

FLEX SPACE FOR LEASE

4724 HARGROVE ROAD, RALEIGH, NC 27616

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 **LEE &
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PROPERTY SUMMARY

4724 Hargrove Road, Suite 184 offers a well-appointed $\pm 1,200$ SF flex suite within a larger 34,665 SF building in Raleigh.

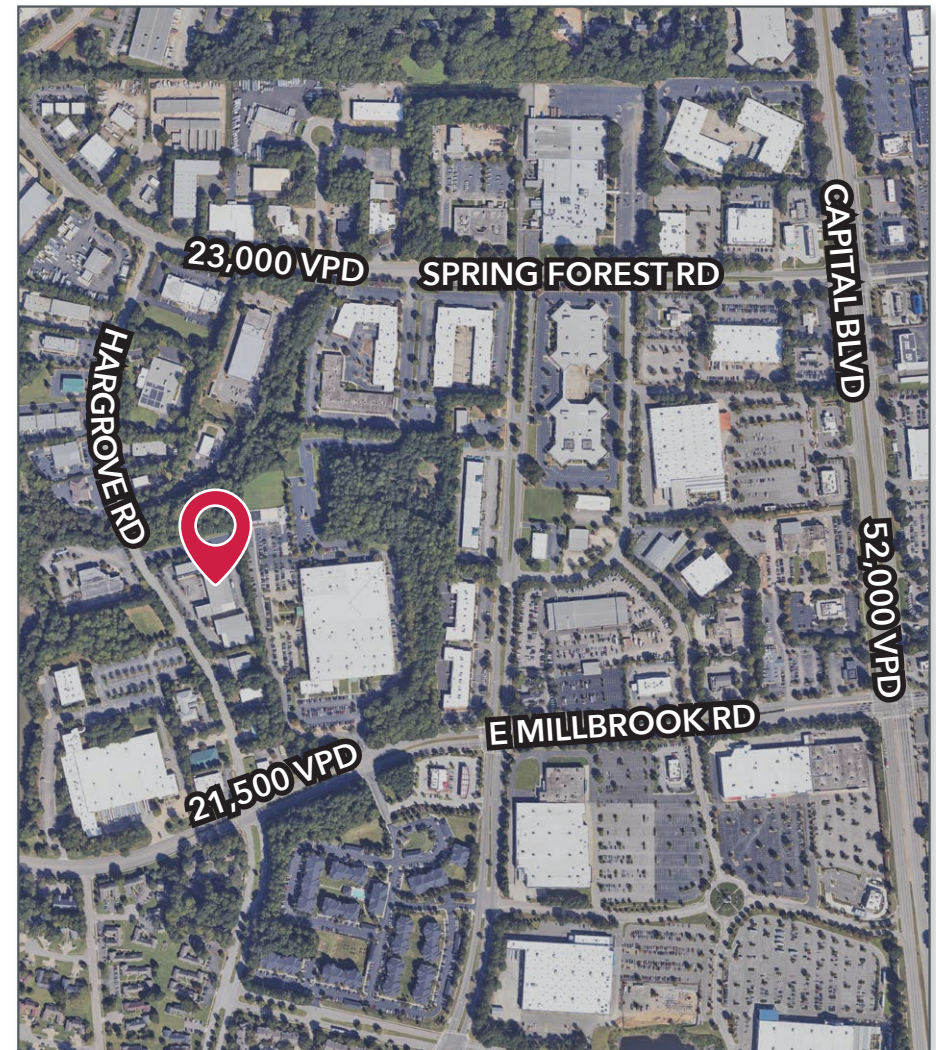
The space includes four private offices, a reception area, a break room, and a small storage room with a roll-up door, making it ideal for a wide range of office, service, and light industrial users. This functional configuration provides a balance of office and workspace in a convenient, accessible setting.

LOCATION DESCRIPTION

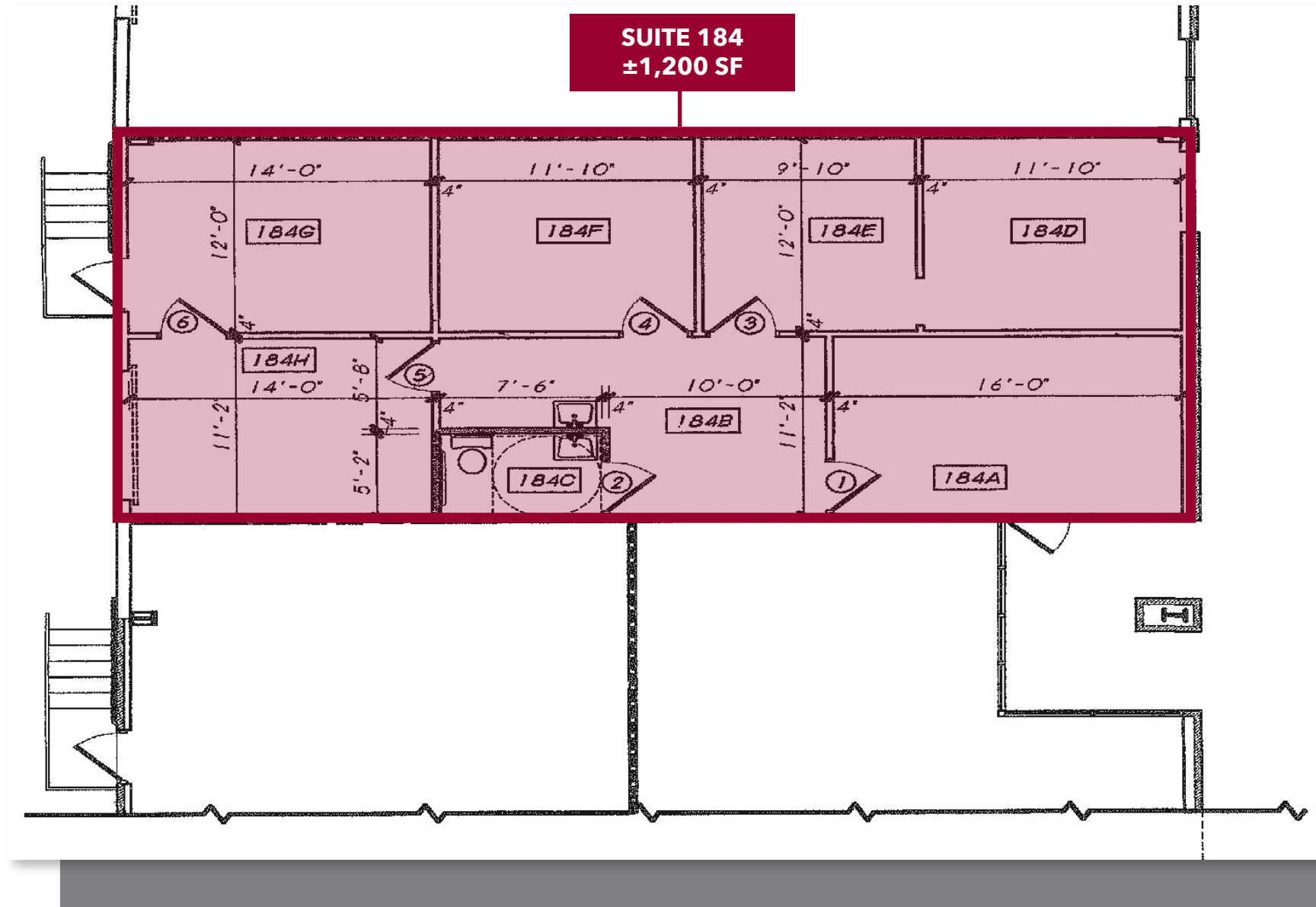
Located in North Raleigh's Wake County, this property provides convenient access to both I-440 (the Beltline) and I-540, offering excellent connectivity to the greater Raleigh area. The site is surrounded by a mix of industrial and service businesses in a well-established commercial corridor near Capital Boulevard.

HIGHLIGHTS

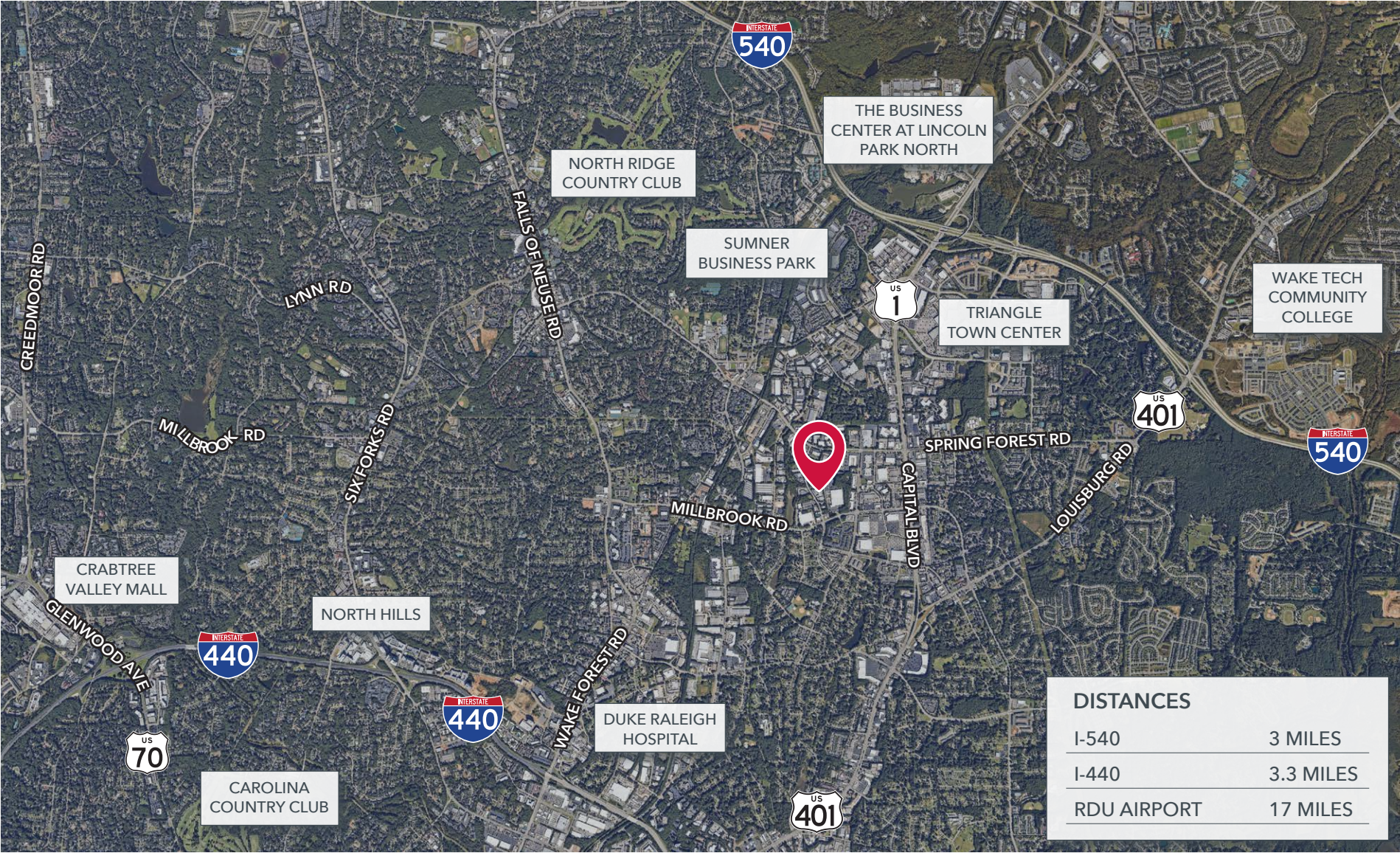
- » Suite 184: $\pm 1,200$ SF Available for Lease
- » Building Size: 34,665 SF
- » Four private offices, reception area, break room, and storage room with roll-up door
- » Excellent North Raleigh location with access to I-440 and I-540
- » Signage available on building above suite
- » Ample on-site parking
- » **LEASE RATE: \$19.95/SF, Modified Gross**



FLOOR PLAN

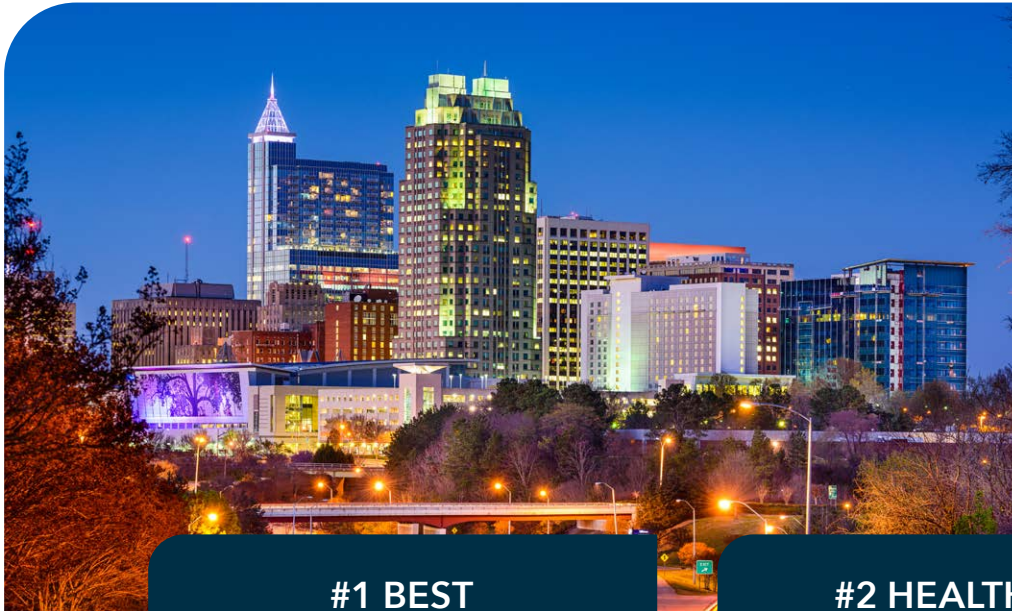


AREA OVERVIEW



DEMOGRAPHICS

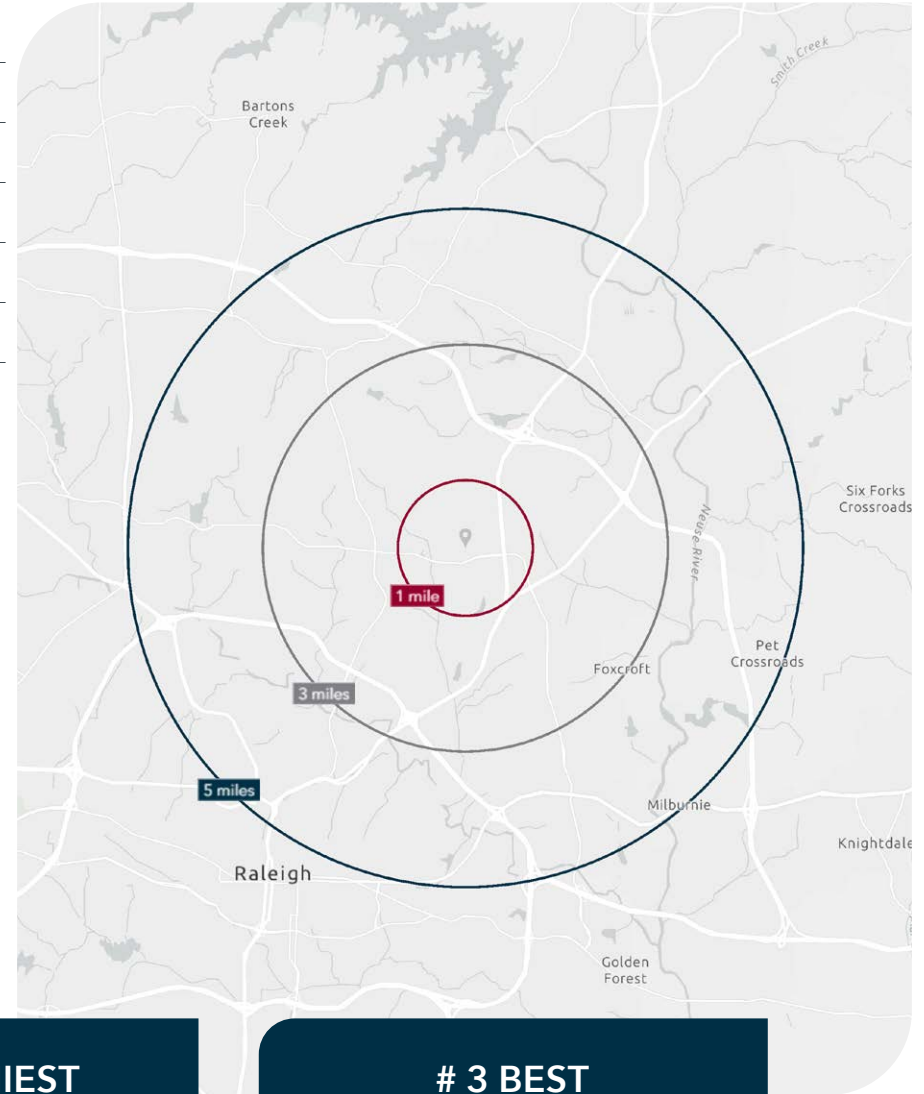
	1 MILE	3 MILES	5 MILES
Population (2025)	12,385	93,964	217,377
Daytime Population	18,429	132,594	280,914
Median Age	32.2	36.4	37.6
Average Household Income	\$68,235	\$105,382	\$130,574
Average Home Value	\$280,872	\$450,447	\$541,906
Bachelor's Degree or Higher	40.0%	47.8%	52.5%



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Milken Institute, 2025

**#2 HEALTHIEST
COUNTY IN NC
(WAKE)**
Microsoft Start, 2024

**#3 BEST
CAPITAL TO LIVE IN
(RALEIGH)**
WalletHub, 2025



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