

# RETAIL SPACE FOR LEASE



**3801 WESTERN BLVD.**  
**RALEIGH, NC 27606**

# PROPERTY OVERVIEW

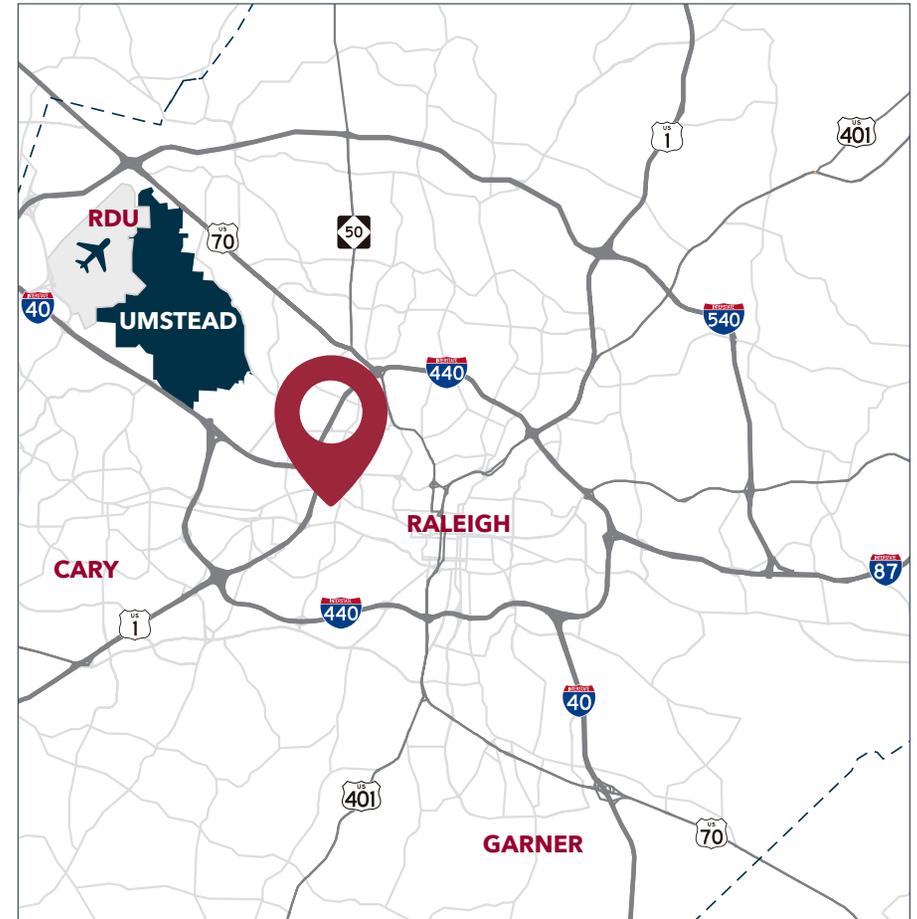
RETAIL SPACE FOR LEASE  
3801 Western Boulevard  
Raleigh, NC 27606

Retail opportunity along the Western Boulevard corridor serving NC State University, Meredith College, and the surrounding student housing communities. The property offers strong visibility and daily traffic at the signalized intersection of Western Boulevard and Gorman Street, with convenient access to I-440 and Downtown Raleigh. Located less than one mile from the McKimmon Conference and Training Center at NC State, the site benefits from steady activity generated by university events, conferences, and the surrounding campus population.

Minutes from NC State and Meredith College, with combined enrollment 44,000+

## SPACE DETAILS

- » Suite 101: 2,029 SF (available immediately)
- » Private outdoor patio
- » New complete roof as of May 2025
- » 7.5-Ton HVAC installed in September 2019
- » Glass storefront
- » 3.2 / 1,000 SF Parking Ratio
- » Single-story building built in 1955
- » Previously a dry cleaner with environmental remediation complete
- » Traffic counts: 30,000 VPD on Western Blvd
- » Lease Rate: \$37.00/RSF NNN
- » TICAM: \$3.31/RSF (plus water if not separately metered)



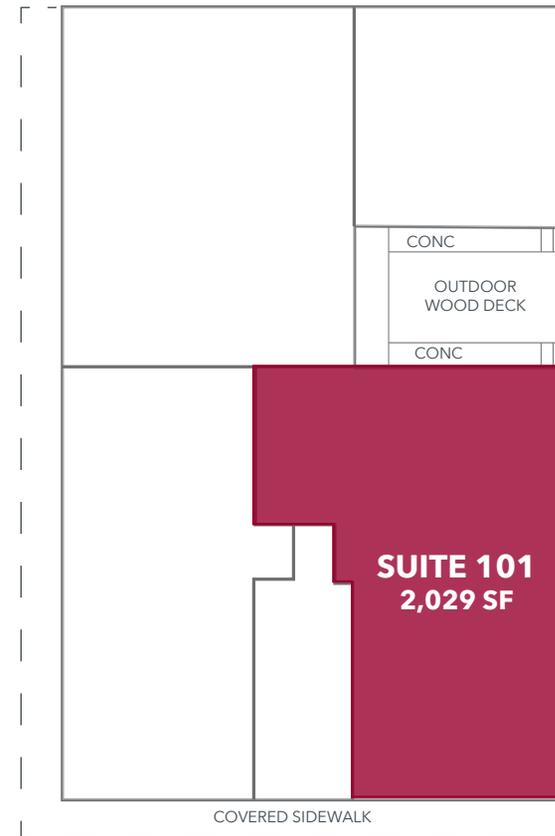
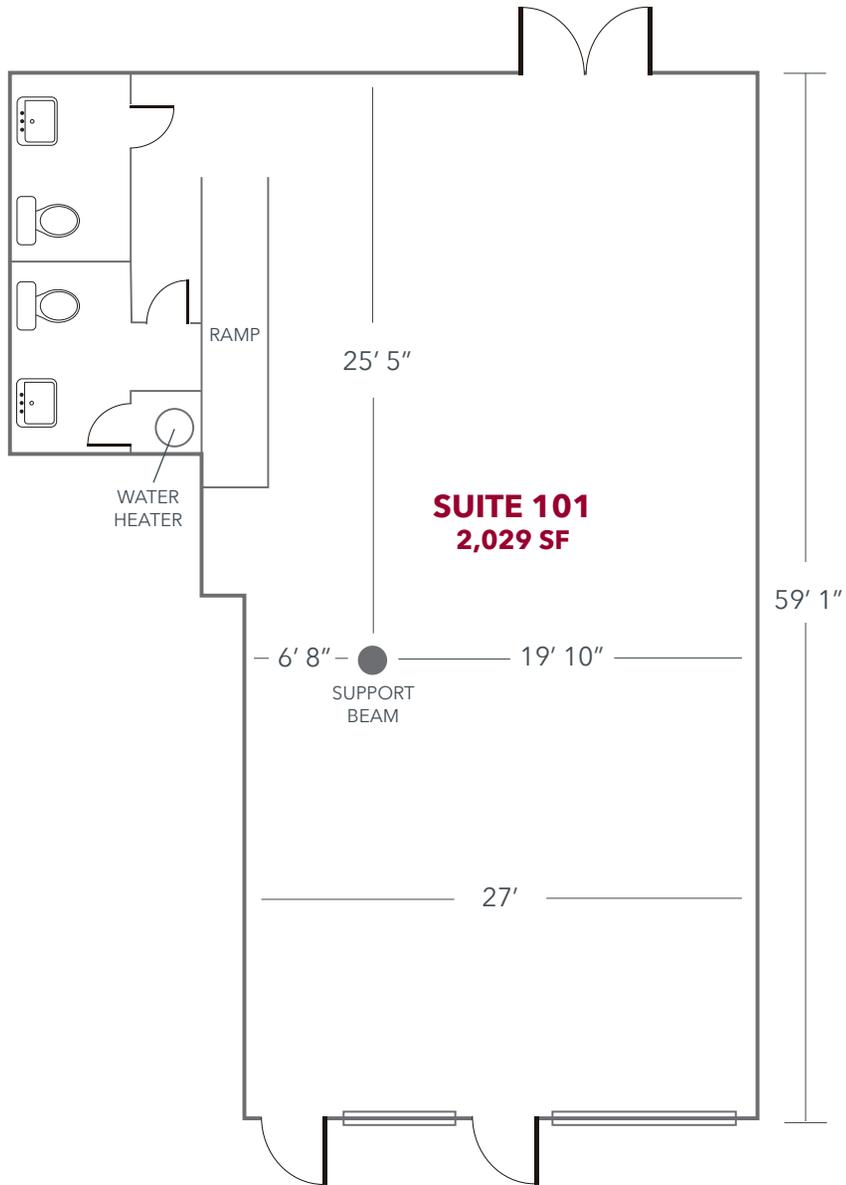
# PHOTOS

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# FLOOR PLAN

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# AREA OVERVIEW

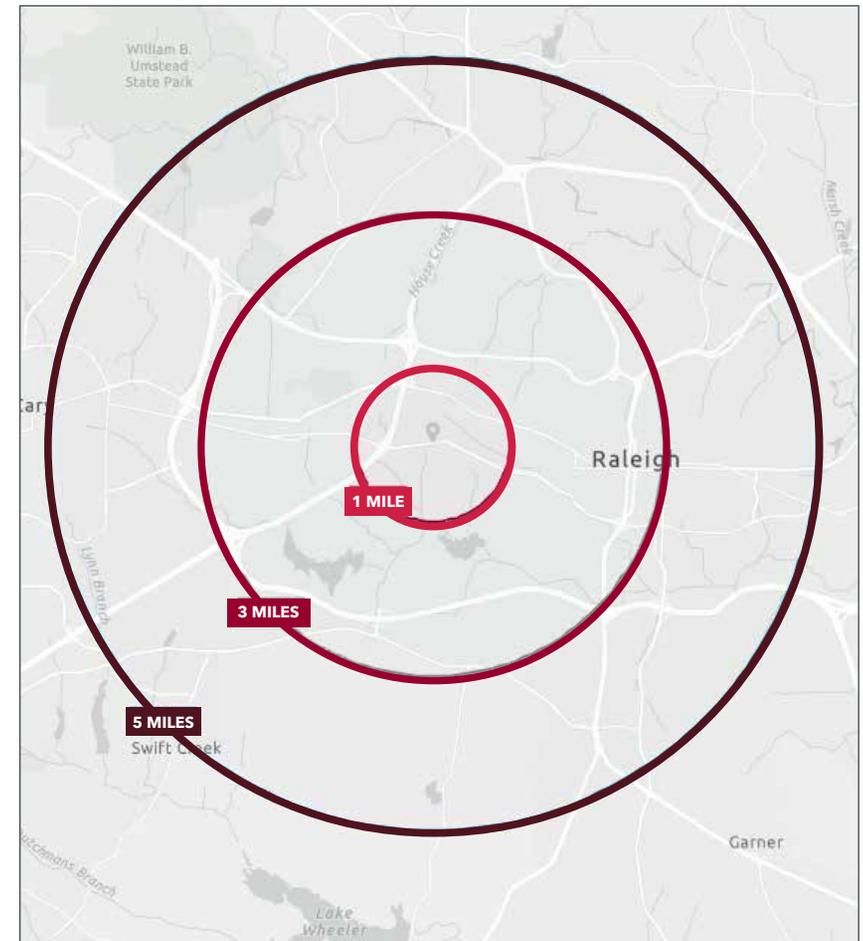
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# DEMOGRAPHICS

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	1 MILE	3 MILES	5 MILES
2024 Total Population	20,608	99,331	220,336
Average Home Value	\$592,824	\$664,263	\$615,150
Average Household Income	\$68,530	\$118,774	\$125,620
Median Age	23	29	32.4
Bachelor's Degree or Higher	59.9%	65.3%	61.1%



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