

RETAIL BUILDING FOR LEASE

1609, 1611 & 1617 New Bern Avenue
Raleigh, NC 27610



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The information contained in this Offering has been obtained from sources we believe are reliable; however, CityPlat, LLC has not verified, and will not verify, any of the information contained herein, nor has CityPlat, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

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Executive Summary



AVAILABLE SPACES

Address	Description	SF	Leased	Leased
1609 New Bern Ave	Flex/Warehouse. Ideal for Automotive	2,900 SF		
1611 New Bern Ave	Freestanding Retail	846 SF	Leased	Leased
1617 New Bern Ave	C-Store/Gas Station	1,598 SF	Leased	Leased

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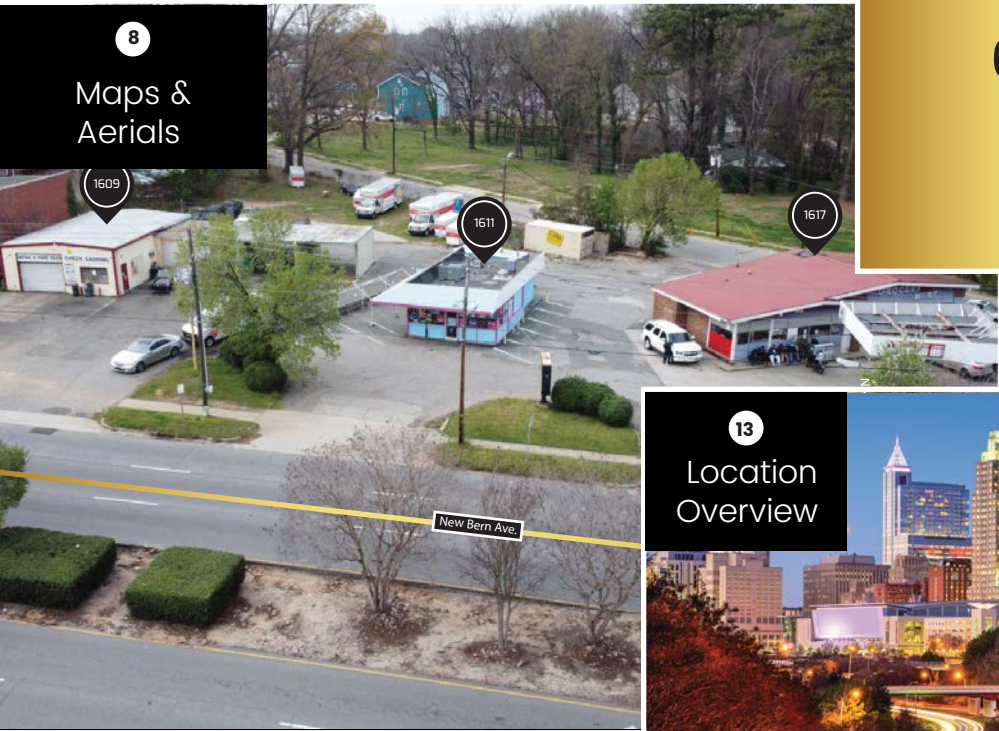
Available Spaces



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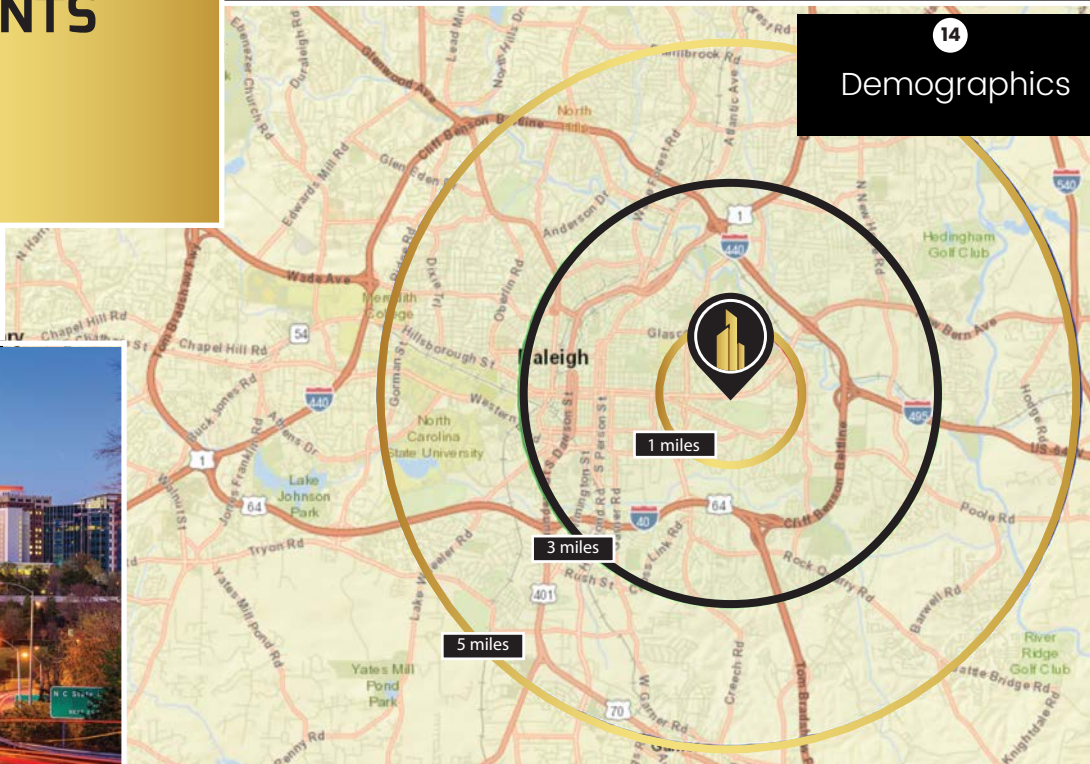
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Maps & Aerials



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Location Overview



**EXECUTIVE
SUMMARY**



EXECUTIVE SUMMARY

CityPlat is pleased to present a retail building for lease located at 1609 New Bern Ave, Raleigh, NC 27610. This building is part of an assemblage of properties (1609, 1611, and 1617) located at the corner of New Bern Ave and Raleigh Road. Each property will be/is leased individually. First property located at 1609 New Bern Ave is a warehouse/storage. Built in 1973, this property features 0.58 acres lot and 2,900 SF of space. Zoning is CX-3 (Commercial Mixed Use). Second property located at 1611 New Bern Ave is a freestanding building. Built in 1956, this property features 11,761 SF lot and 846 SF of space. Zoning is NX-3 (Neighborhood Mixed Use). Third property is a convenience store/gas station located at 1617 New Bern Ave. Built in 1954, this property features 7,841 SF lot and 1,598 SF of space. Zoning is NX-3 (Neighborhood Mixed Use).

Traffic count for this area is high (18,000 VPD). The assemblage is conveniently surrounded by various establishments. Raleigh-Durham International Airport is just 18 miles away.

For the surrounding community of Raleigh, NC 27610, the nearby schools are excellent and include Leesville Road Elementary, Leesville Road Middle and Leesville Road High. The overall crime risk for this area is low. The natural disaster risk for this area includes very low earthquake risk and minimal flood risk.

Raleigh is the capital of the state of North Carolina and the seat of Wake County in the United States. Raleigh is the second-largest city in the state, after Charlotte. Raleigh is known as the "City of Oaks" for its many oak trees, which line the streets in the heart of the city. The city covers a land area of 142.8 square miles. The U.S. Census Bureau estimated the city's population as 479,332 as of July 1, 2018. It is one of the fastest-growing cities in the country.

KEY OFFERING HIGHLIGHTS

- Retail Building for lease, part of assemblage
- Warehouse/Storage
- 0.58 AC Lot and 2,900 SF of space
- Zoning is CX-3
- Freestanding Retail
- 11,761 SF lot and 846 SF of space
- Zoning is NX-3
- C-store/Gas Station
- 7,841 SF lot and 1,598 SF of space
- Zoning is NX-3
- Traffic Count is 18,000 VPD
- RDU International Airport is 18 miles away

[See Pricing on Next Page](#)

AVAILABLE SPACES

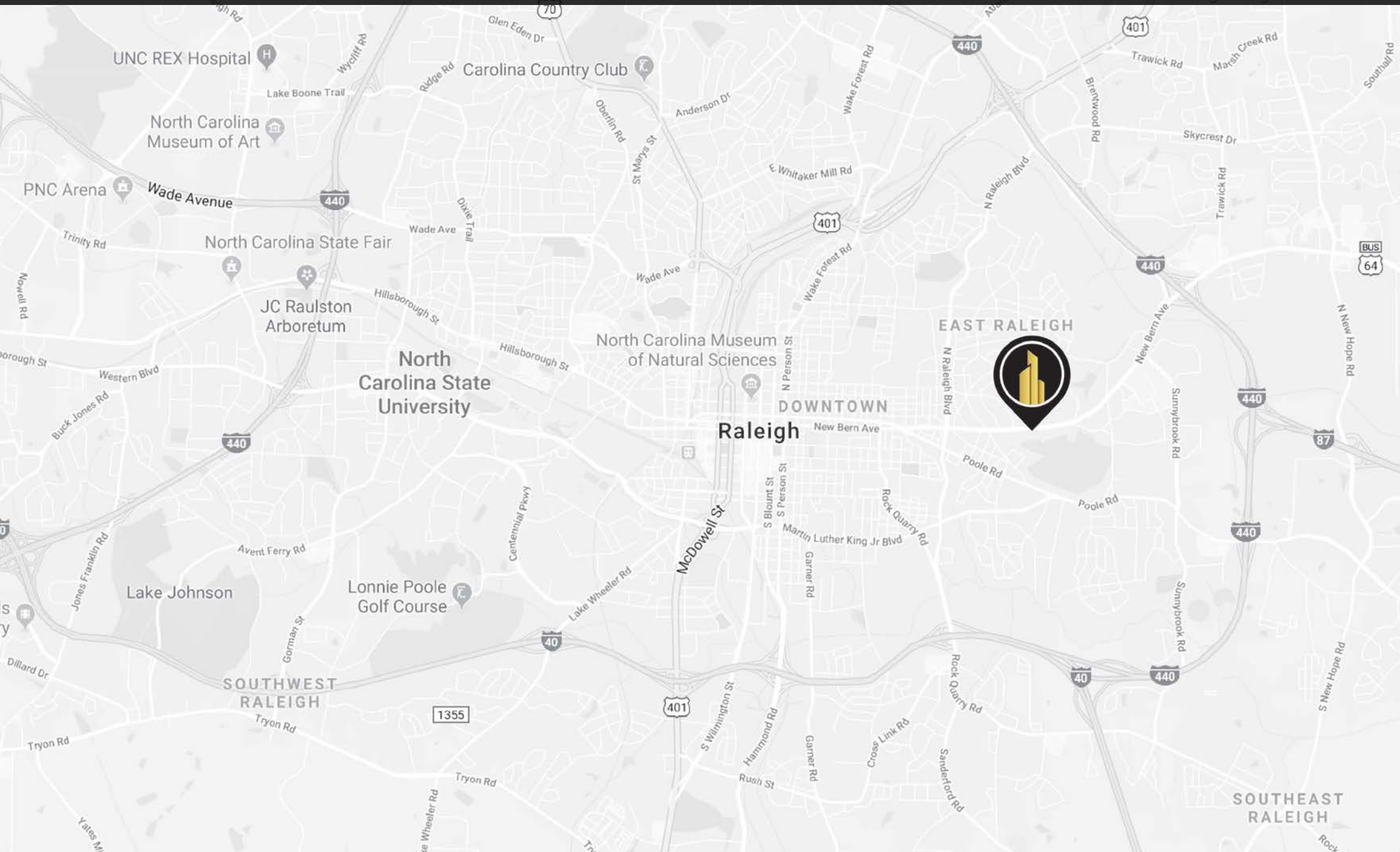
Address	Description	SF	Status	Rent
1609 New Bern Ave	Flex/Warehouse. Ideal for Automotive	2,900 SF	Available	\$4,500/mo NNN
1611 New Bern Ave	Freestanding Retail	846 SF	Leased	Leased
1617 New Bern Ave	C-Store/Gas Station	1,598 SF	Leased	Leased



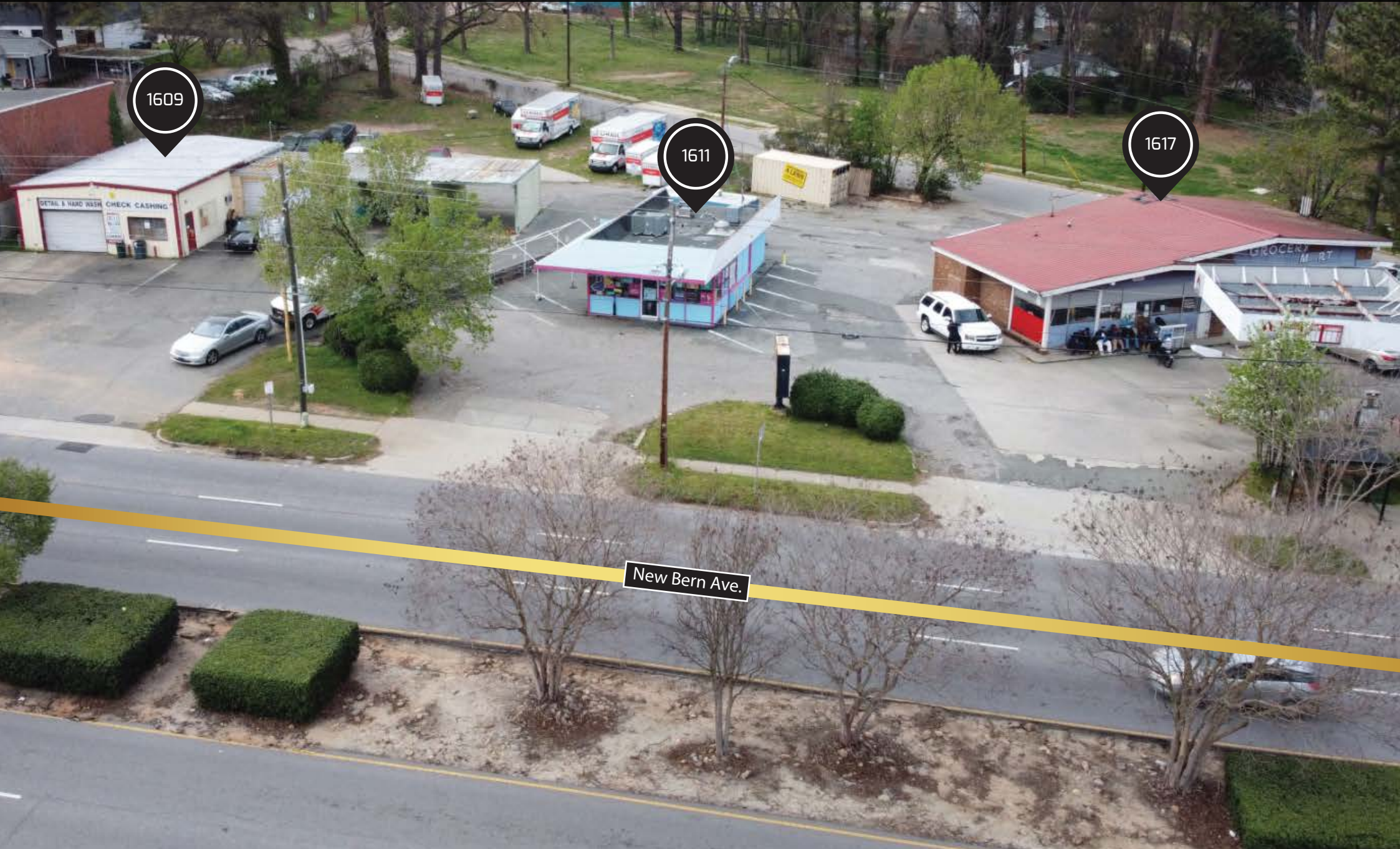
LOCATION OVERVIEW



MAPS & AERIALS



MAPS & AERIALS



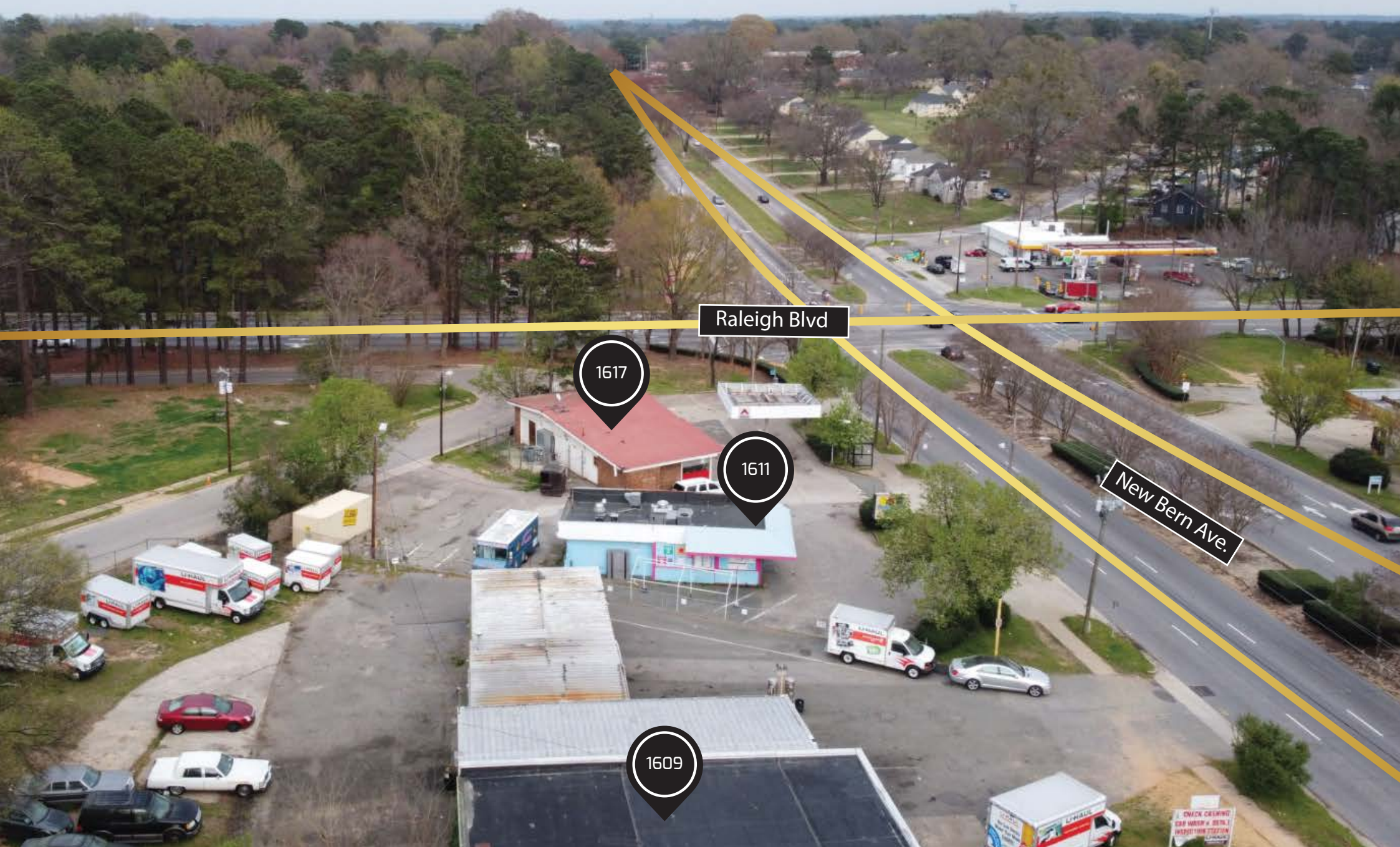
1609

1611

1617

New Bern Ave.

MAPS & AERIALS



Raleigh Blvd

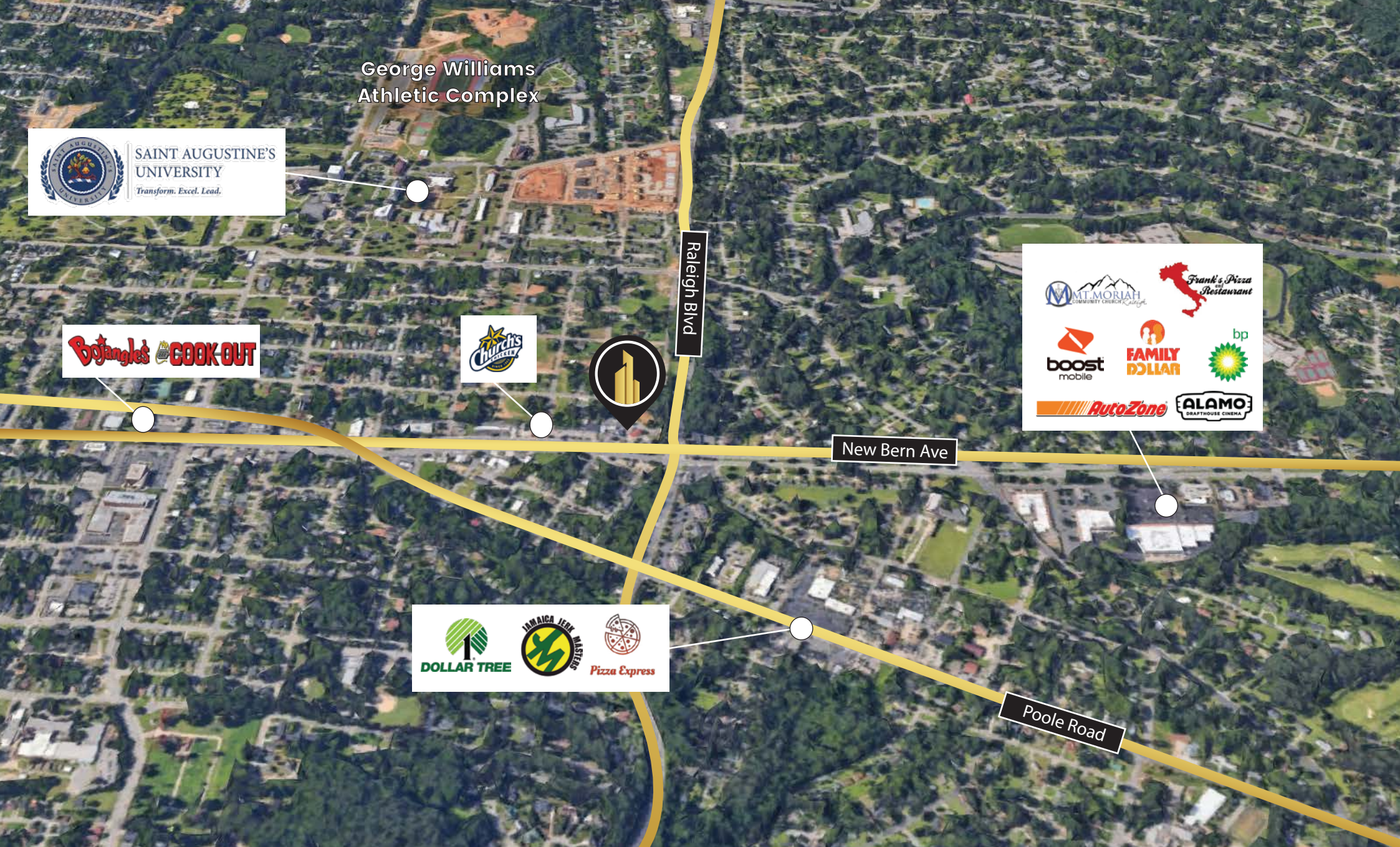
New Bern Ave.

1617

1611

1609

MAPS & AERIALS



George Williams Athletic Complex



SAINT AUGUSTINE'S UNIVERSITY
Transform. Excel. Lead.



Bojangles' COOK OUT



Church's



Mt. MORIAH COMMUNITY CHURCH
Frank's Pizza Restaurant
boost mobile **FAMILY DOLLAR** **bp**
AutoZone **ALAMO** DRAFTHOUSE CINEMA



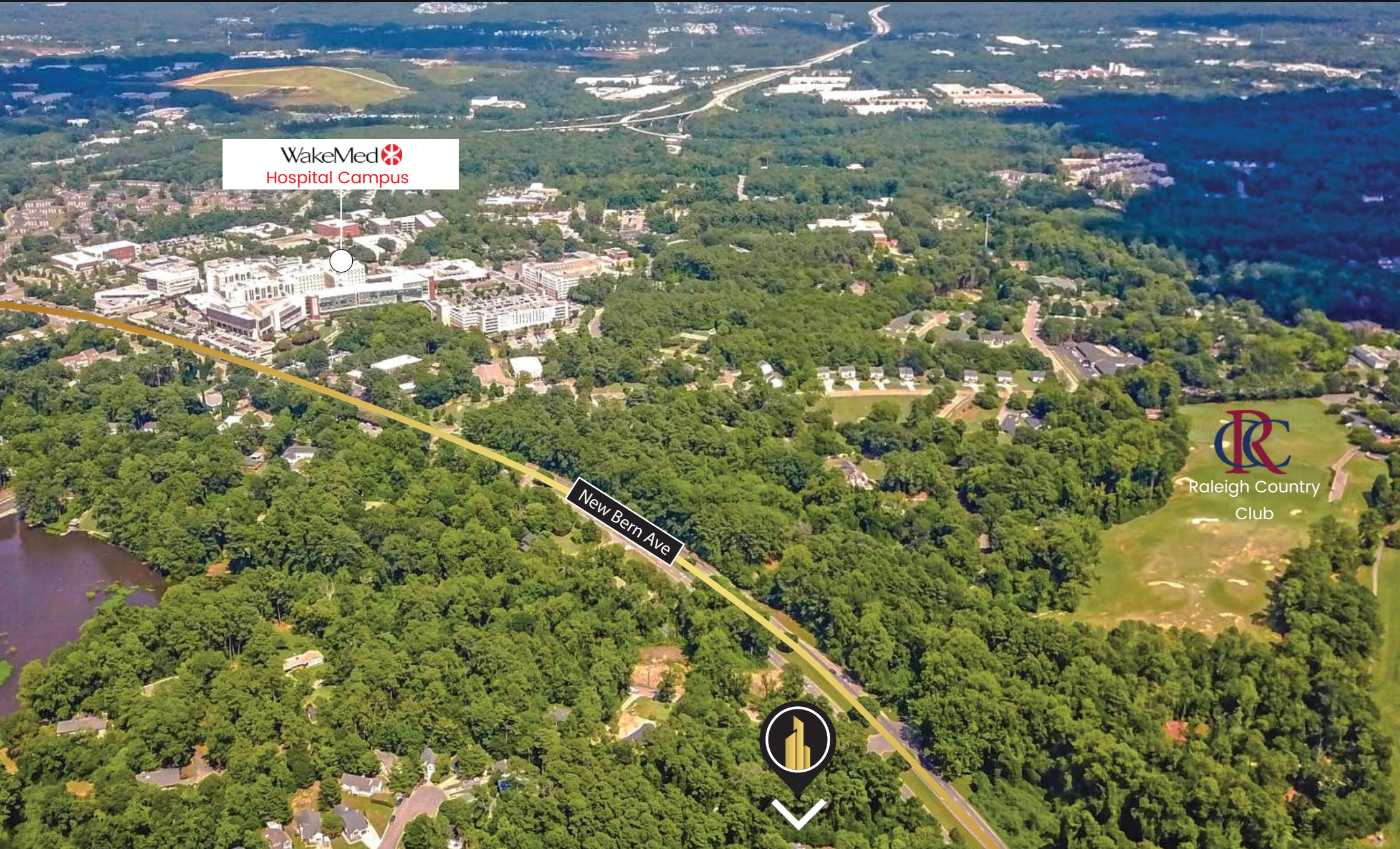
DOLLAR TREE **JAMAICA JERK MASTERS** **Pizza Express**

Raleigh Blvd

New Bern Ave

Poole Road

MAPS & AERIALS



WakeMed 
Hospital Campus

New Bern Ave



Raleigh Country Club



RALEIGH, NC

Raleigh is the capital of the state of North Carolina and the seat of Wake County in the United States. Raleigh is the second-largest city in the state, after Charlotte. Raleigh is known as the "City of Oaks" for its many oak trees, which line the streets in the heart of the city. The city covers a land area of 142.8 square miles. The U.S. Census Bureau estimated the city's population as 479,332 as of July 1, 2018. It is one of the fastest-growing cities in the country.

Raleigh is home to North Carolina State University (NC State) and is part of Research Triangle Park (RTP), together with Durham (home of Duke University and North Carolina Central University) and Chapel Hill (home of the University of North Carolina at Chapel Hill). The "Triangle" nickname originated after the 1959 creation of the Research Triangle Park, located in Durham and Wake counties, among the three cities and their universities. The Research Triangle region encompasses the U.S. Census Bureau's Raleigh-Durham-Chapel Hill Combined Statistical Area.

Most of Raleigh is located within Wake County, with a very small portion extending into Durham County. The towns of Cary, Morrisville, Garner, Clayton, Wake Forest, Apex, Holly Springs, Fuquay-Varina, Knightdale, Wendell, Zebulon, and Rolesville are some of Raleigh's primary nearby suburbs and satellite towns.

RALEIGH-CARY and WAKE COUNTY ACCOLADES

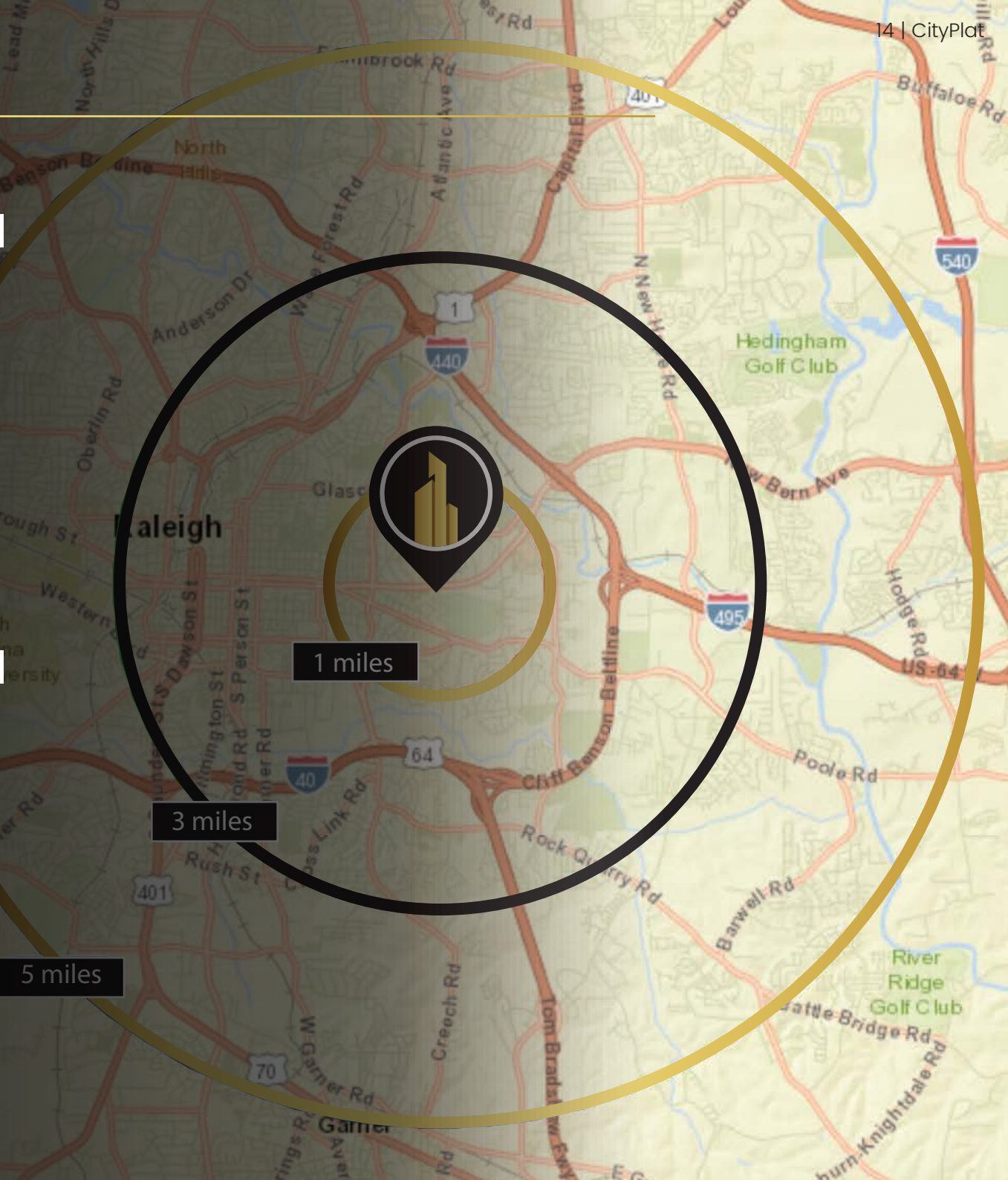
- #1 Among Mid-Sized American Cities of the Future - The Financial Times, April 2015
- Among Five American Cities You Should Visit in 2015 - The Huffington Post, February 2015
- Among World's 300 Largest Metropolitan Economies in 2014 - Brookings Institution, January 2015
- #3 Among Best Metro Areas for STEM (Science, Technology, Engineering & Math) Professionals - WalletHub, January 2015
- #7 Among America's Smartest Cities (Raleigh) - Forbes, November 2014
- #1 Among The U.S. Cities Attracting The Most Families (Raleigh MSA) - Forbes, September 2014
- #1 Among The Best Places for Business and Careers - Forbes, July 2014
- #3 Among 10 Fastest Growing Cities - CNNMoney, March 2014
- #2 Among America's 20 Fastest-Growing Cities - Forbes, February 2014



DEMOGRAPHICS

2019 Summary	1 Mile	3 Miles	5 Miles
Population	9,550	84,655	222,771
Households	3,560	32,825	83,717
Families	2,261	17,201	45,831
Average Household Size	2.54	2.36	2.46
Owner Occupied Housing Units	1,568	14,575	42,163
Renter Occupied Housing Units	1,992	18,250	41,554
Median Age	34.3	33.7	32.6
Median Household Income	\$36,951	\$50,151	\$56,589
Average Household Income	\$50,133	\$70,738	\$83,214

2024 Summary	1 Mile	3 Miles	5 Miles
Population	9,969	91,729	243,380
Households	3,709	36,172	92,223
Families	2,341	18,507	49,795
Average Household Size	2.55	2.34	2.45
Owner Occupied Housing Units	1,670	15,883	46,557
Renter Occupied Housing Units	2,040	20,289	45,667
Median Age	35.5	33.7	32.8
Median Household Income	\$43,982	\$56,638	\$63,751
Average Household Income	\$59,787	\$82,250	\$94,056



CITYPLAT

COMMERCIAL REAL ESTATE

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