

RETAIL PROPERTY FOR LEASE

DOWNTOWN RALEIGH NIGHTCLUB COMPLEX

330 W Hargett St | Raleigh, NC 27601

LEGENDS

s Harrington St
SI 100

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CITYPLAT
COMMERCIAL REAL ESTATE

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PROPERTY DESCRIPTION

330 W Hargett Street & 119 S Harrington Street offers approximately 15,000 square feet of near-turnkey nightlife and entertainment space available for lease in downtown Raleigh's Warehouse District. Formerly home to Legends Nightclub, the property is fully built out with existing stage, dance floor, lighting, sound, bar infrastructure, restrooms, and back-of-house areas in place, allowing an incoming operator to significantly reduce build-out time and capital costs.

The space is zoned DX-40 and includes an outdoor bar component, providing flexibility for nightclub, live music, lounge, or hybrid entertainment concepts. Proven capacity, prior regulatory approvals, and a well-known nightlife address position the property for a rapid opening and long-term operational success.

PROPERTY HIGHLIGHTS

- Approximately ±15,000 SF available
- Turnkey nightlife space
- Former Legends Nightclub
- Stage and dance floor in place
- Existing bar, sound, and lighting infrastructure in place
- Outdoor bar component with ability for an expanded exterior footprint
- 5 on-site parking spaces

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SITE / LOCATION DESCRIPTION

High End Surroundings including Oku, Oak Steakhouse, Barcelona Wine Bar, and other top operators sit within blocks, drawing an affluent, experience-driven crowd. The Dillon anchors the district with 271 luxury apartments and 210,000 SF of Class A office, generating steady foot traffic from residents, office tenants, and hotel guests. 400H, a brand new 20-story high-rise infused the area with another 242 luxury apartments and Class A office space, just 2 blocks to the north of the site. Thousands of nearby apartments (The Dillon, The West, Link Apartments, and new boutique buildings) provide a built-in customer base of young professionals and high-income renters. New hotels – Hilton Garden Inn + Homewood Suites, The Casso, and several boutique concepts – supply consistent weekend and visitor traffic. The area's premium dining scene attracts customers who spend, stay out late, and actively seek nightlife. The concentration of high-performing operators creates a predictable, high-quality flow of people seeking nightlife, positioning 330 W Hargett as one of the strongest locations in the market.

SITE / LOCATION HIGHLIGHTS

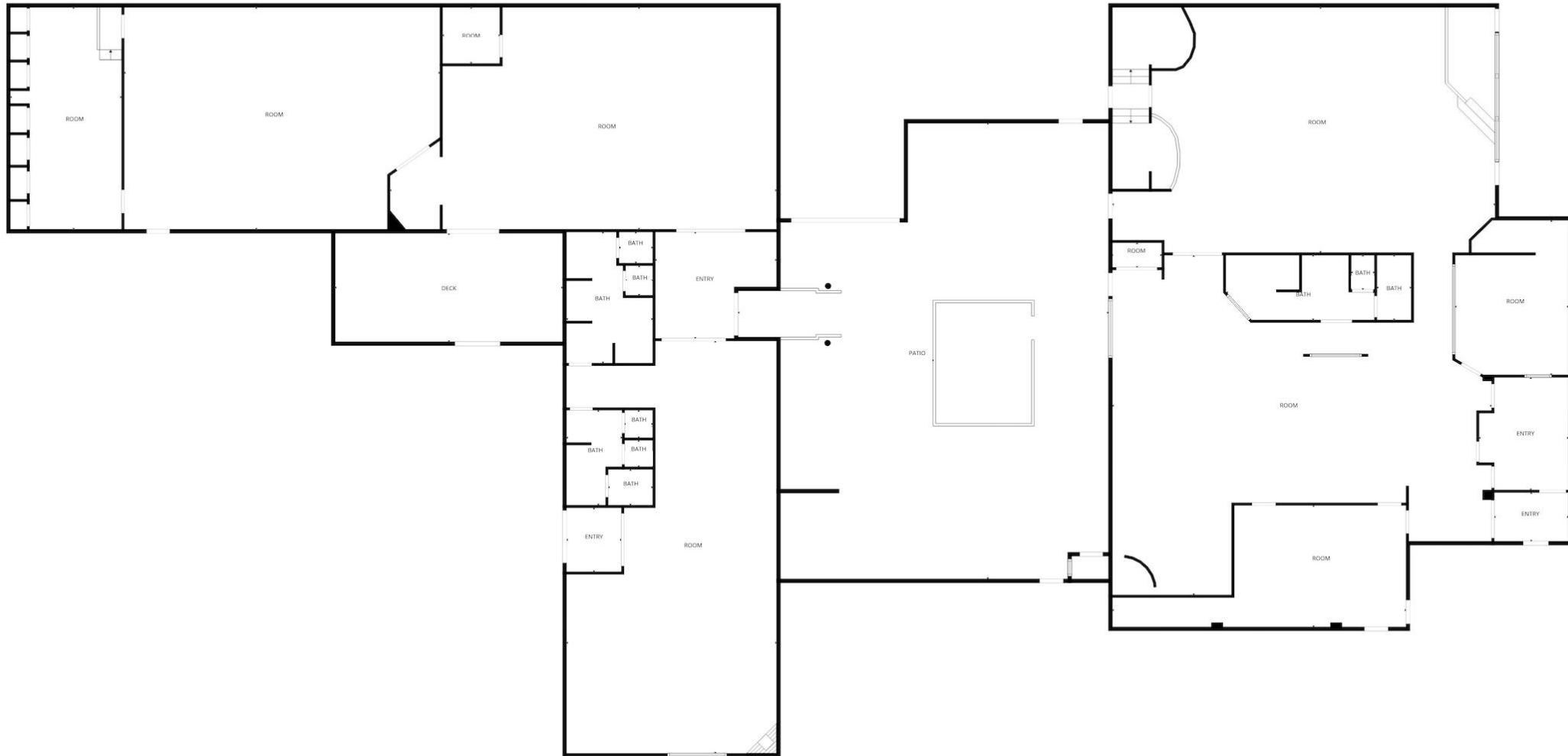
- Prime location in the heart of Raleigh's Warehouse District, one of the city's top restaurant and nightlife corridors
- 2 Block Moratorium on Bar & Nightlife surrounding the site, enabling an incredible opportunity
- Steps from leading operators including Oku, Oak Steakhouse, Barcelona Wine Bar, Morgan Street Food Hall, La Terrazzo, Contemporary Arm Museum of Raleigh, and more
- Strong late-night traffic supported by nearby apartments, hotels, and mixed-use developments
- Thousands of residential units within blocks create consistent, year-round demand
- Established entertainment zone with proven crowd patterns and a strong nightlife reputation
- One of the only true second-generation nightclub spaces available in downtown Raleigh.



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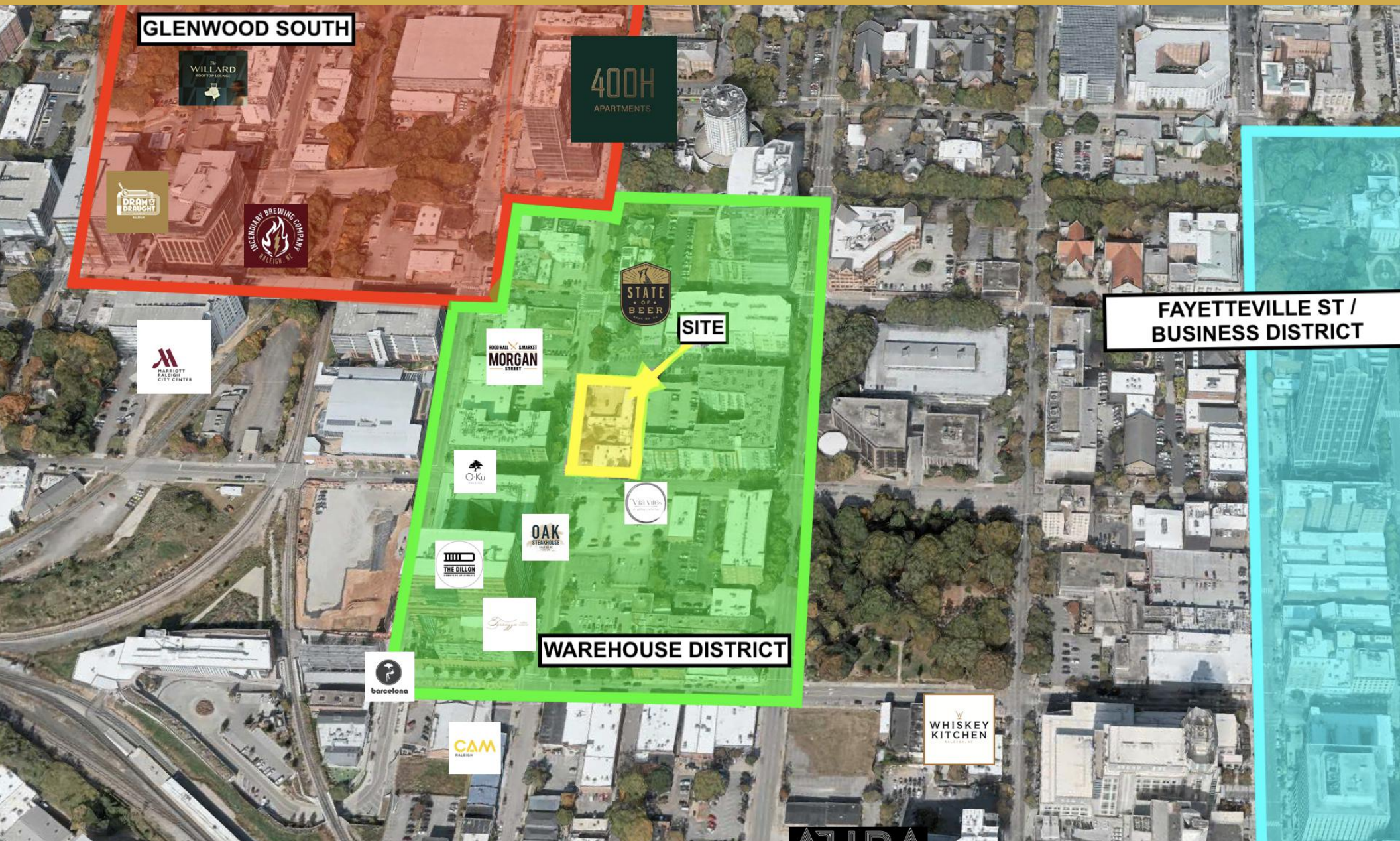
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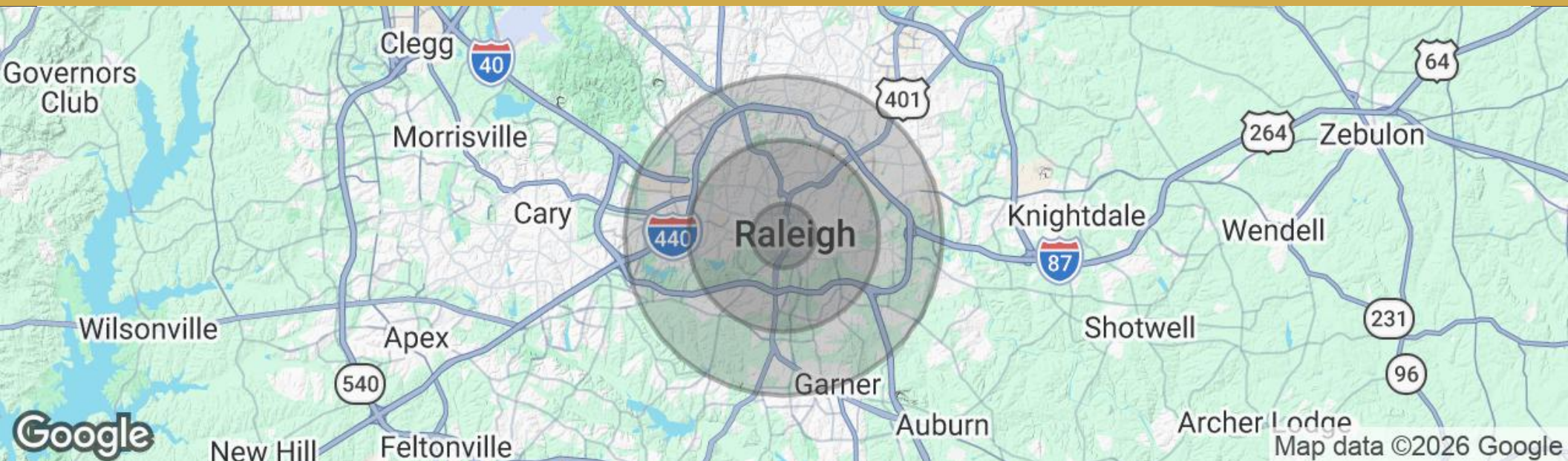
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,823	102,651	214,478
Average Age	32.3	33.0	34.0
Average Age (Male)	33.7	32.2	33.2
Average Age (Female)	30.3	33.9	34.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,557	39,751	87,328
# of Persons per HH	2.0	2.6	2.5
Average HH Income	\$137,821	\$121,203	\$115,861
Average House Value	\$568,746	\$598,677	\$526,696

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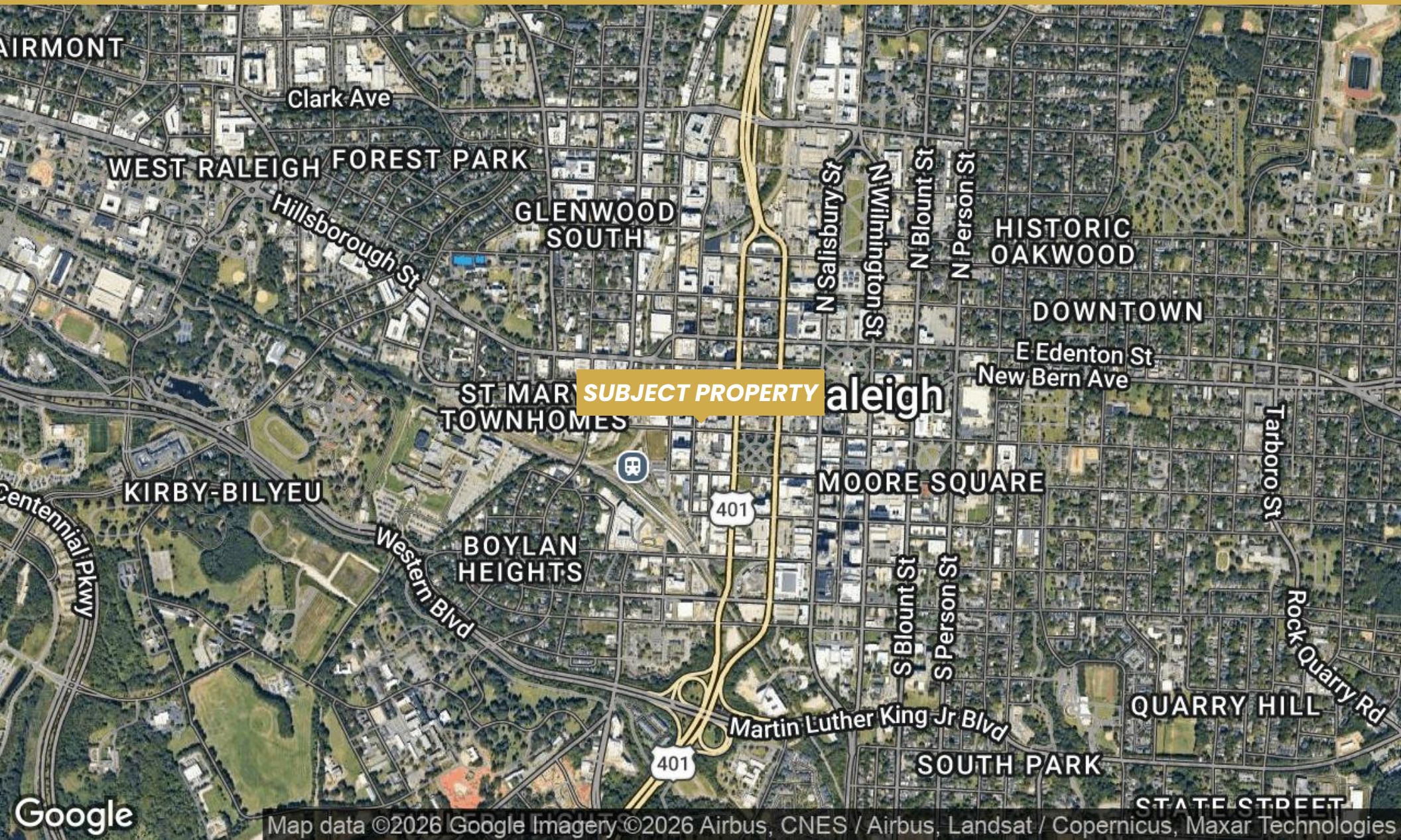
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