



RETAIL / OFFICE SPACE FOR LEASE

3540 MAITLAND

ATLAS STARK



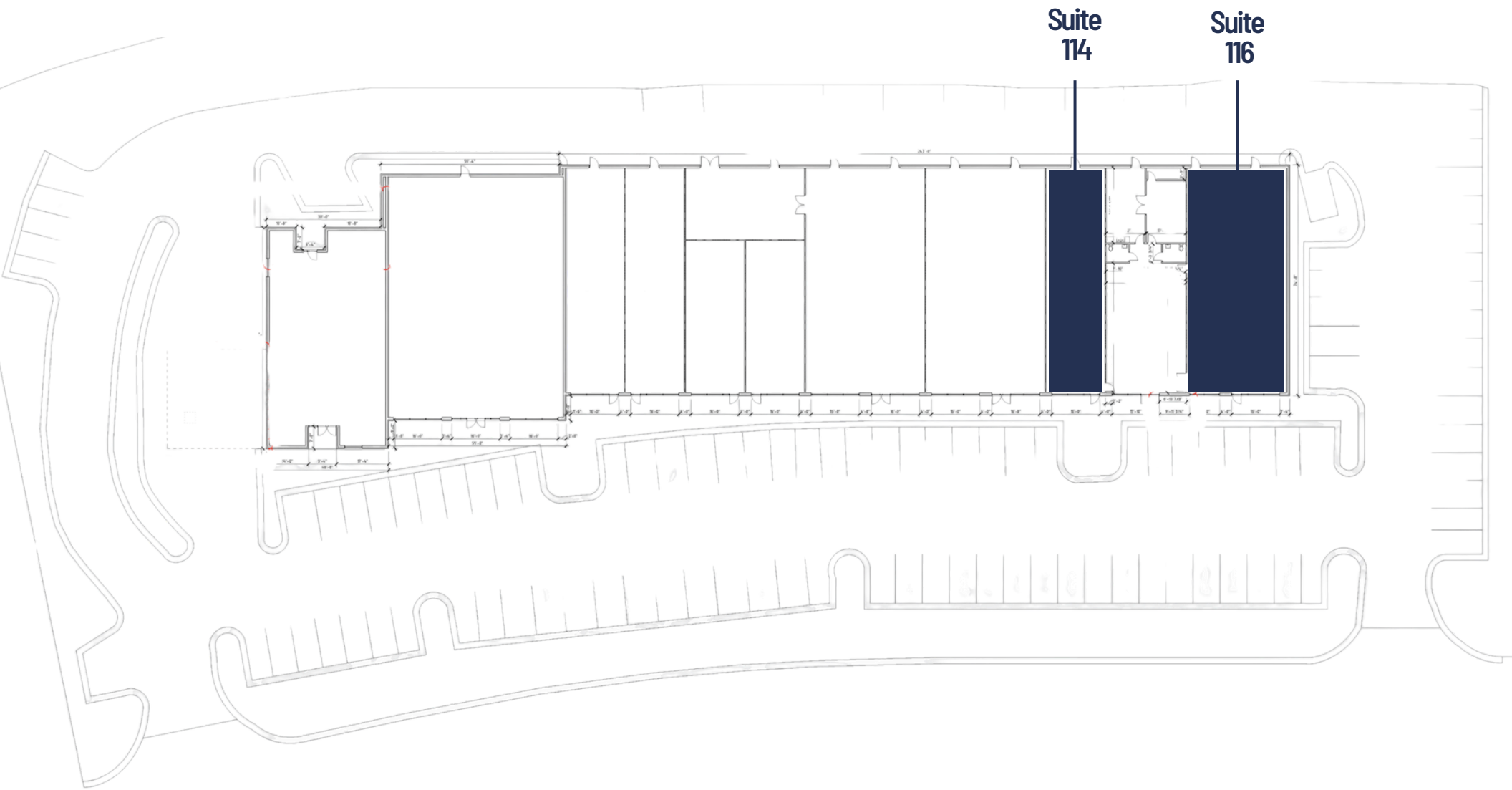
PROPERTY SUMMARY

Newly renovated retail center offering retail and office suites for lease located in 440 East, 10 minutes from Downtown Raleigh. 440 East is conveniently situated across the street from WakeMed Hospital and directly off the I-440 Beltline.

HIGHLIGHTS

- Features: Retail storefront, in-suite bathrooms, ample on-site parking
- Location: Situated off New Bern Avenue at the I-440 interchange
- High Average Daily Traffic Counts: New Bern Avenue and I-440 boast annual average daily traffic counts of 51,000 and 122,000, respectively.

SUITE	114	116
SIZE	1,461	2,506
MONTHLY RENT	\$25 PSF	\$25 PSF
TICAM	\$4.00 PSF	\$4.00 PSF



FLOORPLAN

DEMOGRAPHICS WITHIN 3-MILE



77,263 POPULATION



35 MEDIAN AGE



\$66,172 MEDIAN HOUSEHOLD
INCOME



2.5 AVERAGE HOUSEHOLD
SIZE

LOCATION

- 4-MIN TO WAKE MED HOSPITAL
- NORTH HILLS-5 MILES
- DOWNTOWN RALEIGH-4 MILES
- RDU INTERNATIONAL AIRPORT-20 MINUTES

AVERAGE DAILY TRAFFIC COUNTS

- NEW BERN AVENUE - 51,000
- I-440 - 122,000



SITE

NEW BERN AVE.

**DOWNTOWN
RALEIGH**

**WakeMed Raleigh
Campus**

WAKE BRT - NEW BERN AVE

The Wake BRT - New Bern Avenue project is currently under construction, **extending from Downtown Raleigh to New Hope Road**. The 5-mile corridor will include 19 new station platforms and 3.3 miles of dedicated bus lanes, **improving travel times and accessibility along one of the city's busiest routes**. With service planned to connect key destinations such as WakeMed and nearby shopping centers, the project will bring enhanced public transit right to New Bern Avenue, supporting continued growth and connectivity in East Raleigh.



HIGHLIGHTS

- Corridor: Downtown Raleigh → New Hope Rd (≈ 5.1 miles)
- Stations: 19 BRT platforms with upgraded shelters and real-time info
- Dedicated Lanes: 3.3 miles for faster, more reliable bus service
- Signal Priority: Keeps buses moving through traffic lights
- Major Stops: Downtown, WakeMed, and New Bern Ave shopping centers
- Status: Under construction now
– Raleigh's first BRT corridor

CONTACT

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