



2ND GEN RESTAURANT SPACE · FOR LEASE

3620 BASTION LN

RALEIGH, NC

ATLAS STARK

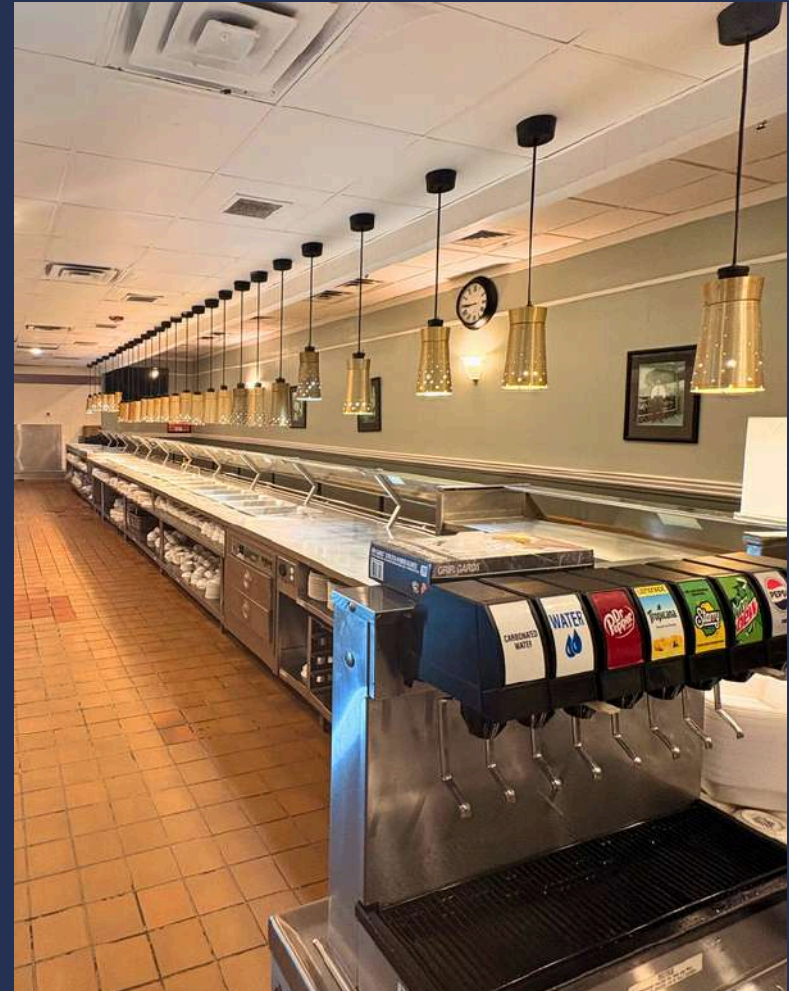
PROPERTY SUMMARY

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

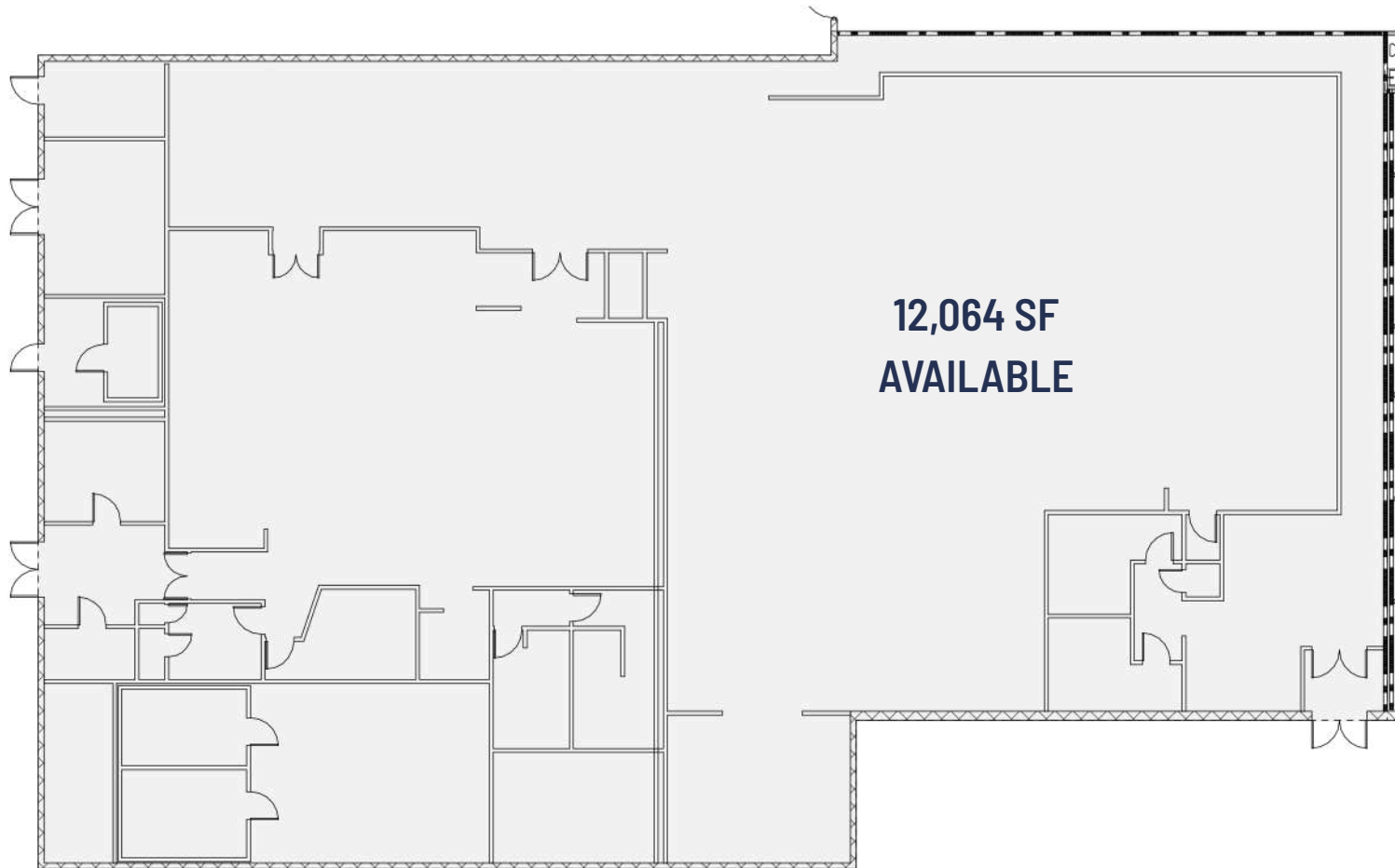
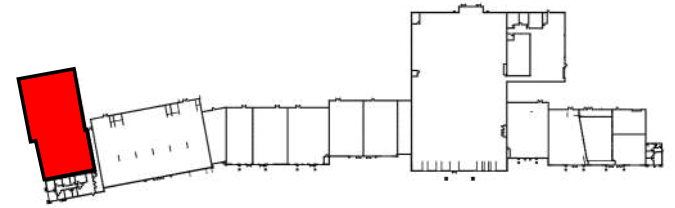
With visibility from New Bern Ave, 440 East serves as a major focal point for the neighborhood. This mixed-use shopping center is home to retailers, restaurants, and service providers.

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 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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