

FLEX/RETAIL FOR LEASE

# THE ARBORS II

3520 SPRING FOREST ROAD, RALEIGH, NC 27616



**NAI**TRI PROPERTIES

# PROPERTY OVERVIEW

Retail/Flex space located at the intersection of Capital Boulevard/US1 North and Spring Forest Road. This space has a highly visible tenant sign and significant frontage on Spring Forest Road.

ADDRESS	3520 Spring Forest Road, Raleigh, NC 27616
BUILDING SIZE	Approximately 51,200 RSF
AVAILABLE SPACE	12,800 RSF
RENTAL RATE	\$13.50/RSF, Triple Net
TICAM	\$2.56/RSF
DELIVERY CONDITION	"As-Is"
PARKING RATIO	2.50 spaces per 1,000 SF
HIGHLIGHTS	<ul style="list-style-type: none"><li>• Four (4) Dock Doors (Two (2) with Levelers)</li><li>• Lighted parking</li><li>• Fully sprinklered</li><li>• Three (3) private restrooms</li><li>• Zoned for retail, office, warehouse and manufacturing uses</li><li>• Locally owned and managed</li></ul>

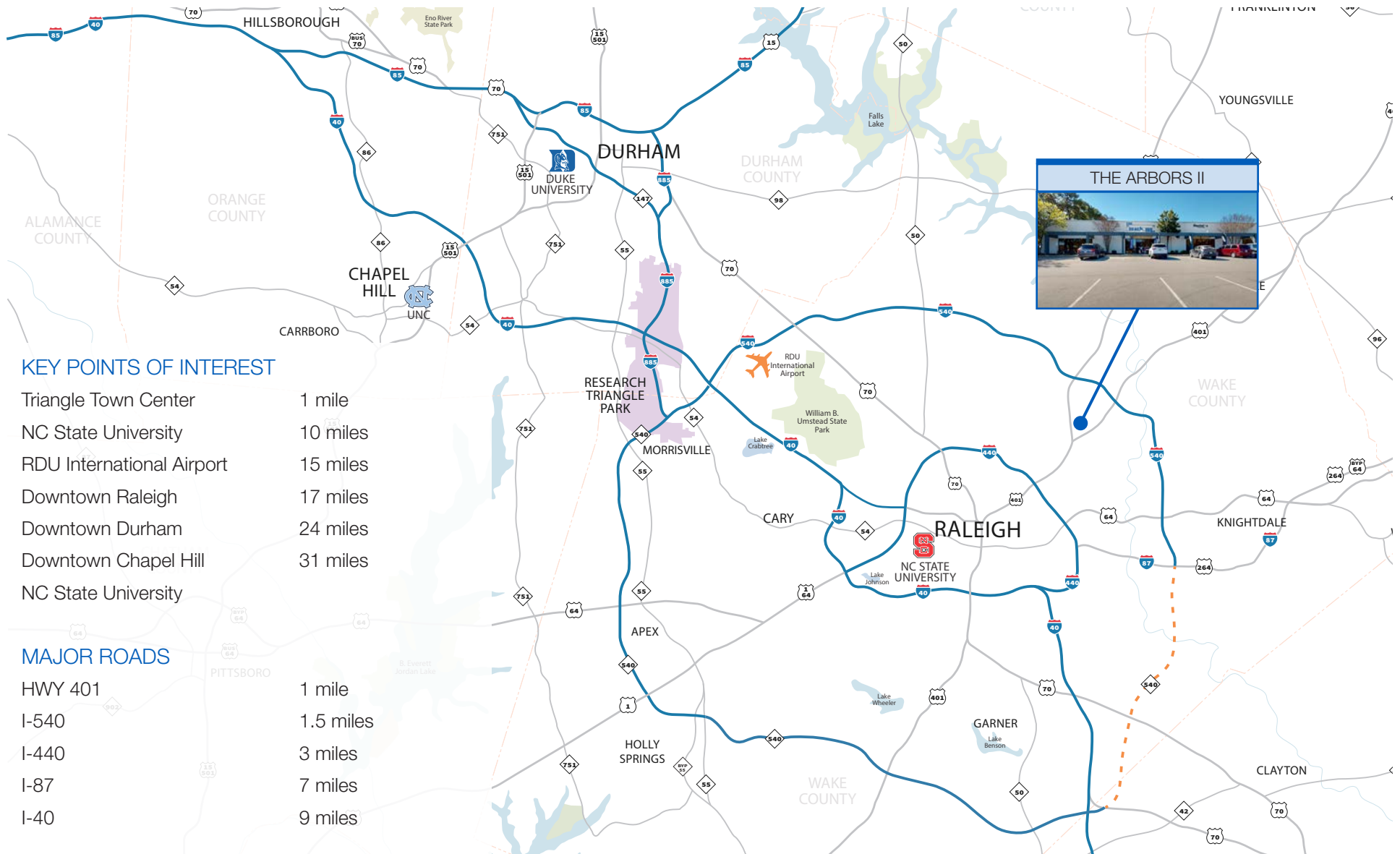
## CONTACT

JOHN HIBBITS | 919.606.0989 | [jhibbits@triprop.com](mailto:jhibbits@triprop.com)

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# TRIANGLE REGION



## KEY POINTS OF INTEREST

Triangle Town Center	1 mile
NC State University	10 miles
RDU International Airport	15 miles
Downtown Raleigh	17 miles
Downtown Durham	24 miles
Downtown Chapel Hill	31 miles
NC State University	

## MAJOR ROADS

HWY 401	1 mile
I-540	1.5 miles
I-440	3 miles
I-87	7 miles
I-40	9 miles

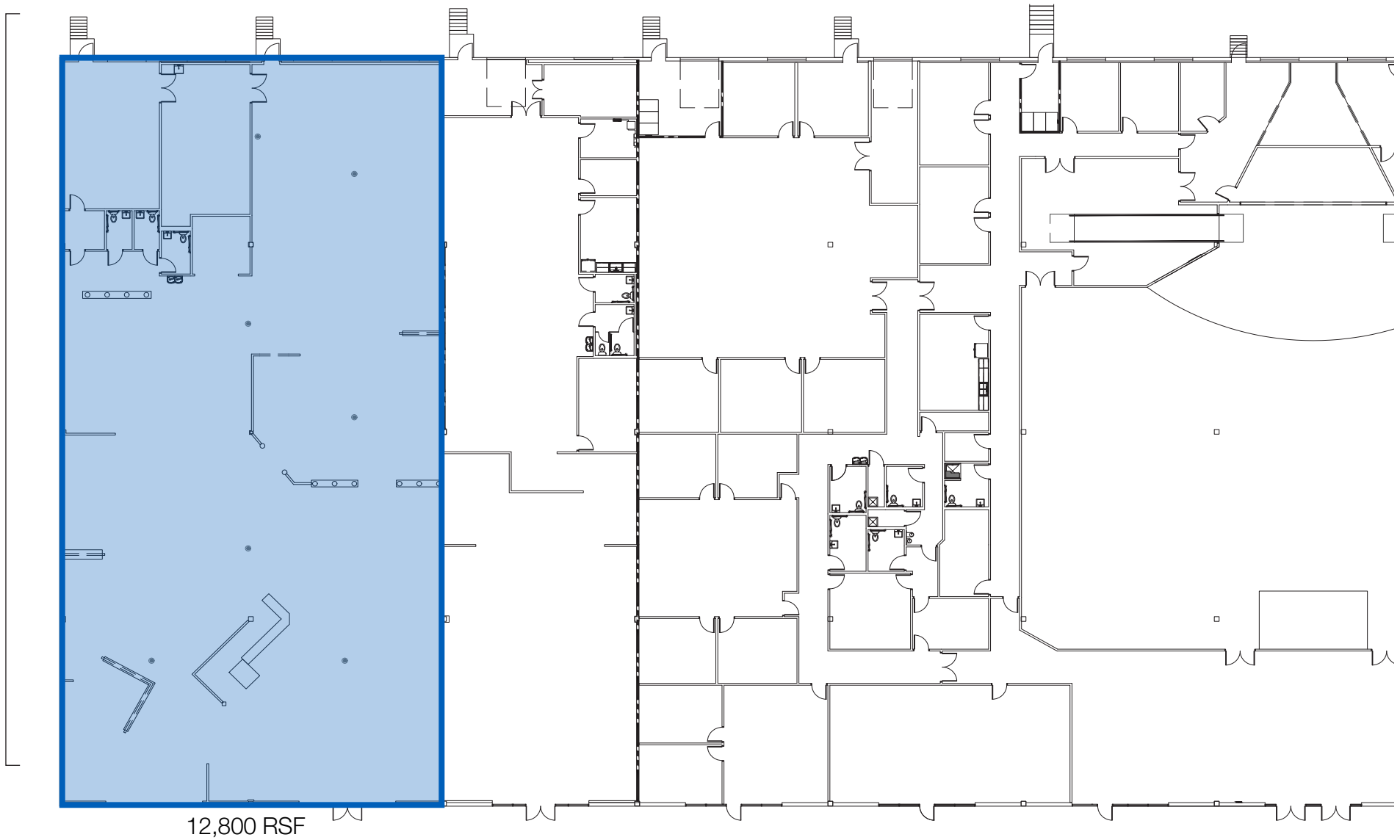
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# FLOOR PLAN



Click or  
Scan for  
Virtual Tour

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# AMENITIES

Conveniently located at the heavily trafficked intersection of Capital Boulevard and Spring Forest Road

## ARTS, CULTURE, & ENTERTAINMENT

Triangle Cultural Arts Gallery  
Artspace  
Theater Raleigh Arts Center  
NC Theater Conservancy  
TR Studio  
Switchyard Theater Company  
Alamo Draft House and Cinema  
The Ritz

## RESTAURANTS

Sopranos Grill  
Chili's Bar and Grill  
Olive Garden  
San Jose Mexican Restaurant  
El Tapatio  
Petra Grill  
Five Guys  
Carrabba's Italian Grill  
Cook Out  
Torero's Mexican  
Lemongrass Thai Restaurant  
Applebee's Grill and Bar  
Mona Pita Mediterranean Grill

Red Bowl Asian Bistro  
Las Marias  
Steve's Place  
Nantucket Grill-Raleigh  
Cafe Capistrano  
QDOBA  
River Pub  
El Dorado  
Char Grill  
Wayback Burgers  
Lee's Kitchen Spring Cafe

## BANKS

Truist  
First Citizens Bank  
Wells Fargo  
Woodforest National Bank  
Fifth Third Bank  
Regions Bank  
FSNB  
Fidelity Bank  
PNC Bank  
Chase Bank

## HOTELS

Holiday Inn Express  
Hilton North Raleigh  
Hampton Inn & Suites  
Hilton Garden Inn  
Home2 Suites  
Wake Inn  
Comfort Suites  
WoodSpring Suites  
Courtyard by Marriott  
Super 8 by Wyndham  
Quality Inn and Suites  
La Quinta Inn  
Microtel Inn and Suites  
Clario Pointe  
Fairfield Inn and Suites  
Double Tree by Hilton  
Econo Lodge

## OUTDOOR ACTIVITIES

Knightdale Station Park  
Lions Park  
Adventure Landing  
Hill Street Park  
River Bend Park

Tree Runner Adventure Park  
Green Hills Country Park  
Buffaloe Road Athletic Park  
GoApe Zipline and Adventure Park  
Pullen Park  
Durant Nature Preserve  
Anne Louise Wilkerson Nature Preserve

## WELLNESS

New Dawn Skin Spa  
Uzima Wellness Center  
Gratitude Hot Yoga Center  
YoBa Studio  
Blissful Wellness  
New Horizon Spa and Therapy  
Home Grown Spa  
REX Wellness Center  
Nora Skin Spa  
Midtown Yoga  
Health First Spa  
Infinite Wellness  
SPENGA North Raleigh

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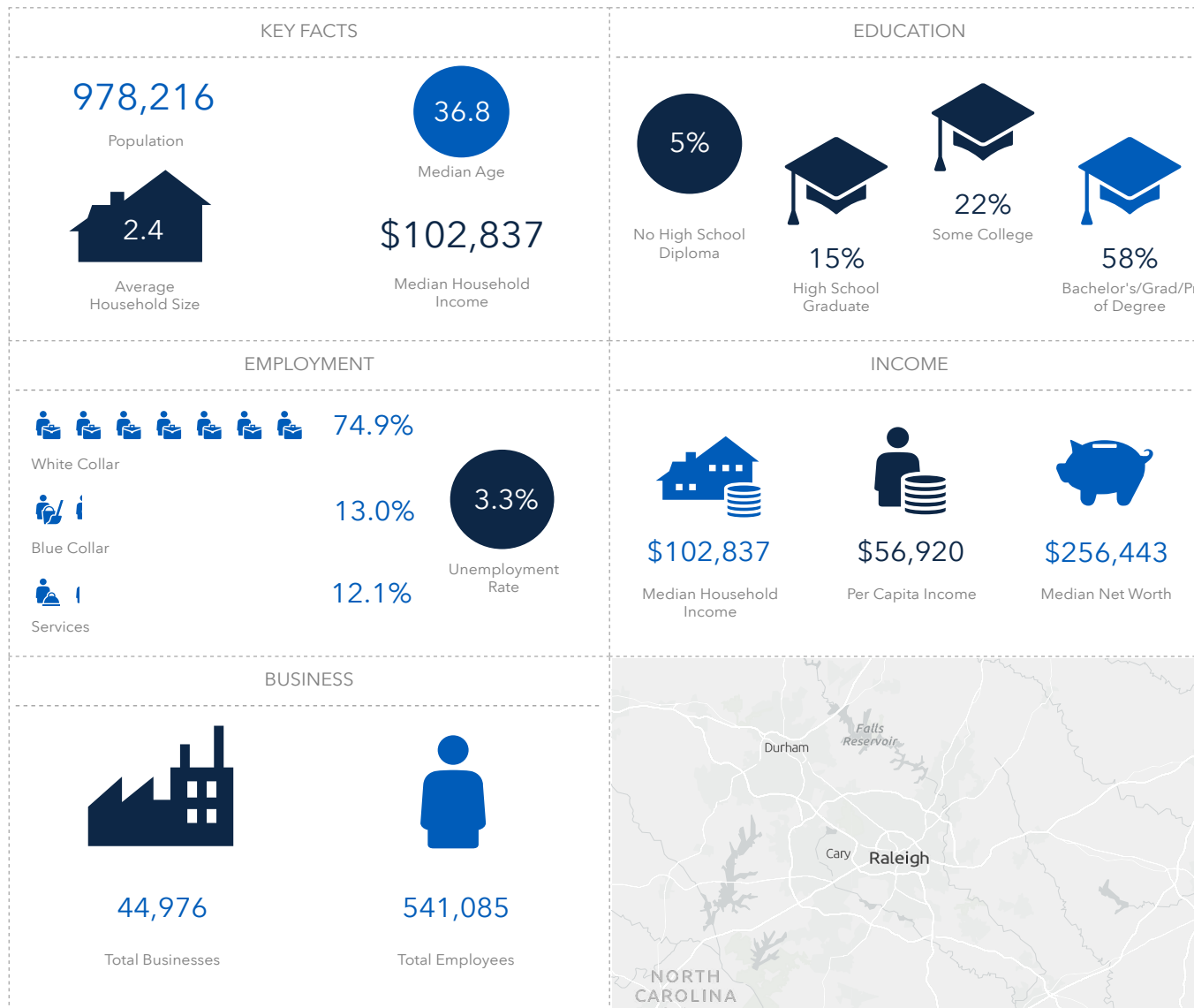
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# DEMOGRAPHICS

## 27 MINUTE AVERAGE COMMUTE DRIVE TIME



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