

FLEX **FOR** LEASE

Fantastic opportunity to lease space in the desirable northeast inner-beltline area of Raleigh. Building signage and dock door available for this fully conditioned suite.



± 6,285
SF



Fully
Conditioned



Building
Signage



Excellent
Location



Leasing Agent

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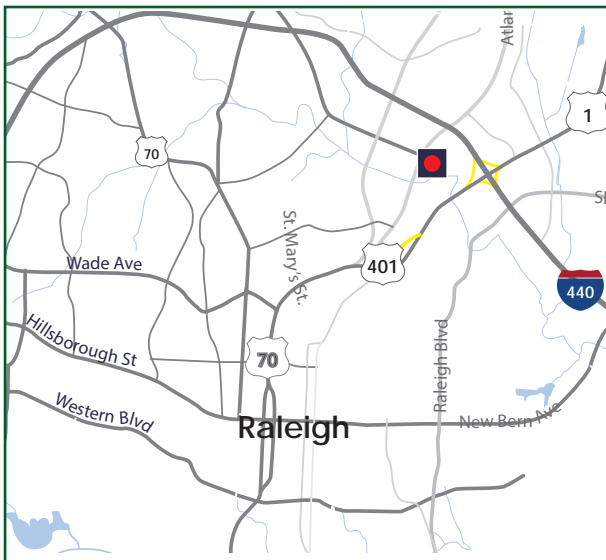
Suite 103

This flex/retail suite features a spacious, open layout ideal for a multitude of uses. With a bright interior, open ceiling, and street visibility, it offers an inviting environment for growing businesses.

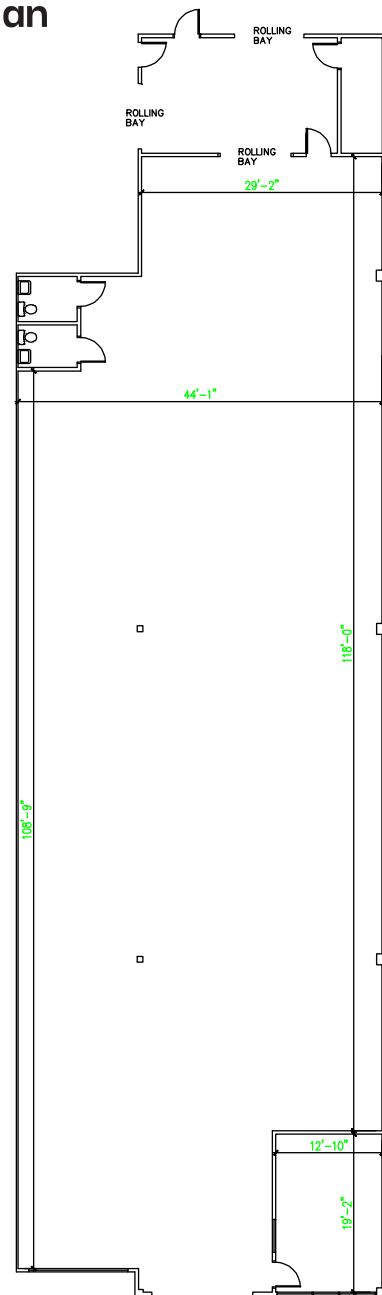
- ± 6,285 SF Flex Space
- \$19.00 PSF NNN | \$4.14 PSF TICAM
- Available August 1, 2026
- Drive-in and dock high doors available
- 100% HVAC throughout the space
- Allows for office, warehouse, and retail
- Ample on-site parking



Location



Floorplan



Area Amenities

The property is located in a well-established commercial corridor of the northeast inner-beltline area of Raleigh, with convenient access to I-440, Midtown, and a mix of retail, service businesses, restaurants, and everyday shopping destinations nearby. Employees and visitors also benefit from proximity to parks and healthcare facilities.



City of Raleigh

Raleigh consistently ranks among the fastest-growing cities in the nation, fueled by a diverse economy and strong job market. Known as part of the renowned Research Triangle, it is home to a highly educated workforce, major universities, and numerous technology and life science companies. The city offers a vibrant quality of life, with award-winning dining, cultural attractions, and abundant green space. With its combination of business opportunity and lifestyle appeal, Raleigh continues to attract top talent, investment, and corporate growth.

Demographics

June 2026

[2533 Atlantic Avenue] [Raleigh, NC]		1 mi radius	3 mi radius	5 mi radius
POPULATION	2026 Estimated Population	6,262	97,128	265,296
	2031 Projected Population	6,644	103,284	283,353
	2020 Census Population	5,832	90,690	248,983
	2010 Census Population	4,308	80,109	219,970
	Projected Annual Growth 2026 to 2031	1.2%	1.3%	1.4%
	Historical Annual Growth 2010 to 2026	2.8%	1.3%	1.3%
	2026 Median Age	34.0	36.6	35.0
HOUSEHOLDS	2026 Estimated Households	3,213	47,003	117,361
	2031 Projected Households	3,430	50,911	127,568
	2020 Census Households	2,753	40,502	102,562
	2010 Census Households	1,955	34,088	86,222
	Projected Annual Growth 2026 to 2031	1.3%	1.7%	1.7%
	Historical Annual Growth 2010 to 2026	4.0%	2.4%	2.3%
INCOME	2026 Estimated Average Household Income	\$124,804	\$157,554	\$135,750
	2026 Estimated Median Household Income	\$92,544	\$112,781	\$99,572
	2026 Estimated Per Capita Income	\$64,177	\$76,411	\$60,405
EDUCATION	2026 Estimated Elementary (Grade Level 0 to 8)	9.5%	4.1%	3.9%
	2026 Estimated Some High School (Grade Level 9 to 11)	1.8%	3.4%	4.2%
	2026 Estimated High School Graduate	13.7%	14.6%	16.2%
	2026 Estimated Some College	10.4%	11.8%	14.2%
	2026 Estimated Associates Degree Only	7.2%	6.4%	7.1%
	2026 Estimated Bachelors Degree Only	30.8%	34.7%	32.2%
	2026 Estimated Graduate Degree	26.5%	24.9%	22.2%
BUSINESS	2026 Estimated Total Businesses	1,443	9,620	18,813
	2026 Estimated Total Employees	17,185	96,502	182,350
	2026 Estimated Employee Population per Business	11.9	10.0	9.7
	2026 Estimated Residential Population per Business	4.3	10.1	14.1