

317 W Morgan St

Raleigh, NC 27601

OFFICE FOR SALE

↑ Courthouses
↑ Kids Museum / IMAX
↑ State Capitol
↑ State Museums





PROPERTY SUMMARY

Address	317 W Morgan St
Suite	105
Size	784 SF
Zoning	DX-12
Asking Price	\$335,000
Price Per SF	\$427 PSF

First-floor retail or office space available in Downtown Raleigh's Warehouse District, steps from Morgan Street Food Hall and minutes from Glenwood South. The site offers excellent visibility, walkability, and access to dining, entertainment, and major employment centers paired with the rare benefit of ample on-site parking.

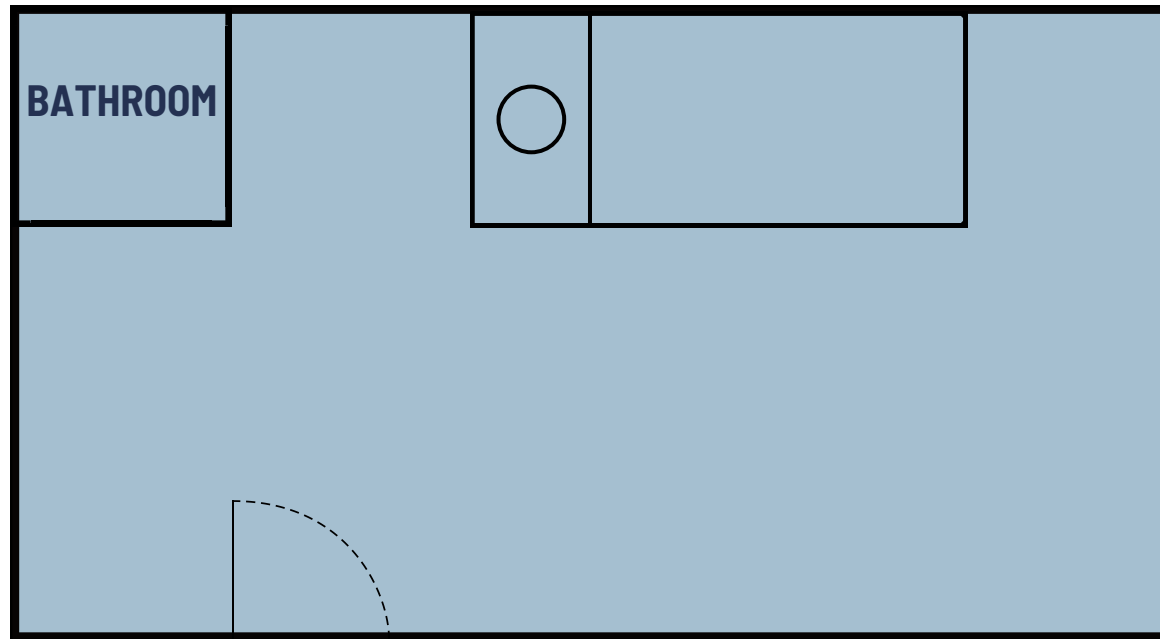
HIGHLIGHTS

- Located in the Downtown Raleigh Warehouse District, near Glenwood South and Hillsborough Street
- Walkable restaurants, including Morgan Street Food Hall, entertainment centers, and nightlife
- Strong visibility and accessibility for retail or office use located at the base of a residential condominium

FLOORPLAN

SUITE 105

784 SF







View Facing North



DOWNTOWN RALEIGH

Downtown Raleigh has experienced tremendous growth over the past decade and is poised for even more growth as one of the fastest-growing downtowns and hottest residential markets in the country. Downtown Raleigh's many amenities are attracting new residents, office tenants, and business owners.

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HIGHEST WALK SCORE IN THE REGION



8,543 RESIDENTIAL UNITS
DOWNTOWN



\$4.9B IN DEVELOPMENT PROJECTS COMPLETED
OR
UNDER CONSTRUCTION DOWNTOWN



48,000+ TOTAL NUMBER OF EMPLOYEES (2020)



20+ MILES OF BUS RAPID TRANSIT (BRT) PLANNED



13 MILES OF BIKE LANES IN DOWNTOWN RALEIGH



27% INCREASE IN VISITORS TO DOWNTOWN
RALEIGH IN THE PAST DECADE



21,000+ RESIDENTS LIVE WITHIN ONE MILE OF
DOWNTOWN

CONTACT

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