

# FLEX FOR LEASE

## TRYON BUSINESS CENTER

201 TRYON ROAD, RALEIGH, NC 27603



### AVAILABILITY

- Suite 101: 1,800 SF, Currently set up as 2/3 showroom and 1/3 warehouse, (1) bathroom, and (1) 10' x 10' drive-in door
- Lease rate: \$18.00/SF, NNN
- TICAM: \$5.14/SF

### PROPERTY HIGHLIGHTS

- Located in South Raleigh at the intersection of Tryon Road and Durham Drive
- Direct visibility to the traffic on Tryon Road
- Building and monument signage opportunity
- 12,000 SF Multi-tenant flex building
- Zoning: IX-3-PL
- TI Available
- Convenient access to Hwy. 401, I-40, I-540, Hwy. 70, and Downtown Raleigh

Dan McCloy, SIOR  
dmccloy@lee-associates.com  
D 919-270-9587

### DEMOGRAPHICS

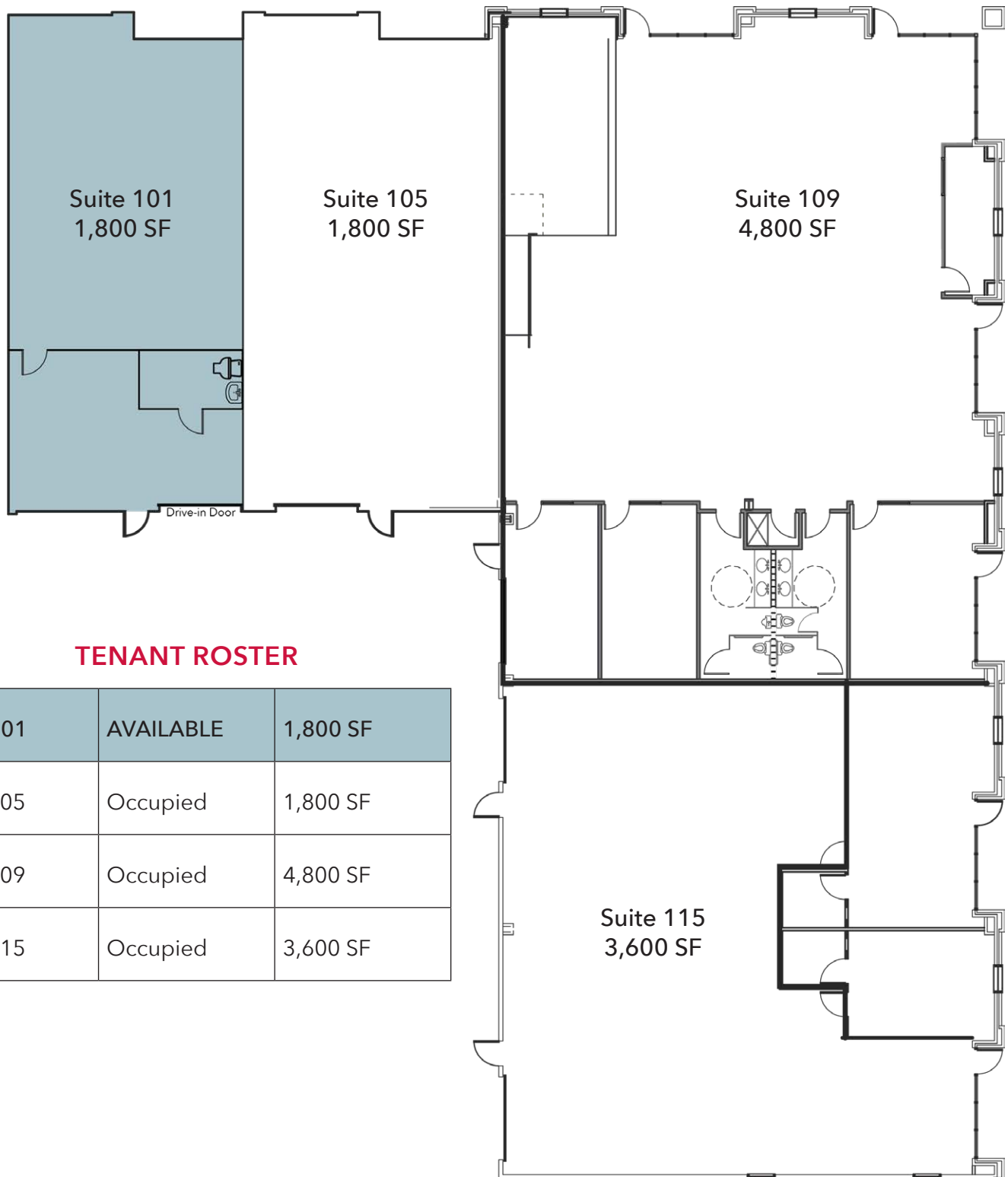
	1 Mile	3 Miles	5 Miles
Population	5,722	57,568	178,502
Avg. HH Income	\$103,431	\$91,829	\$103,625
No. of Businesses	531	2,753	8,896
No. of Employees	5,840	30,466	129,761
Daytime Population	8,872	61,588	226,226

### TRAFFIC COUNTS

11,000 VPD on Tryon Road (NC DOT 2023)

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**TENANT ROSTER**

Suite 101	AVAILABLE	1,800 SF
Suite 105	Occupied	1,800 SF
Suite 109	Occupied	4,800 SF
Suite 115	Occupied	3,600 SF

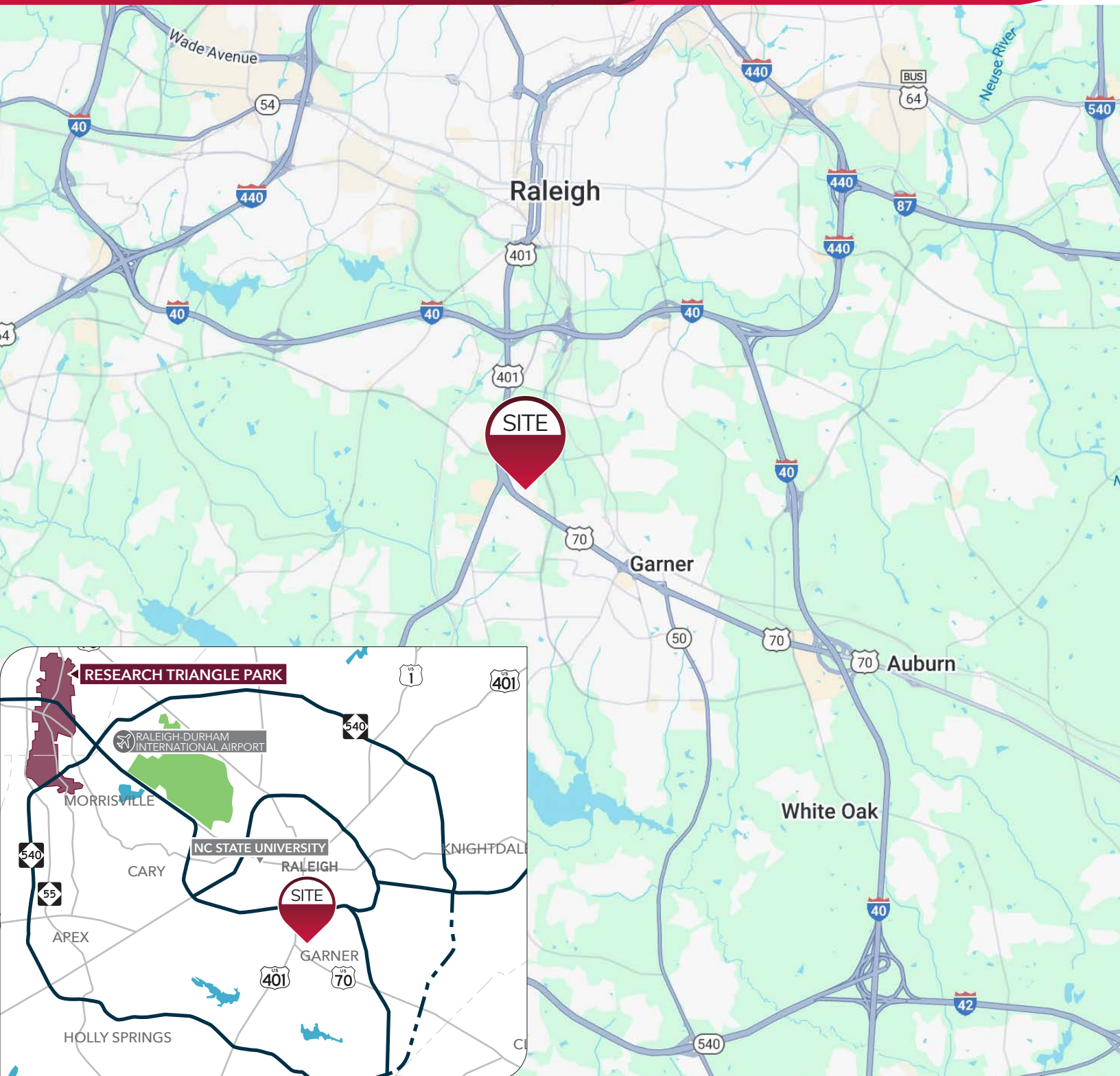
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
RALEIGH • DURHAM • WILMINGTON



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