

1904 New Hope Church Rd

RALEIGH, NC 27609

FOR LEASE



CONTACT BROKER:

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LEASE INFORMATION

Lease Rate	\$12.50 NNN
Building Size	50,500 SF
Available SF	9,000 - 50,500 SF
Lot Size	3.43 Acres
Year Built/Renovated	1974/2003
Zoning	IX-3
Market	Raleigh MSA

1904 New Hope Church Rd provides a unique leasing opportunity conveniently located in Northeast Raleigh just 1 mile from the 440 beltline. The Triangle region, anchored by Raleigh, Durham, and Chapel Hill, is a thriving hub of business activity. Industrial growth continues to be strong throughout the area.

This growth is fueled by a strong job market and the expanding Research Triangle Park, connectivity enhancements with the expansion of I-540 and I-885, and large, consistent population increases.



Easy access to I-440 and US-1



Ability to combine Suites to achieve larger space requirements



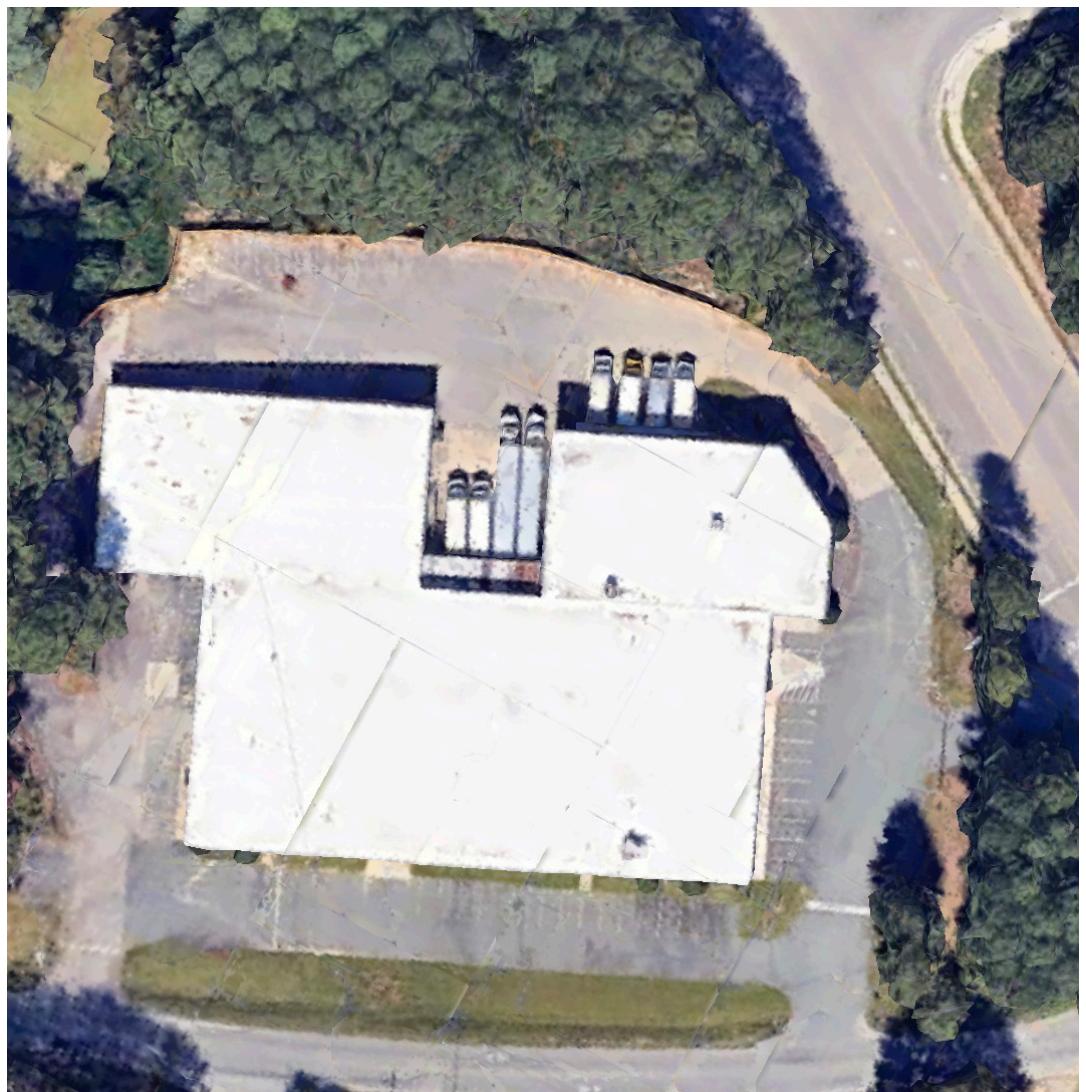
Ample parking and building access



Road frontage to New Hope Church Rd and St Albans Dr

FOR LEASE

AERIAL PHOTOS



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EXTERIOR PHOTO

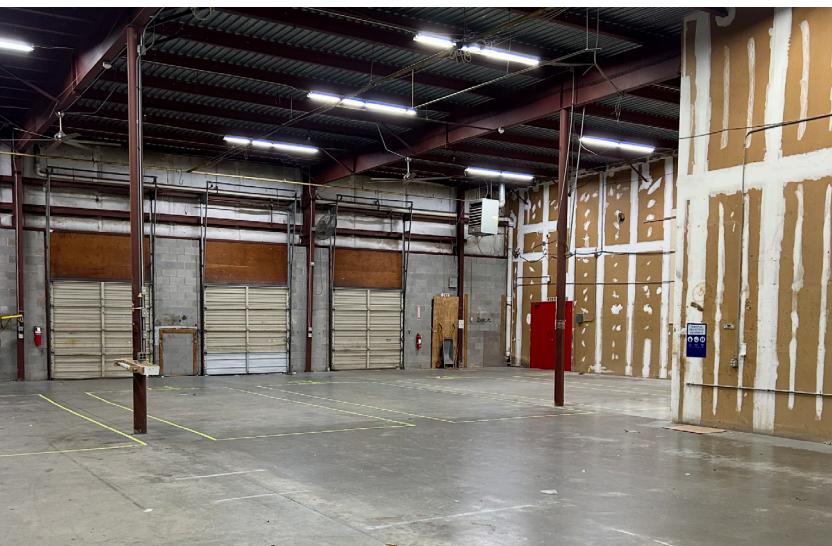


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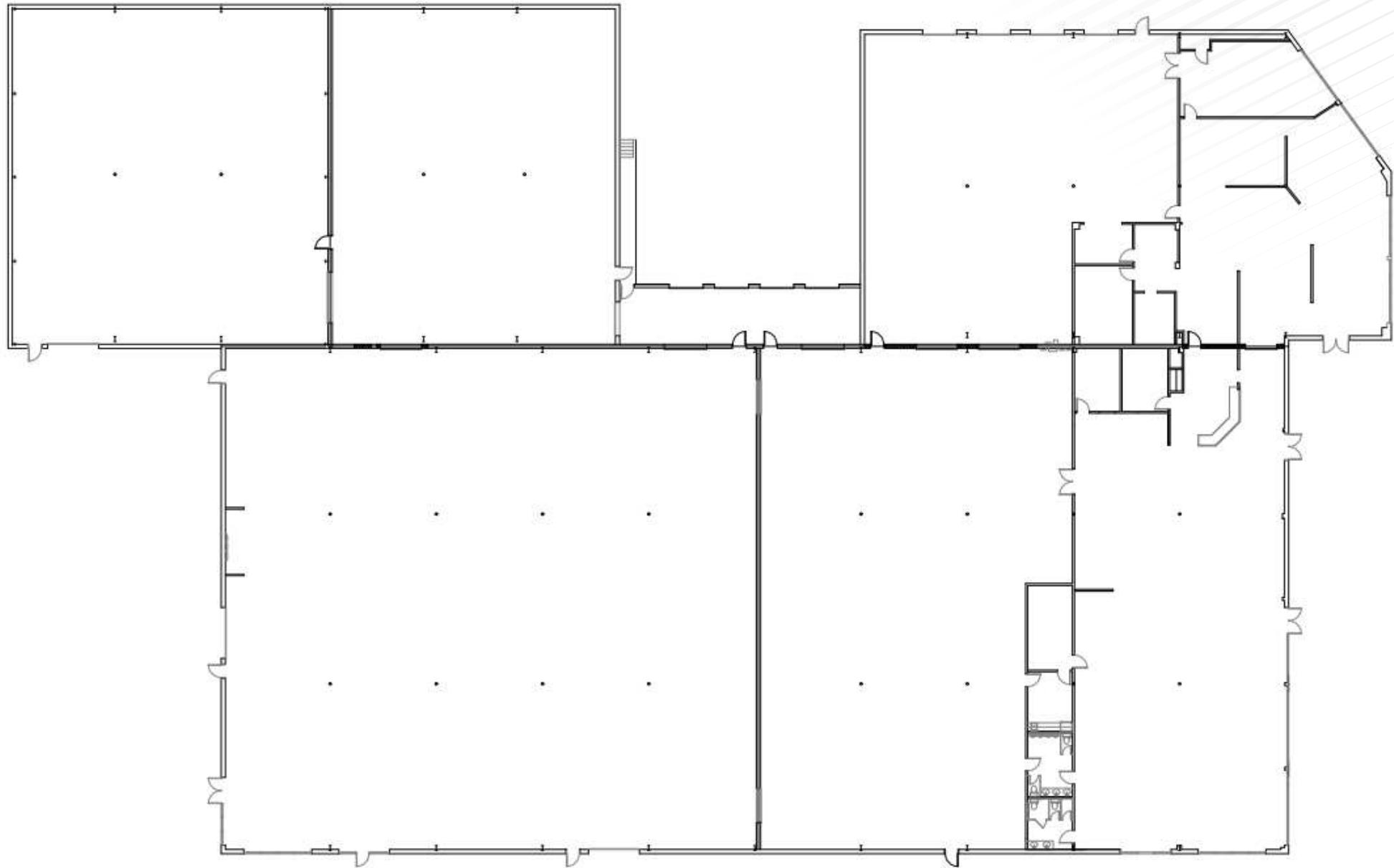
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INTERIOR PHOTOS



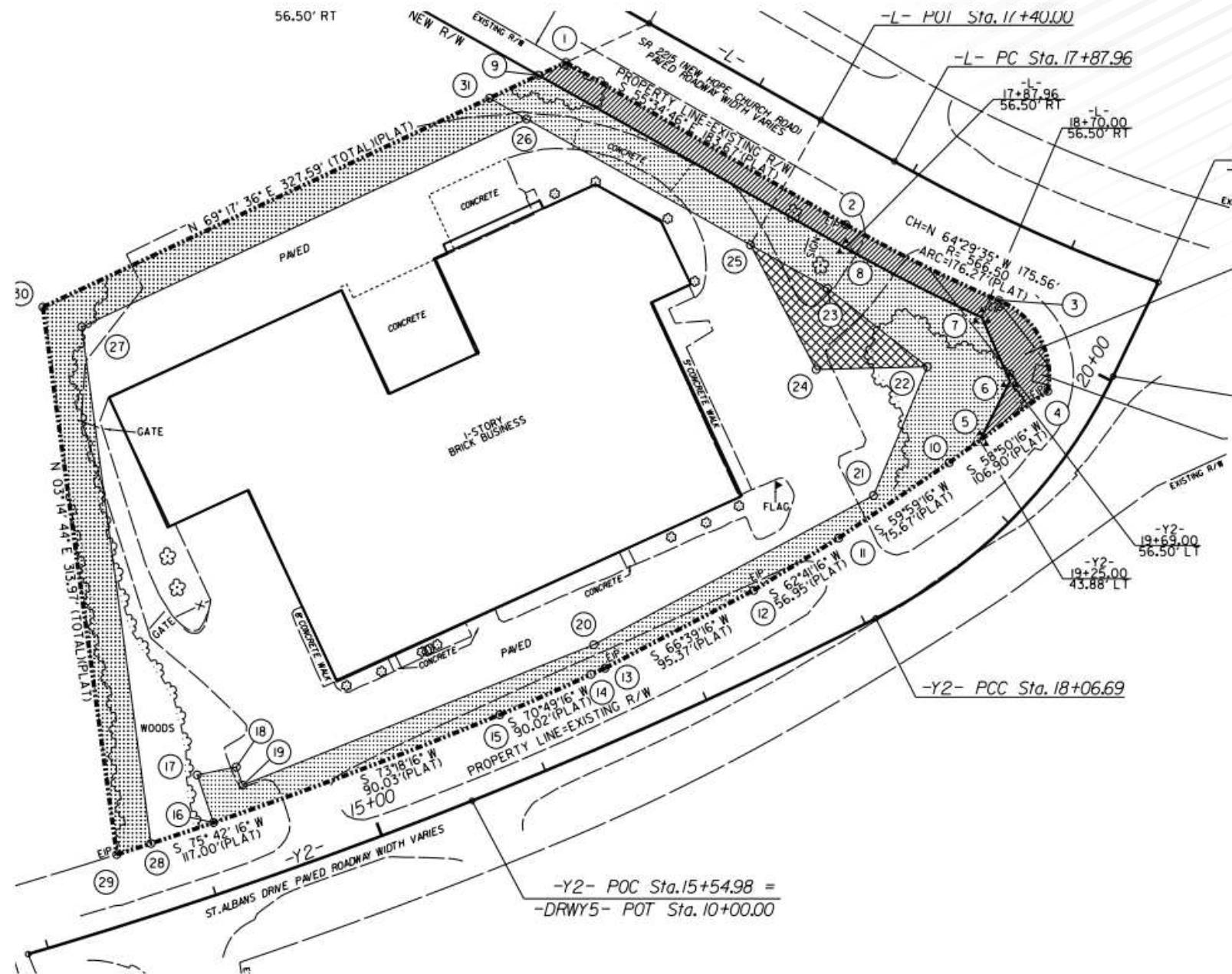
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FLOOR PLAN



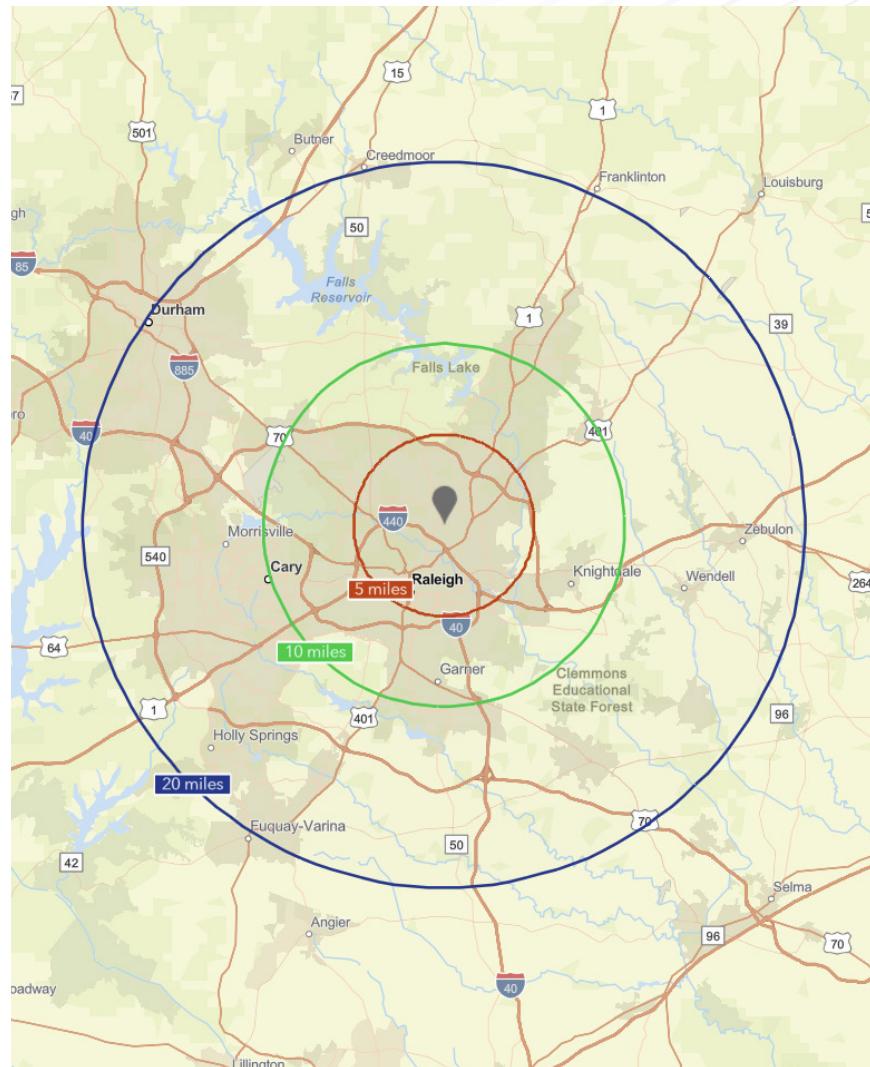
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SITE PLAN



Population	5 Miles	10 Miles	20 Miles
Total Population	250,490	626,960	1,540,087
Median Age	36.1	35.4	37.0
Households & Income	5 Miles	10 Miles	20 Miles
Total Households	109,305	258,592	603,038
# of Persons per HH	2.21	2.35	2.51
Average HH Income	\$124,701	\$124,464	\$134,466
Average Home Value	\$552,021	\$527,458	\$515,016

Demographics data derived from ESRI (2024)



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THE OVERTON GROUP TEAM

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