

AVAILABLE FOR LEASE

1,690 ± SF Office Space

3200 Wake Forest Road - Suite 210



Space Description

Suite 210: 1,690 ± RSF – Available NOW

Next to Duke Raleigh Hospital & I-440

- Stoplight Access to Wake Forest Road
- Direct Street-Level Access to 2nd Floor
- Only **ONE** Space Remaining - ACT NOW!

Nearby Amenities

Holly Park: Trader Joe's, Staples, The Melting Pot, BurgerFi, Advance Auto, Torchys Tacos

North Hills: Target, ChickFilA, Starbucks, Fitness Connection, Harris Teeter, Five Guys

Leasing Details

Lease Rate	\$23/sf MG
Term	3 Years +
Use	Office

For more information, contact:

Will Smith

(c) 919-986-9371

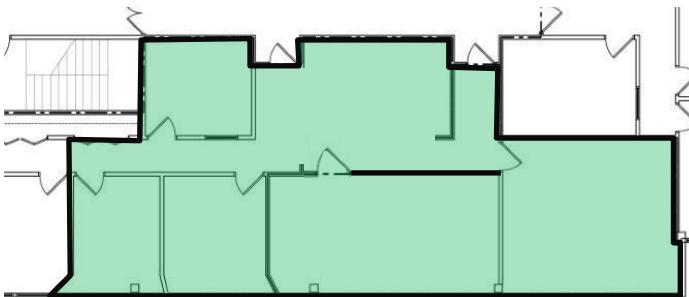
(o) 919-821-7890

wsmith@lundygroup.com

AVAILABLE FOR LEASE

1,690 ± SF Office Space

3200 Wake Forest Road - Suite 210 - Raleigh, NC 27609



AVAILABLE FOR LEASE

1,690 ± SF Office Space

3200 Wake Forest Road - Suite 210 - Raleigh, NC 27609



2021 Area Demographics

Amenities located within 3 miles:

Area Dining: McDonald's, Biscuitville, Wendy's, Quizno's, Pizza Hut, Carolina Ale House, Burger King, Jimmy John's, Papa John's, Courtney's, Snoopy's, Lynwood Brewing Concern, KFC, Denny's, Bahama Breeze, Applebee's, Qdoba, Bojangles, Arby's, Subway, TGI Friday's, IHOP, Pei Wei, Kanki, Red Lobster, Dunkin Donuts, Tijuana Flats First Watch, BB's Chicken, Starbucks, The Melting Pot, Cava

Area Banking: Coastal Federal Credit Union, First Citizen's Bank, Bank of America, Bank of NC, Wells Fargo, SunTrust, Capstone Bank, PNC Bank, North State Bank, BB&T, State Employees Credit Union, Capital Bank

Area Retail: Costco, Staples, CVS, Kroger, US Post Office, Discount Tire, Walmart, Steinmart, Jo-Ann Fabrics, The Fresh Market, Kinko's, Debby's, Hallmark

Per CoStar	2 Mile	5 Miles	10 Miles
Population	41,316	266,872	637,052
5 Yr Population Growth	2.5%	2.3%	2.3%
Average Age	39.3	37.4	37.2
Number of Households	16,974	106,599	251,756
Average HH Income	\$101,291	\$92,959	\$96,572