

FLEX FOR LEASE
DURANT BUSINESS CENTER
 8431 GARVEY DR, RALEIGH, NC 27616



AVAILABILITY

- Building 8431
 - Suite 101: 3,600 SF, \$16.50/SF, NNN*
 - Suite 109: 3,600 SF, \$16.50/SF, NNN*
 - Suite 117: 3,600 SF, \$16.50/SF, NNN*
 - Suite 125: 1,800 SF, \$16.50/SF, NNN
 - Suite 129: 1,800 SF, \$16.50/SF, NNN
 - TICAM: \$4.44/SF
- *Can be combined for 10,800 SF*

PROPERTY HIGHLIGHTS

- Each suite has drive-in doors and a bathroom
- Parking ratio: 3/1000
- 3-Phase power
- Zoning: IX-3
- Located in N. Raleigh near the intersection of Durant Rd. and Capital Blvd.

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

DEMOGRAPHICS

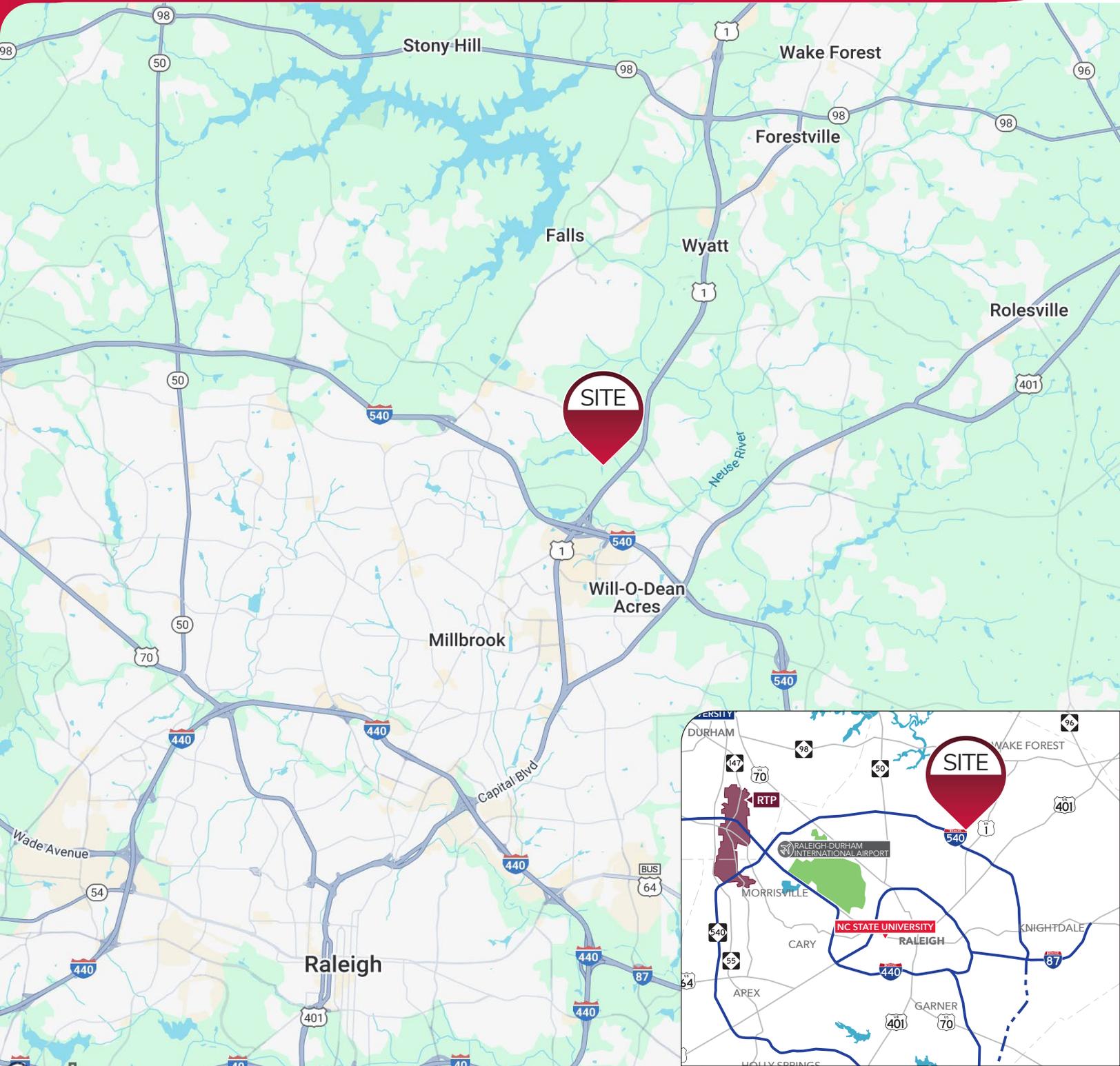
	1 Mile	3 Miles	5 Miles
Population	5,722	57,568	178,502
Avg. HH Income	\$103,431	\$91,829	\$103,625
No. of Businesses	531	2,753	8,896
No. of Employees	5,840	30,466	129,761
Daytime Population	8,872	61,588	226,226

Source: ESRI 2024

TRAFFIC COUNTS

17,000 VPD on Durant Road (NC DOT 2023)

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