

# 1400 S. SAUNDERS STREET

RETAIL FOR LEASE



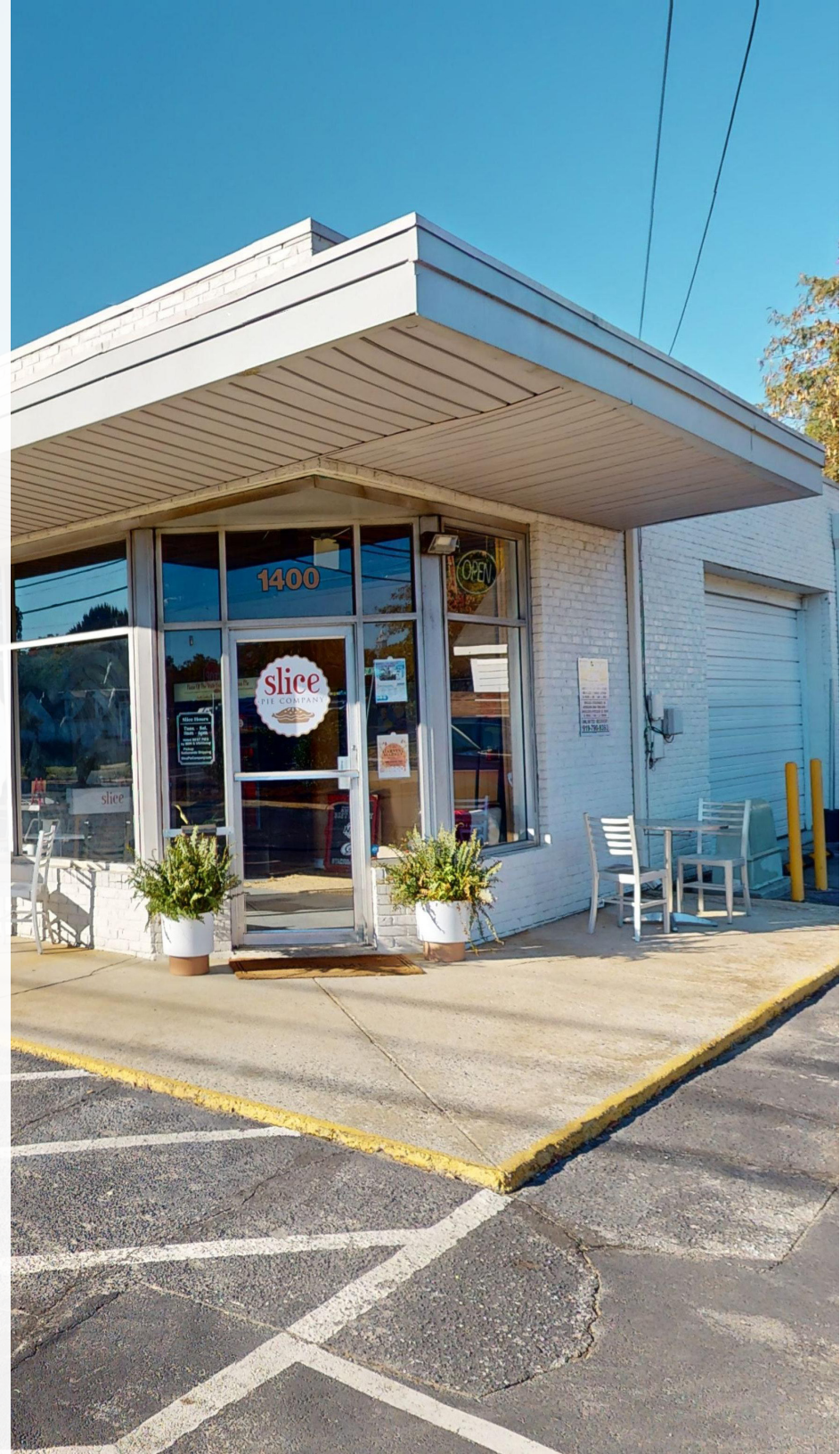


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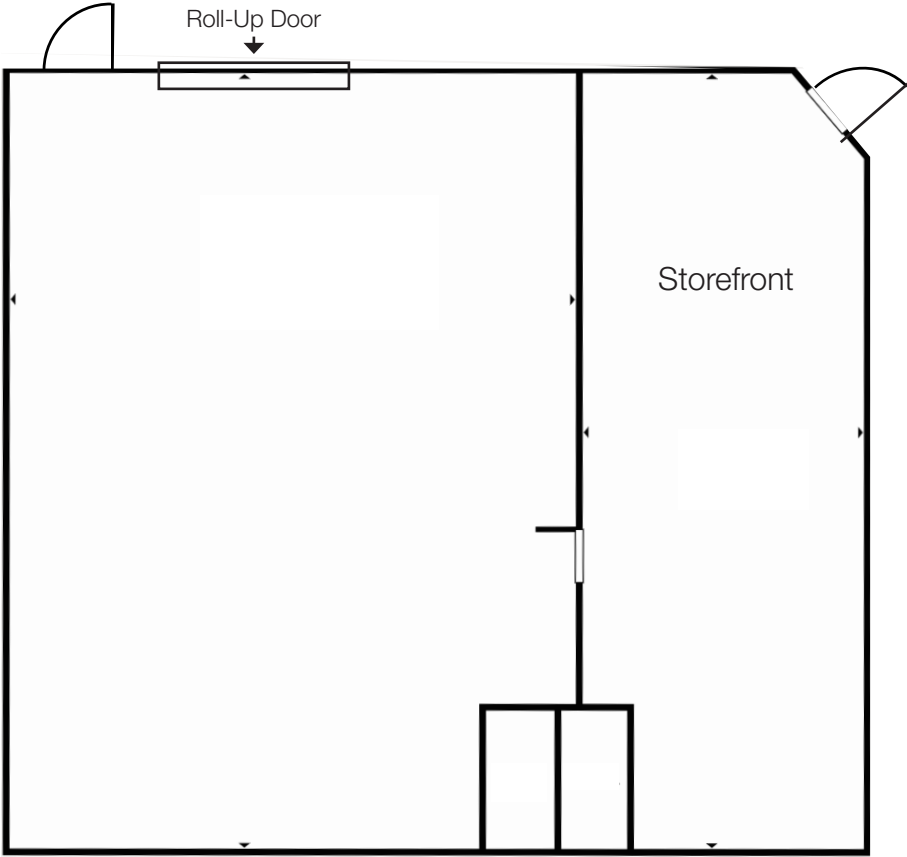
ADDRESS	1400 S. Saunders Street, Raleigh, NC 27603
BUILDING SIZE	2,068 RSF
AVAILABLE SPACE	Entire building 2,068 RSF
BASE RENTAL RATE	\$25.50/SF, NNN (\$4,394.50/month)
TICAM ESTIMATE	\$5.20/SF (\$896.13/month)
RENT STRUCTURE	Triple Net (Base rate + TICAM) Tenant pays for its own utilities
EXTERIOR CONSTRUCTION	Brick veneer
DATE AVAILABLE	January 1, 2025
ZONING	NX - 3
FEATURES	<ul style="list-style-type: none"><li>• High visibility</li><li>• 16' x 8' Drive-in door on side for deliveries</li><li>• Rare retail opportunity at the gateway to Downtown Raleigh</li></ul>

CONTACT  
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**NAITRI** PROPERTIES



# FLOOR PLAN



Click or  
Scan for  
Virtual Tour



2,068 RSF

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All information provided herein is from sources deemed reliable. However, all information is subject to verification. Tri Properties | NAI Carolantinc does not independently verify nor warrant the accuracy of the information.





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**NAI** TRI PROPERTIES





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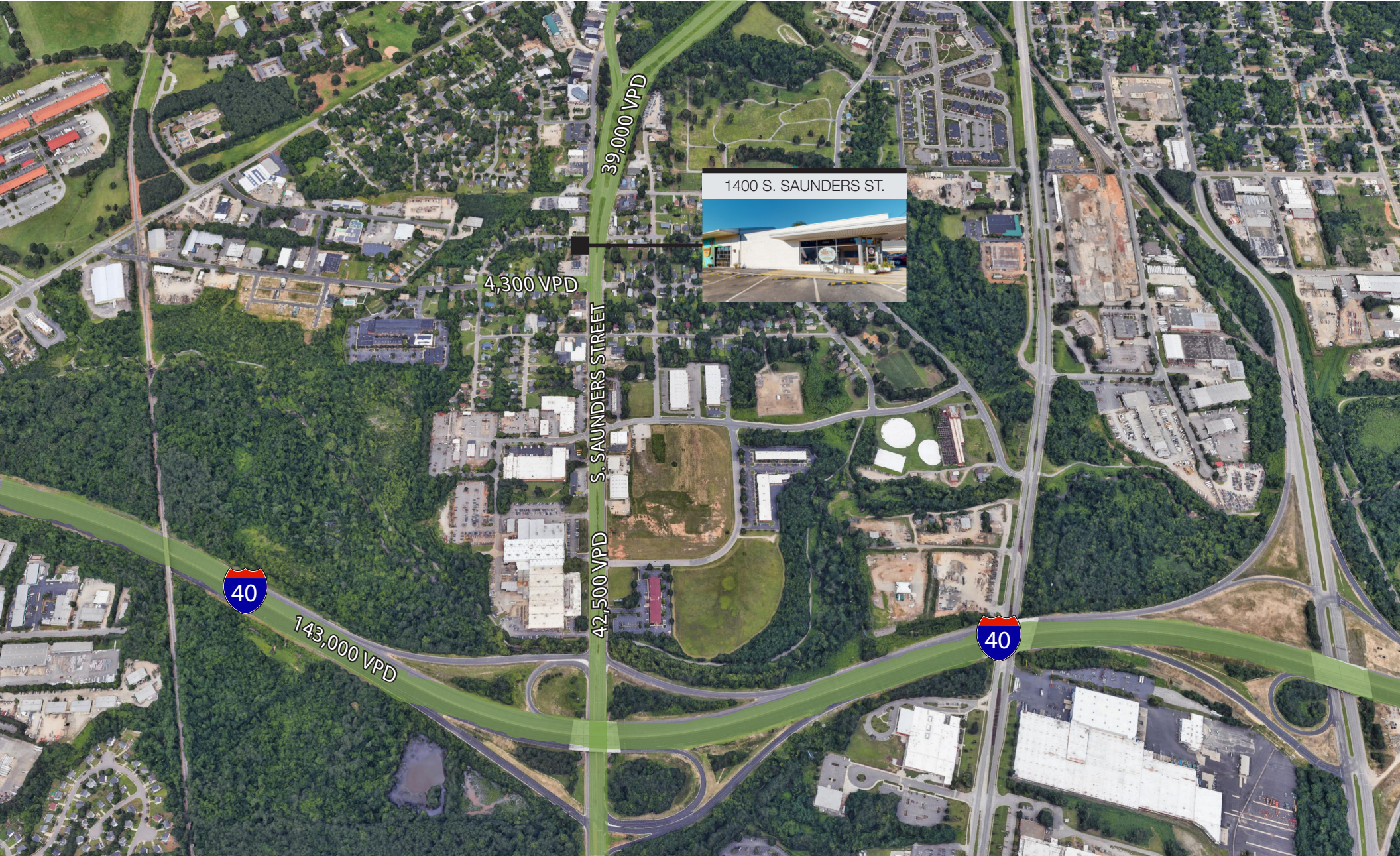
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# TRAFFIC COUNTS



**CONTACT**

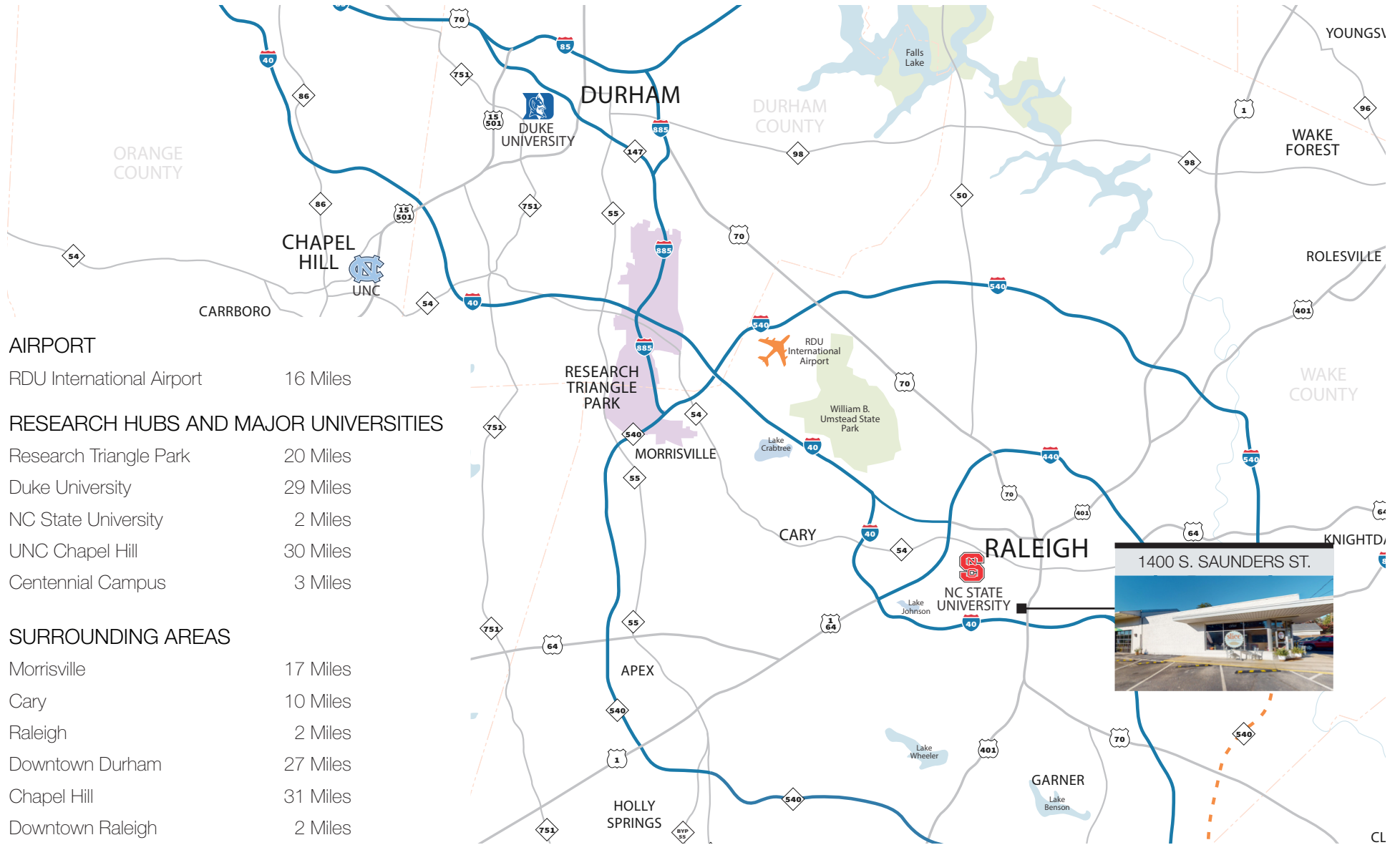
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# THE TRIANGLE AREA



## CONTACT

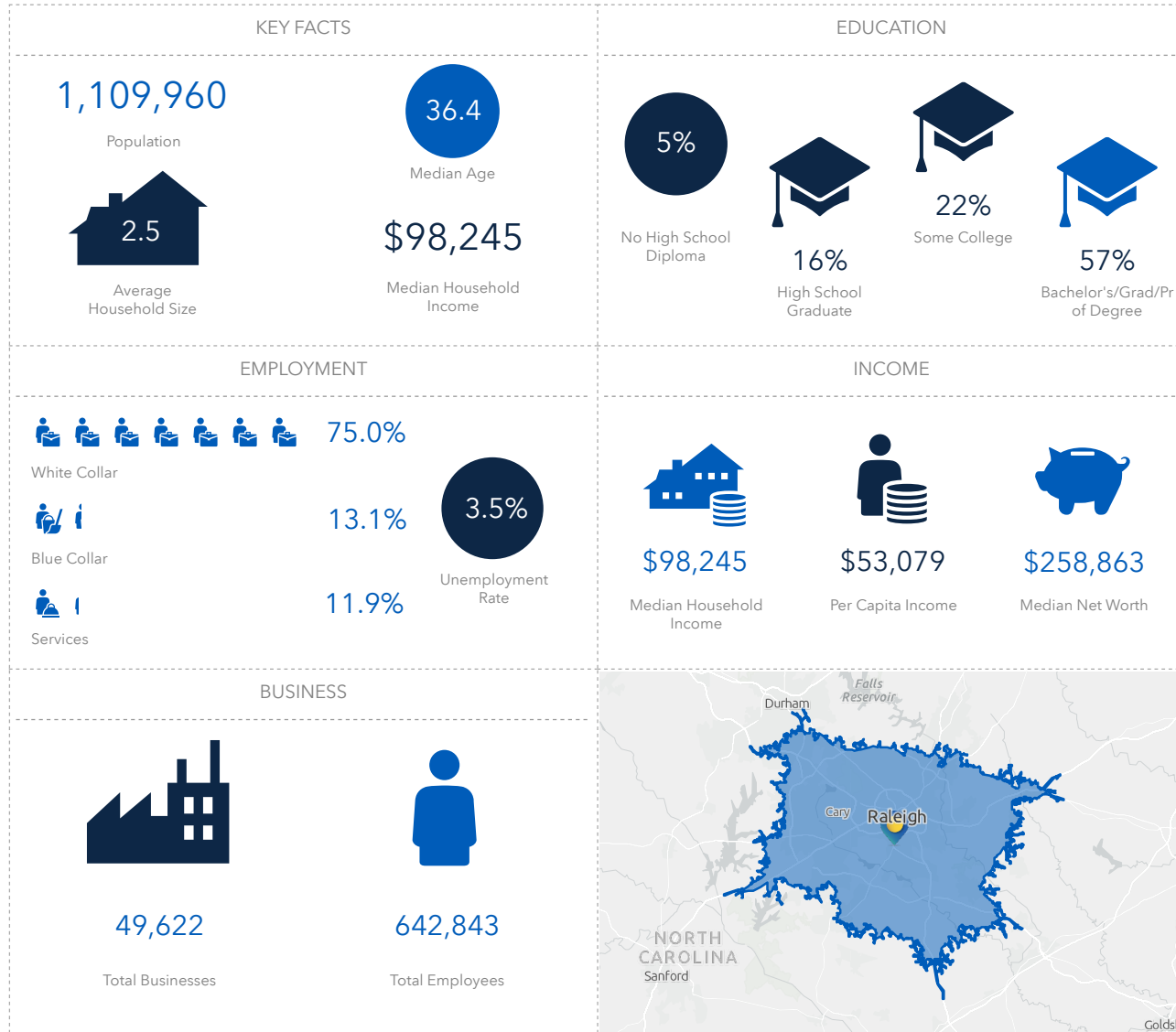
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# DEMOGRAPHICS

## 25 MINUTE AVERAGE COMMUTE RADIUS



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