

**FLEX RETAIL
SPACE
FOR LEASE!**



HOLLY TREE HARRISPARK

3630 CAPITAL BLVD

**FLEX RETAIL SPACE FOR LEASE
IN RALEIGH, NC**

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PROPERTY DETAILS

3630 Capital Blvd

AVAILABILITY

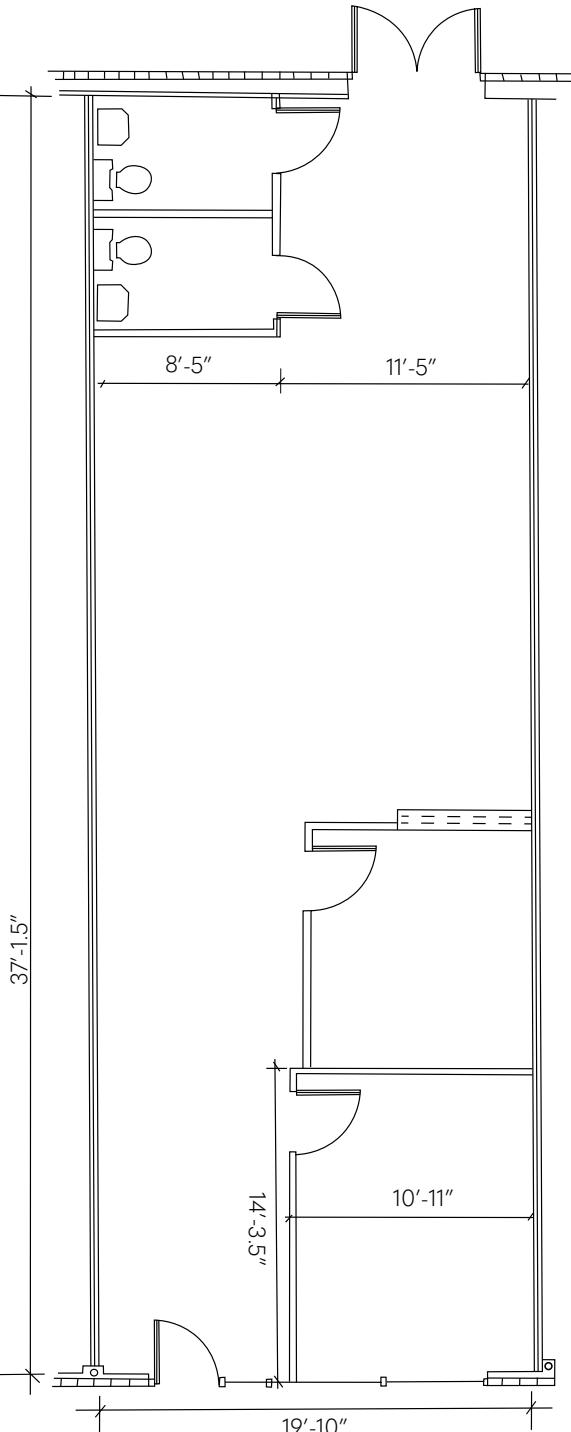
3658 Capital Blvd: ± 2,065 SF
\$3,040/month + utilities

3686 Capital Blvd: ± 1,223 SF
\$1,800/month + utilities

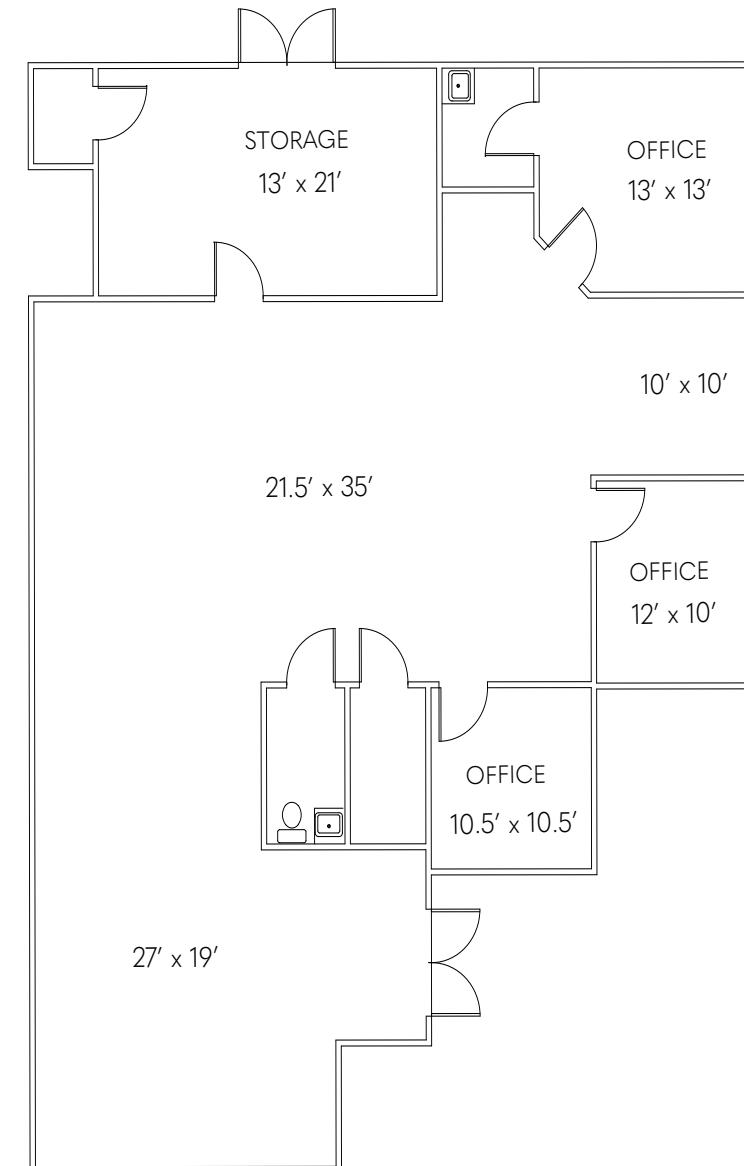
DETAILS

- Located on Capital Blvd., Holly Tree is a 28,460 square foot flex retail park just south of the Capital Blvd. and Hwy 401 split.
- With 76,000 vehicles per day on Capital Blvd., Holly Tree is well suited to accommodate most commercial uses including retail, office, and light industrial.
- 1.4 Miles to I-440
- 3 Miles to I-540
- 4.5 Miles to North Hills
- 4.7 Miles to Downtown Raleigh

3686 Capital Blvd ± 1,223 sf



3658 Capital Blvd ± 2,065 sf



YORK





VILLAGE DISTRICT

A walkable six-block retail and dining hub of over 100 specialty shops and restaurants, blending historic charm with modern convenience



DOWNTOWN RALEIGH

PNC Bank
Truist Center
First National Bank
Raleigh
Convention Center
First Citizens
Bank
Red Hat
State Capitol

CAPITAL BLVD

IRON WORKS

A mixed-use development connecting Raleigh's history to its future through innovative, curated, and dynamic spaces.



Wake Med
Raleigh Campus

NEW BERN AVE

MIDTOWN RALEIGH

Costco
Wegmans
Trader Joes
Chick-Fil-A
PGA Tour Superstore
First Watch
Ulta
Ross
Staples

3630 CAPITAL BLVD

BUS
64

RALEIGH ACCOLADES

#1 BEST-PERFORMING LARGE METRO AREA

Milken Institute · January 2025

#3 BEST STATE CAPITAL TO LIVE IN

WalletHub · February 2025

#9 BEST LARGE CITY TO START A BUSINESS

WalletHub · April 2025

#7 FASTEST GROWING CITIES IN THE US

U-Haul · January 2025

#1 METRO FOR COLLEGE GRADS

ADP · July 2025

#3 FASTEST GROWING CITY FOR CONSTRUCTION

Core Logic · January 2025

RALEIGH PROFILE

53.9%

Bachelor's Degree or Higher

51.2%

Owner-Occupied Housing Unit Rate

229,678

Number of Housing Units

\$82,424

Median Household Income

196,924

Number of Households

2.3

Number of Persons Per Household

23.4 min.

Mean Time Travel to Work

20.6%

Moved since previous year

34.7

Median Age

\$377,800

Median Home Price

5.4%

Veteran Status

470,763

Total Population

MAJOR GROWTH ON THE HORIZON

DICKERSONBAKKER MAKES THE MOVE · FEB 2025

"Site plans for DickersonBakker's office building show it will be 17,542 square feet. DickersonBakker will occupy the top two floors. The ground-floor will be leased out, most likely as medical office space. Bakker said there will be some space on the second floor that the firm won't occupy. Instead, it will rent out the space or turn it into coworking space."

<https://www.bizjournals.com/triangle/news/2025/02/21/dickersonbakker-raleigh-office-building-hq-plans.html>

REVITALIZATION NEAR WESTERN BLVD · JAN 2025

"Raleigh developers have now earmarked the 12.08-acre site for a \$500 million mixed-use "live-work-play" complex...Cityplat recently purchased the 118,000 square-foot property at 4500 Western Blvd for \$14 million."

<https://www.newsobserver.com/news/business/article299023900.html>

RALLIANT HEADQUARTERS · MARCH 2025

"Raleigh is getting a new headquarters as part of a 180-job, \$2.1 million expansion. Ralliant, a planned spin-off of Fortive Corporation (NYSE: FTV), selected the city for its headquarters after a competitive site search."

Kyle Touchstone, director of Raleigh Economic Development, said... "To come to a new location and basically start from scratch, to build an entire team, to bring in corporate leadership...all of the support functions... it's a huge undertaking for a company."

<https://www.bizjournals.com/triangle/news/2025/03/11/fortive-ralliant-raleigh-headquarters-jobs-hiring.html>

3630 CAPITAL BLVD DEMOGRAPHICS (2025)

MILE RADIUS	POPULATION	HOUSEHOLDS	HOUSEHOLD INCOME	DAYTIME POPULATION
1	10,987	4,535	\$65,402	3,608
3	90,865	39,352	\$84,599	62,164
5	231,204	102,351	\$100,171	150,404

3630 CAPITAL BLVD

RALEIGH, NC

LEASING

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YORK PROPERTIES

Brokerage · Property Management · Security
Maintenance · Association Management · Construction
Landscaping · Accounting

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