

# 317 W Morgan St

Raleigh, NC 27601

OFFICE FOR SALE



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# PROPERTY SUMMARY



<b>Address</b>	317 W Morgan St
<b>Suite</b>	105
<b>Size</b>	784 SF
<b>Zoning</b>	DX-12
<b>Asking Price</b>	\$335,000
<b>Price Per SF</b>	\$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.

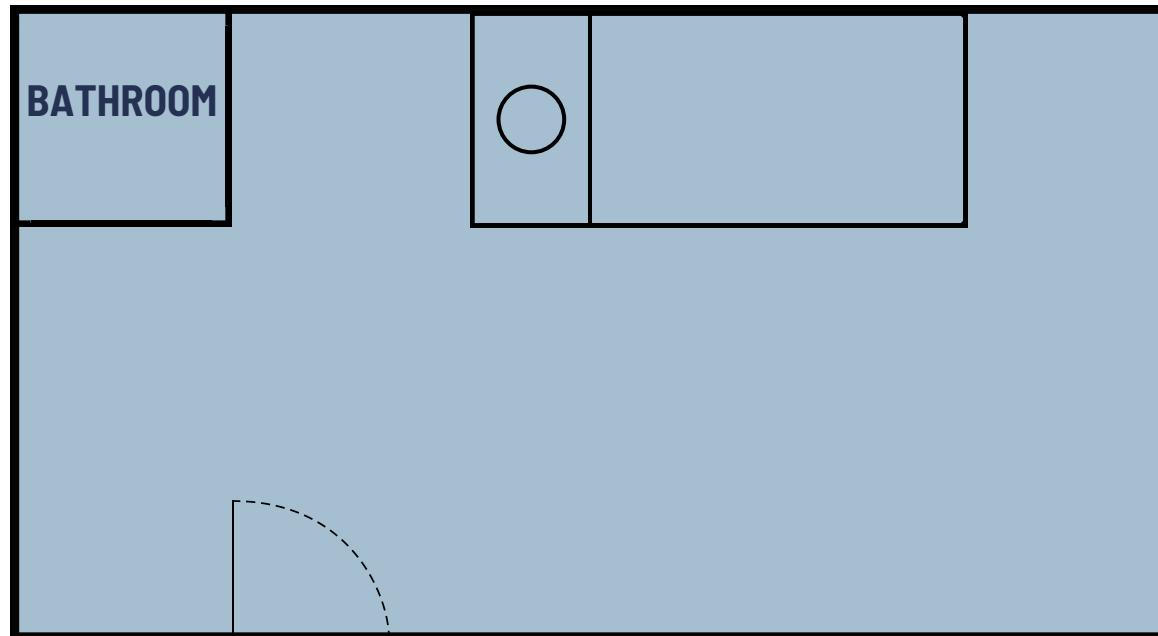
## HIGHLIGHTS

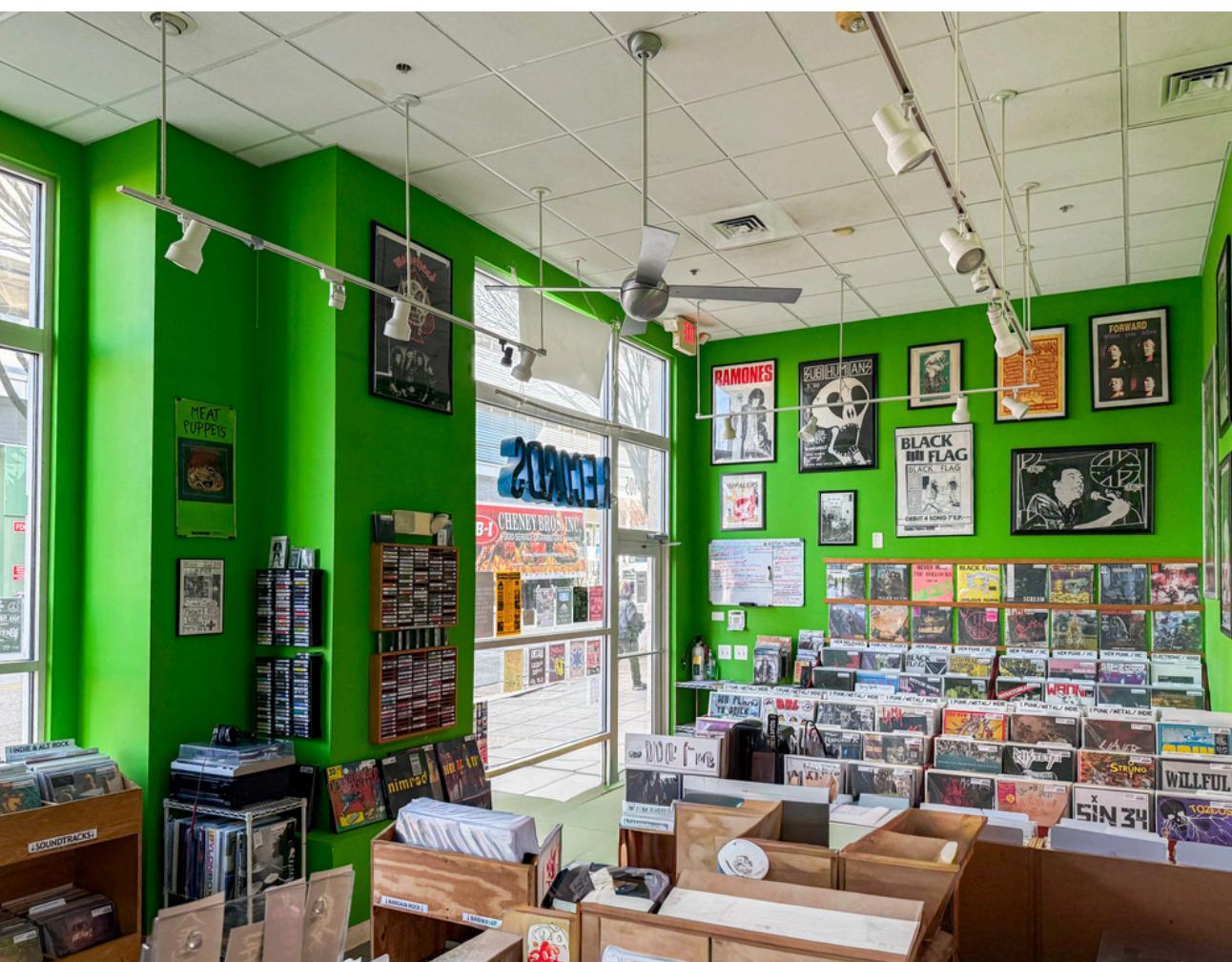
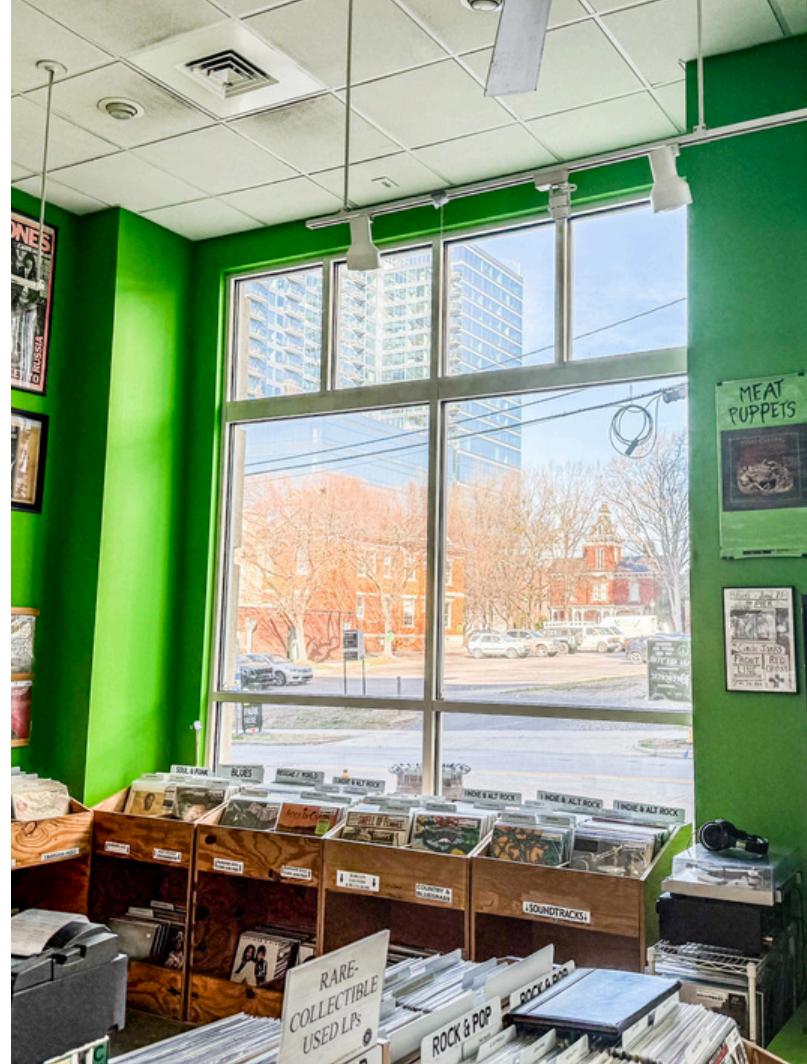
- Located in the Downtown Raleigh Warehouse District, near Glenwood South and Hillsborough Street
- Walkable restaurants, including Morgan Street Food Hall, entertainment centers, and nightlife
- Strong visibility and accessibility for retail or office use located at the base of a residential condominium

# FLOORPLAN

**SUITE 105**

784 SF









# 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.

**96**

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

Reid Jones, Broker

(C) 919.606.9005

rjones@atlasstark.com



Atlas Stark Holdings LLC |

2020 Progress Ct, Suite 130A, Raleigh, NC

