

FLEX FOR LEASE

DURANT BUSINESS CENTER

8431 GARVEY DR, RALEIGH, NC 27616



AVAILABILITY

- Building 8431
 - Suite 109: 3,600 SF, \$17.15/SF, NNN*
 - Suite 117: 3,600 SF, \$17.15/SF, NNN*
 - Suite 125: 1,800 SF, \$17.15/SF, NNN
 - TICAM: \$3.79/SF
- *Can be combined for 9,000 SF*

PROPERTY HIGHLIGHTS

- Each suite has drive-in doors and a bathroom
- Parking ratio: 3/1000
- 3-Phase power
- Zoning: IX-3
- Located in N. Raleigh near the intersection of Durant Rd. and Capital Blvd.

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,625	70,795	180,250
Avg. HH Income	\$134,471	\$138,554	\$133,334
No. of Businesses	380	2,774	9,102
No. of Employees	4,015	25,147	77,930
Daytime Population	10,108	69,710	189,702

Source: ESRI 2026

TRAFFIC COUNTS

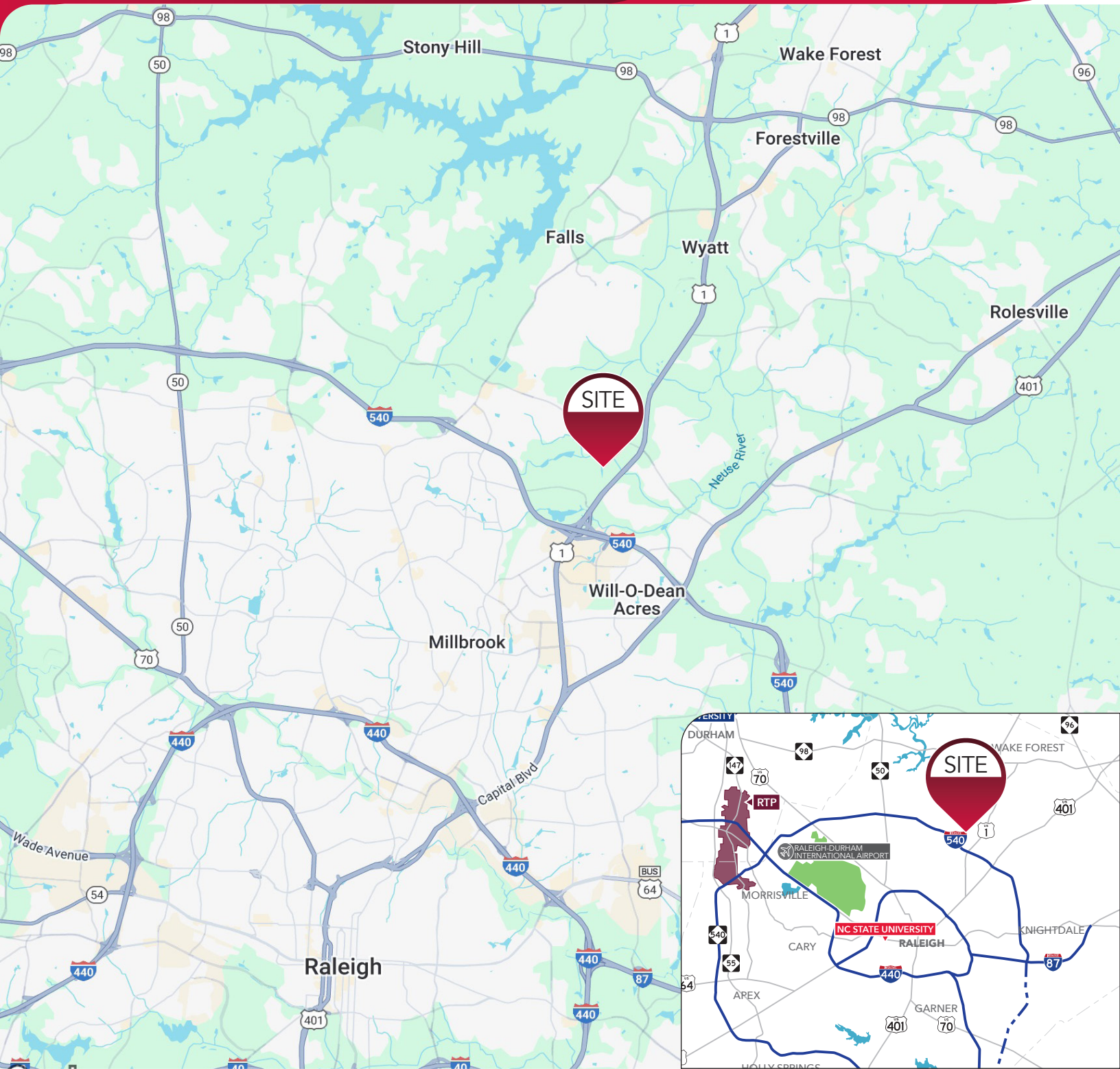
17,500 VPD on Durant Road

(NC DOT 2024)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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