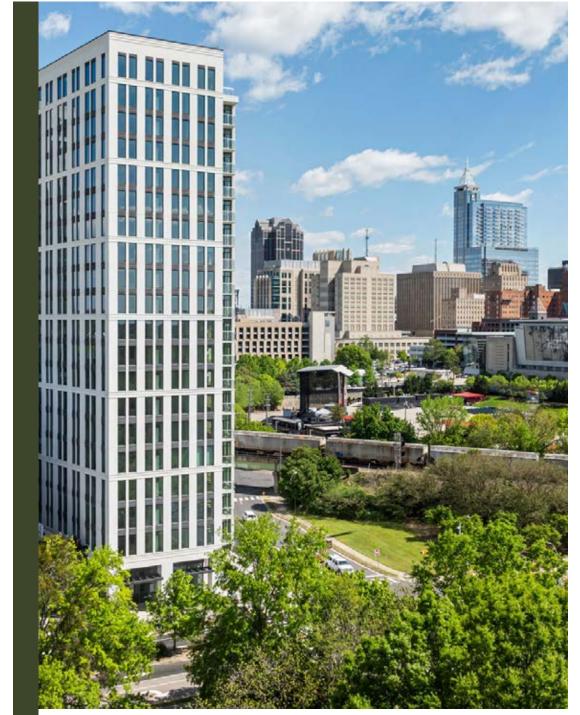
JAMES TROXLER

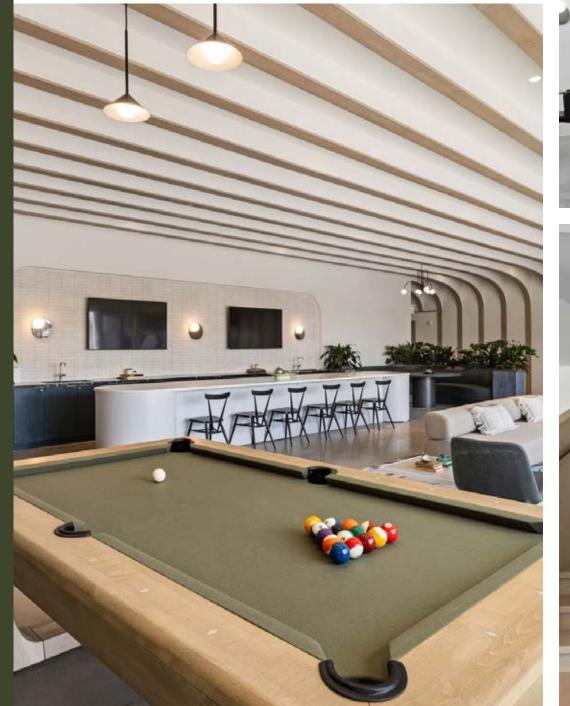
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YORK PROPERTIES

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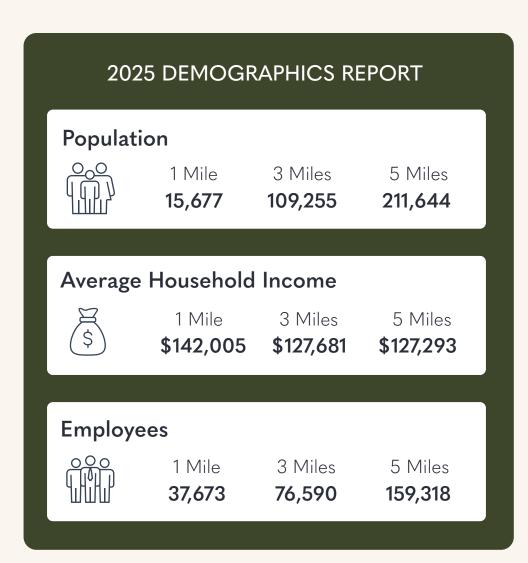










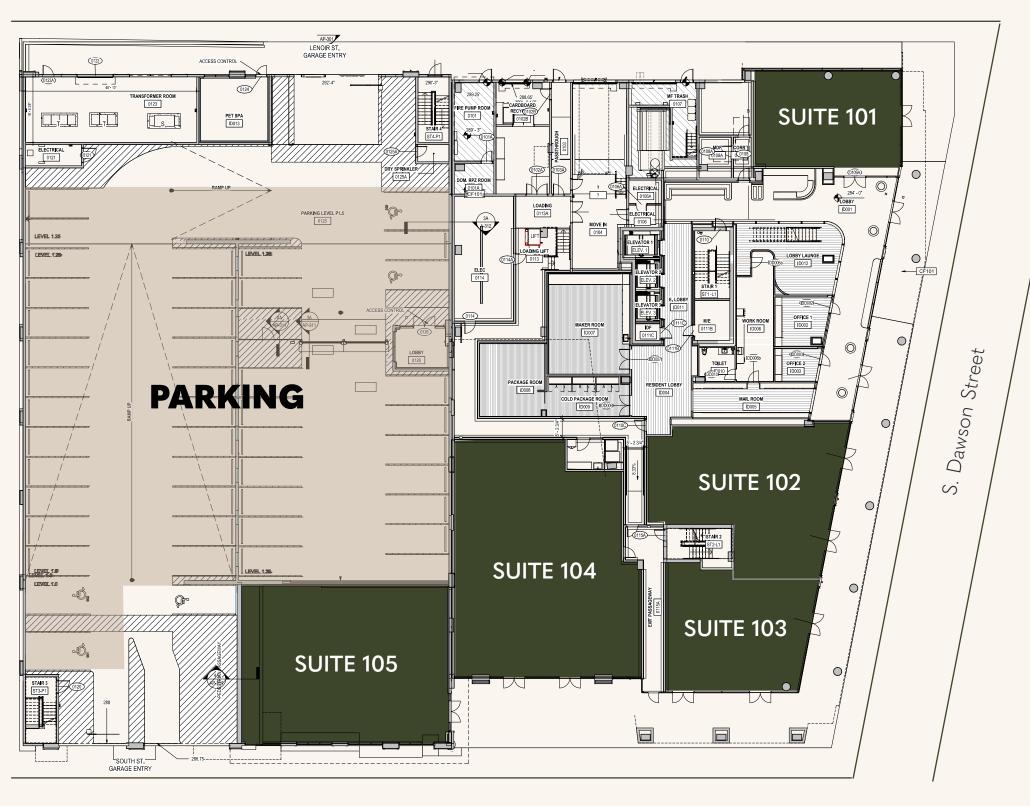




PROPERTY DETAILS

- Luxurious 20-story, high-rise community featuring 297 apartment homes and more than 10,000 sf of retail space
- Located in the bustling and growing Warehouse District of Downtown Raleigh across the street from the Red Hat Amphitheater

W. Lenior Street



W. South Street

maeve

RALEIGH



AVAILABLE SPACE

UITE 101 ±1,240 SF
UITE 102 ±1,944 SF
UITE 103±1,465 SF
UITE 104 ±3,451 SF
UITE 105 ±2,626 SF

Contact Broker for Lease Rates and TI Allowance

James Troxler
jamestroxler@yorkproperties.com

- Rare opportunity to create signature retail destination in an architectural landmark
- Within walking distance to the Red Hat Amphitheater, Raleigh
 Convention Center, Sam Jones BBQ, Boulted Bread and much more
- 24 spaces for retail parking + 5 ADA, street parking and a pull off lane on S Dawson
- Outdoor patio seating available for all units
- Shell delivery with market-competitive tenant improvement allowance



Maeve Raleigh offers unmatched visibility and accessibility in downtown's vibrant core. This new luxury building places your business steps from the city's biggest attractions-including the Raleigh Convention Center and Red Hat Amphitheater, which together host hundreds of major concerts, conferences, expos, and festivals year-round.

From high-profile music acts like John Legend and The Black Keys to blockbuster events such as GalaxyCon Raleigh and the All Things Open tech conference, these venues draw hundreds of thousands of visitors annually-delivering a steady stream of potential customers right to your door. At Maeve, you're not just leasing space; you're securing a front-row seat to the energy and excitement that define downtown Raleigh.







LOCALE

Situated in Raleigh's vibrant Warehouse District, The Maeve offers 10,000 SF of ground-floor retail space surrounded by some of the city's best dining, shopping, and nightlife. Just steps from Morgan Street Food Hall, Transfer Co. Food Hall, and local favorites like Barcelona Wine Bar and Brewery Bhavana, this area attracts a steady mix of residents, office workers, and visitors. Retailers benefit from the energy of a walkable, mixed-use neighborhood that blends historic character with modern living. The Maeve's stylish infrastructure and proximity to major transit routes make it an ideal destination for retailers looking to thrive in a high-visibility, high-traffic location.

WITHIN 1/2 MILE:



40 dining options feature a wide variety of culinary delights guaranteed to hit the spot.



10 arts and entertainment venues featuring escape rooms, performing arts and more.



* 5 hotels including meeting spaces, lounges, rooftop bars and retail.



15 stores including gift shops, boutiques, convenience stores, and specialty beverage shops.



capacity of roughly 6,000. The new

venue is expected to have a capacity

of 6,000 to 6,500.

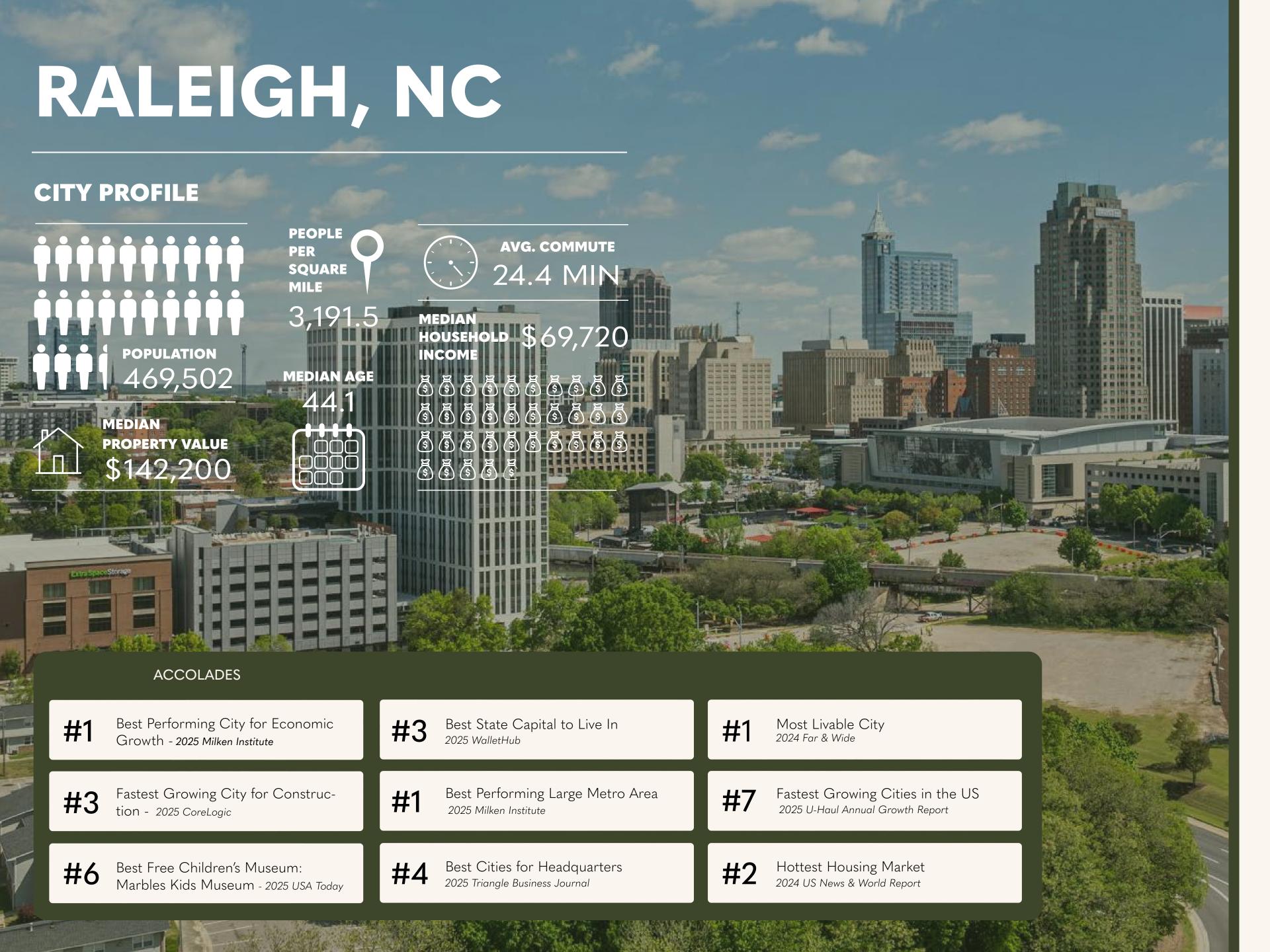
13 nightlife concepts
 with atmospheres
 to please, no matter
 what you're in the
 mood for!



18 residential buildings including townhomes, condominiums and luxury apartments.

NC STATE UNIVERSITY

Located just 1.5 miles from Centennial Campus, the Maeve offers unparalleled access to a vibrant community of over 35,000 students, faculty, and staff.



DOWNTOWN UPDATE

88

SCORE

TRANSIT AND BIKE **SCORES**

DOWNTOWN RALEIGH ALLIANCE Q1 2025 MARKET REPORT

CONSTRUCTION

Q1 2025

2,334 **PROJECTS**

25

UNITS DELIVERED Q2 2023

NEW STORE-FRONT BUSINESS **OPENINGS** Q1 2025

+5.9%

TOTAL VISITS TO **GLENWOOD SOUTH** YEAR-OVER-YEAR Q1 2025

1.5M

VISITORS

Q1 2025

+6.6%

MONTHLY HOTEL **ROOM SALES REVENUE** FROM Q1 2024

DEVELOPMENT UPDATES

UNDER

JJ.ZD

COMPLETED SINCE 2015, UNDER CONSTRUC-TION AND PLANNED Q1 2025

97.3D

Y I.ZD

CONSTRUCTION AS Q1 2025

IN SITE PREPARATION/ PROSED/PLANNED **DEVELOPMENTS** Q1 2025