

RETAIL PROPERTY FOR LEASE

STAND ALONE SECOND GENERATION RESTAURANT SPACE FOR LEASE

3625 Hillsborough St | Raleigh, NC 27607



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CITYPLAT
COMMERCIAL REAL ESTATE

3625 HILLSBOROUGH ST

Raleigh, NC 27607

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Step into this prime restaurant leasing opportunity at 3625 Hillsborough St, Raleigh, NC, 27607. The property boasts a spacious open floor plan, large display windows, and a versatile layout that caters to a range of restaurant concepts. Situated in a high-traffic area with ample parking, this turnkey restaurant space features modern kitchen facilities and a highly visible signage opportunity. Whether you're launching a new concept or expanding your brand, this property offers the ideal canvas for creating a standout dining experience and establishing a lasting presence in the vibrant Raleigh dining scene.

OFFERING SUMMARY

Lease Rate:	\$40 SF/yr (Absolute NNN)
Number of Units:	1
Available SF:	4,942 SF
Lot Size:	0.93 Acres

PROPERTY HIGHLIGHTS

- Spacious open floor plan
- 18,500 VPD
- Versatile layout
- 40 Parking spaces
- 14ft Cooking hood
- Turnkey restaurant space
- 2 Walk in Coolers- 2 walk in freezer.

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PHOTOS

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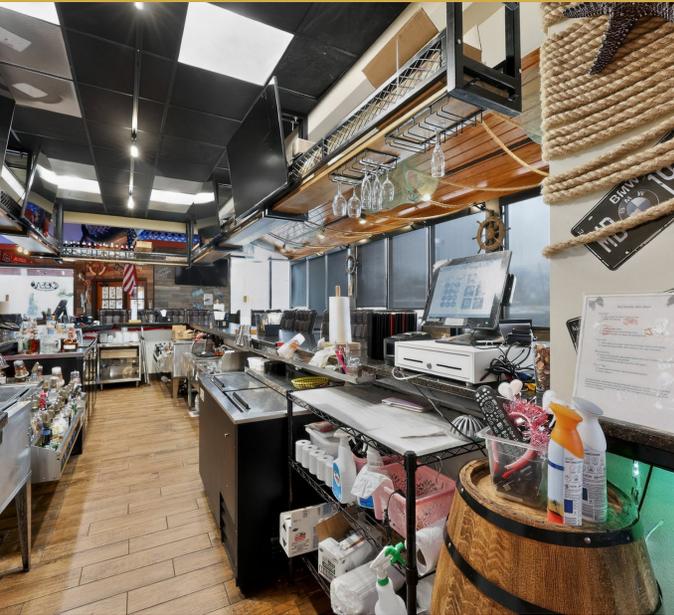
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PHOTOS

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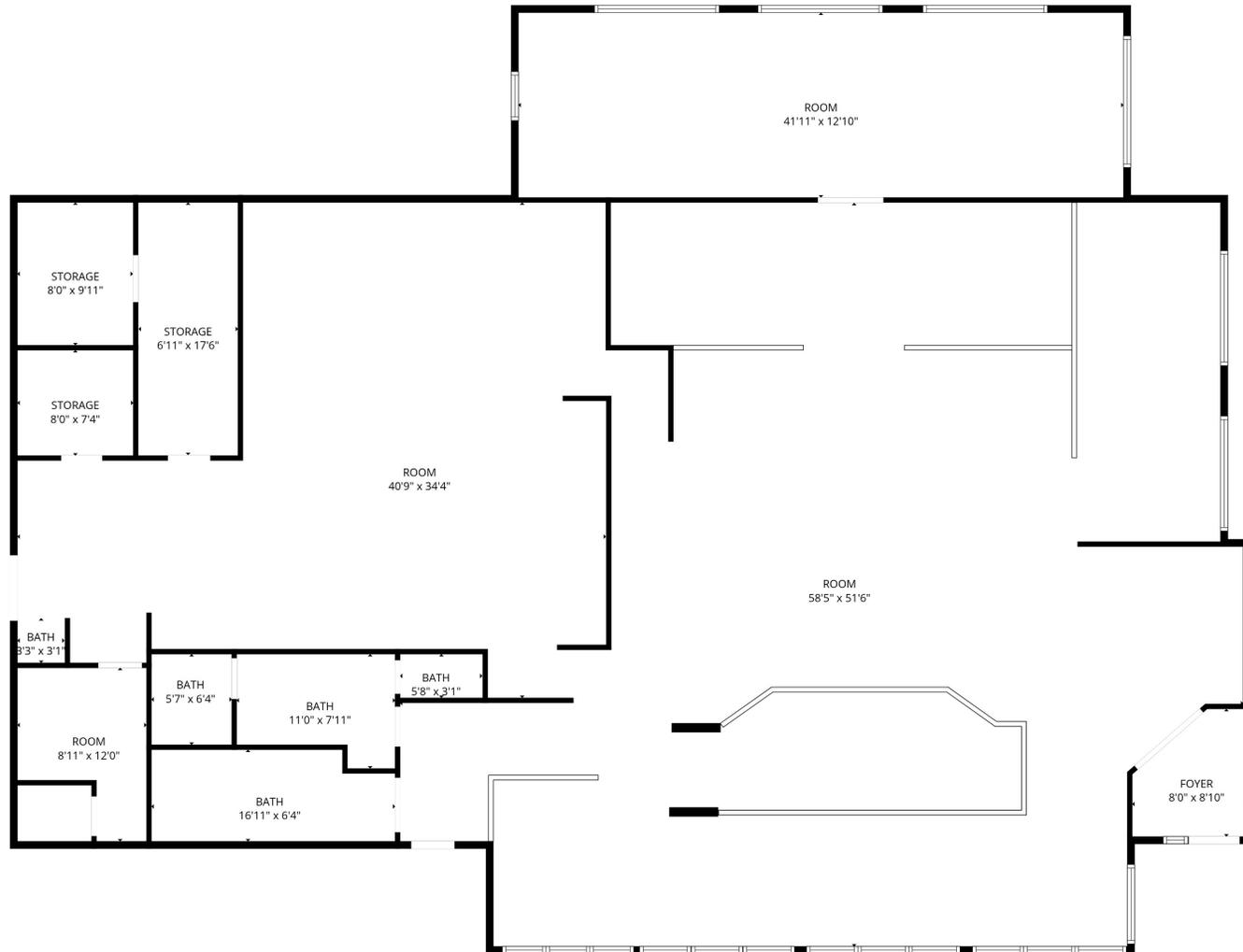
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FLOOR PLAN

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Total GLA: 4465 sq. ft | Total: 4750 sq. ft
1st floor: 4465 sq. ft (Excluded areas 285 sq. ft)

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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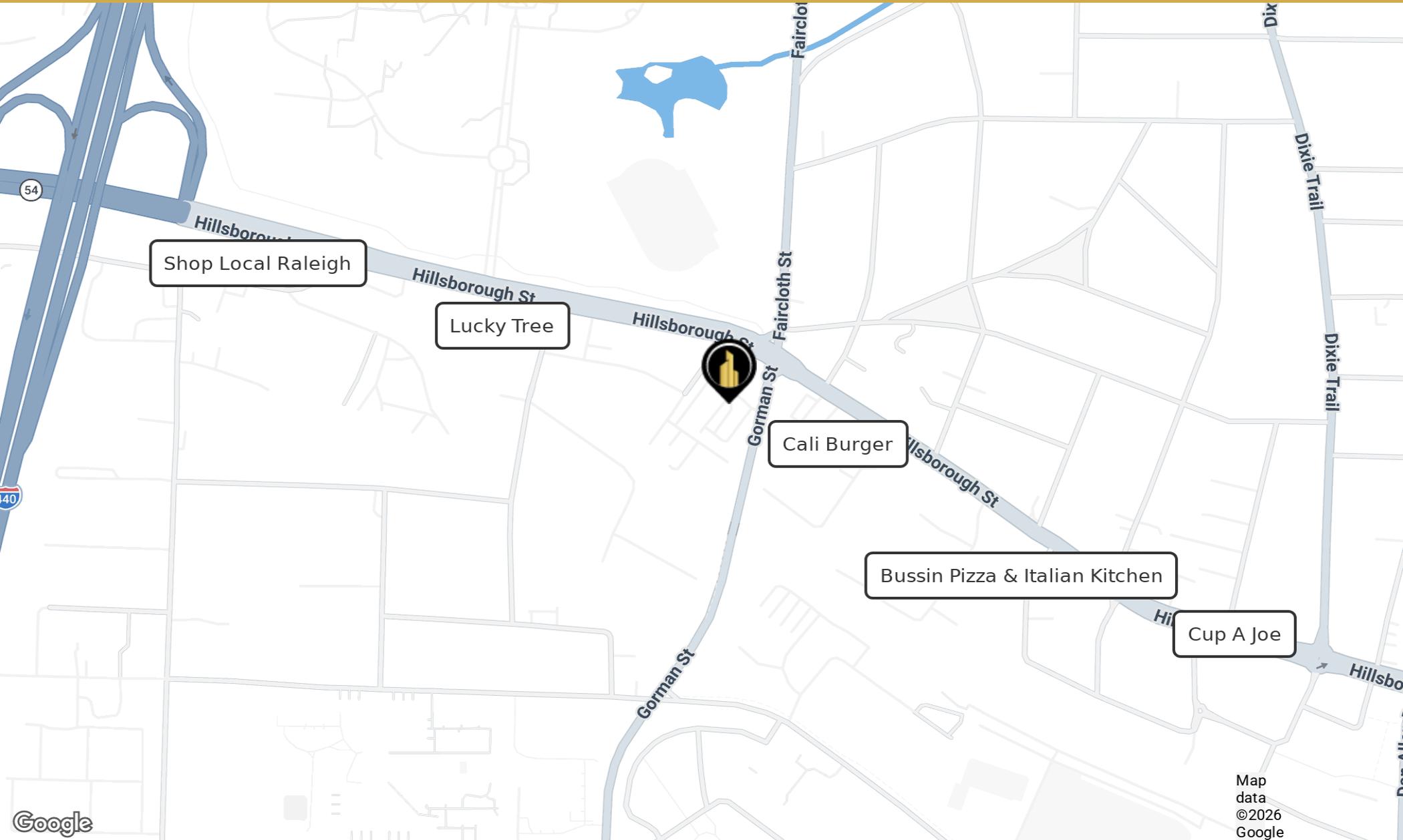
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LOCATION MAP

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Map data
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Google

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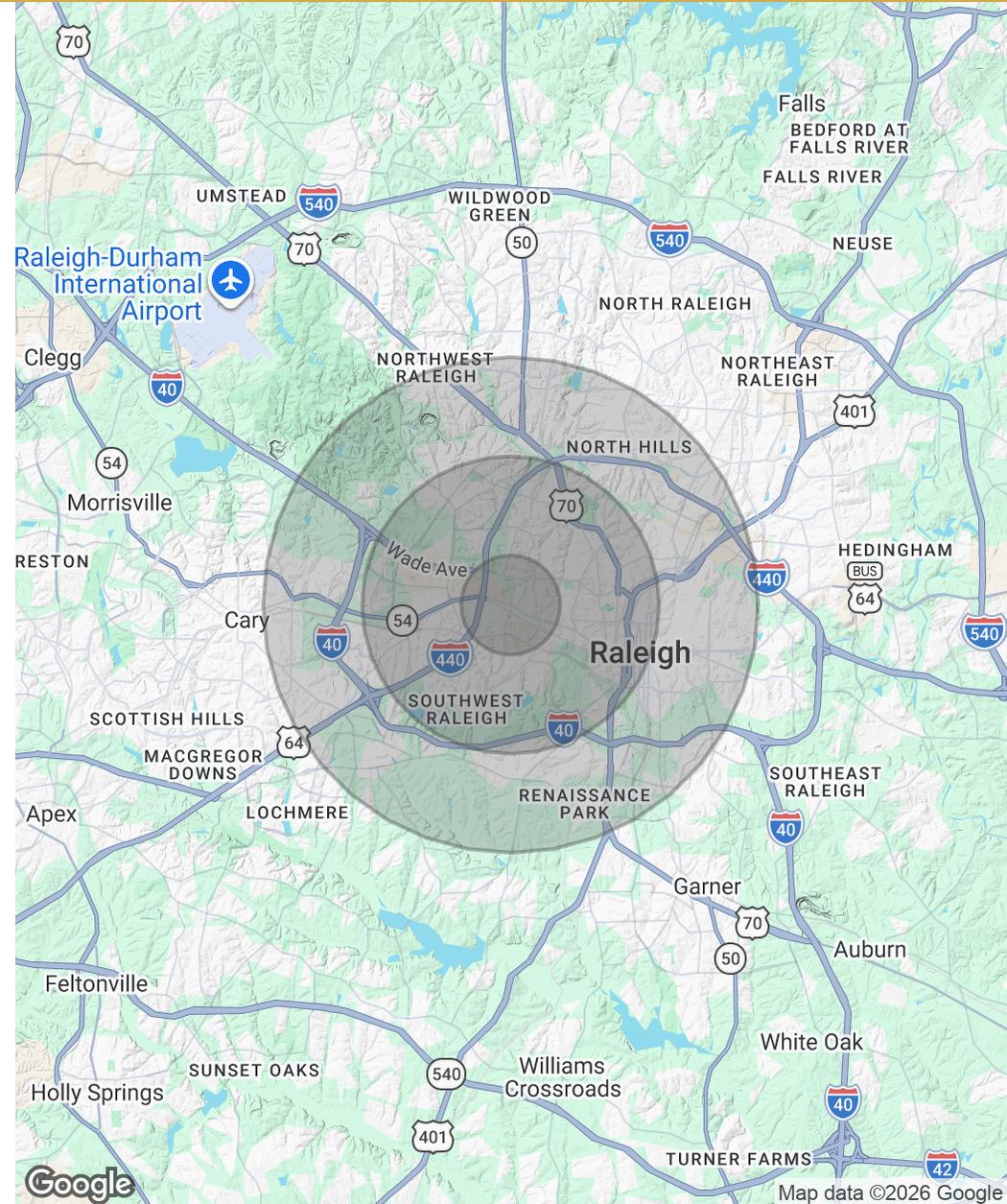
DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,514	98,272	218,848
Average Age	29	35	37
Average Age (Male)	29	35	36
Average Age (Female)	29	36	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,177	43,283	96,104
# of Persons per HH	3.5	2.3	2.3
Average HH Income	\$100,411	\$124,832	\$118,428
Average House Value	\$520,714	\$627,874	\$559,077

Demographics data derived from AlphaMap



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage in compliance with all applicable fair housing and equal opportunity laws.

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