AVISON YOUNG

745 W. Johnson Street, Raleigh, NC 27603

Downtown Retail/Office Space

Street Level Retail/Office Space for Lease

Opportunity

- Three-story building with entire second, street-level floor for lease
- ±3,800 sf available
- Two separate entrances (can be subdivided)
- Three perimeter offices
- Washer/dryer hookup with potential for appliances to convey
- Men and women's locker room with showers
- Three restrooms
- Mirrored studio in former yoga studio

Rate

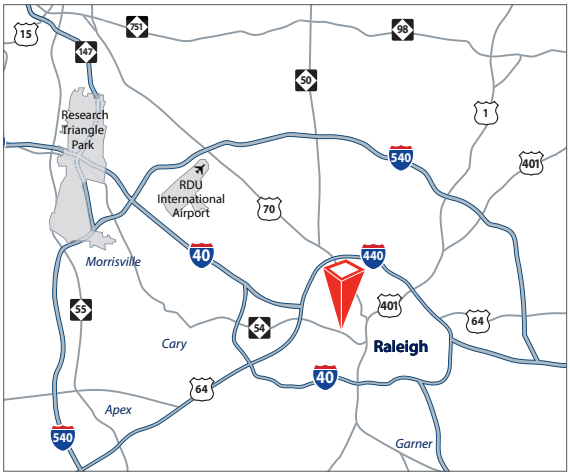
- $26.50/sf, Full Service Net of Janitorial

Parking

- Ample shared parking behind building and free two hour street parking

Location

- Located at St. Mary's Street and W. Johnson Street in Glenwood South district of Downtown Raleigh, North Carolina
- Positioned 0.3 miles from Needham B. Broughton High School and 0.7 miles from St. Mary's School, serving a population of 17,000 within a one-mile radius



For more information, please contact:

Jon Bradley, Vice President
D 919 420 1567
O 919 785 3434
jon.bradley@avisonyoung.com

5440 Wade Park Boulevard
Suite 200
Raleigh, NC 27607
919 785 3434

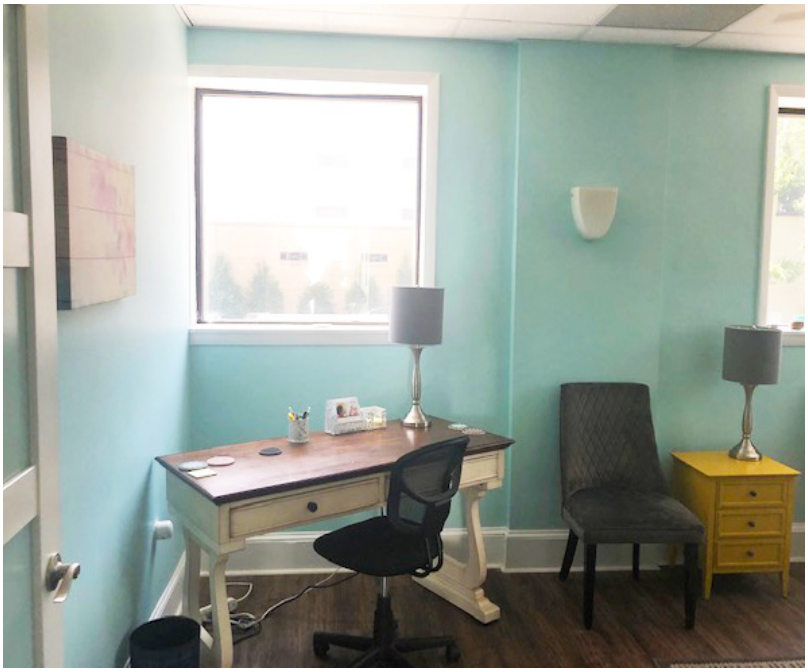
© 2020 Avison Young - North Carolina, LLC. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

AVISON YOUNG

avisonyoung.com

Jon Bradley, Vice President
D 919 420 1567
O 919 785 3434
jon.bradley@avisonyoung.com

© 2020 Avison Young - North Carolina, LLC. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

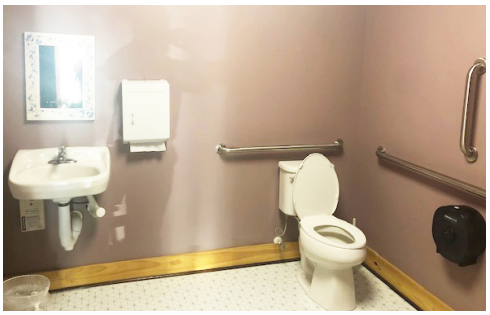


AVISON YOUNG

avisonyoung.com

Jon Bradley, Vice President
D 919 420 1567
O 919 785 3434
jon.bradley@avisonyoung.com

© 2020 Avison Young - North Carolina, LLC. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

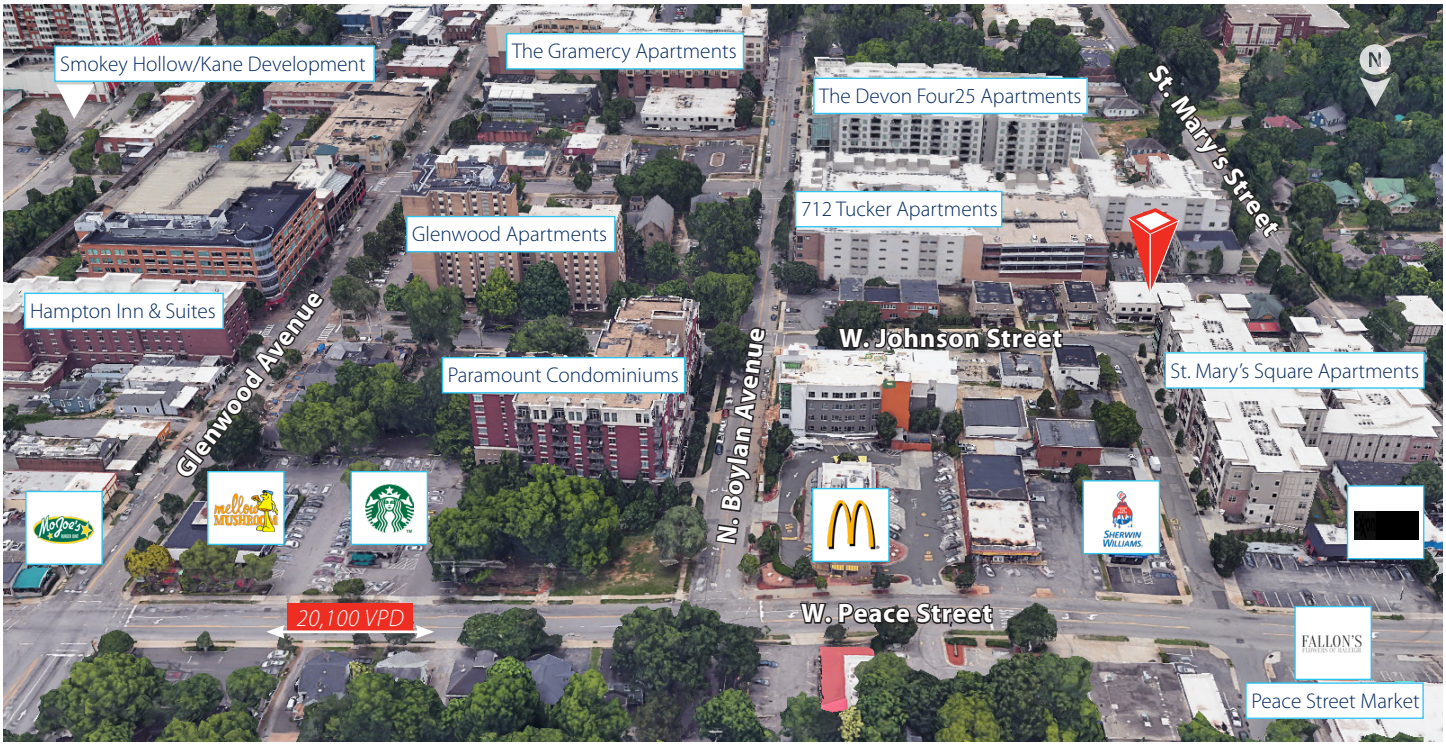


AVISON YOUNG

avisonyoung.com

Jon Bradley, Vice President
D 919 420 1567
O 919 785 3434
jon.bradley@avisonyoung.com

© 2020 Avison Young - North Carolina, LLC. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.



Traffic Counts

NC DOT	Vehicles Per Day (VPD)
W. Peace Street	20,100
St. Mary's Street	7,810

Demographics

Esri 2019	1 Mile	3 Miles	5 Miles
Population	17,361	103,642	229,574
Households	8,780	40,157	92,309
Avg. Household Income	$91,119	$92,300	$88,303

AVISON YOUNG

avisonyoung.com

Jon Bradley, Vice President
D 919 420 1567
O 919 785 3434
jon.bradley@avisonyoung.com

© 2020 Avison Young - North Carolina, LLC. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.