



NEW CONSTRUCTION - RETAIL / F&B - FOR LEASE

THE ROW AT 440 EAST

ATLAS STARK

PROPERTY SUMMARY

New construction, 6,900 SF retail center located at 3605 New Bern Ave in Raleigh, NC. Flexible suites ranging from 900 SF to 6,900 SF. Situated on New Bern Avenue, right outside the I-440 Beltline, providing convenient access to Downtown Raleigh and the greater Triangle region.

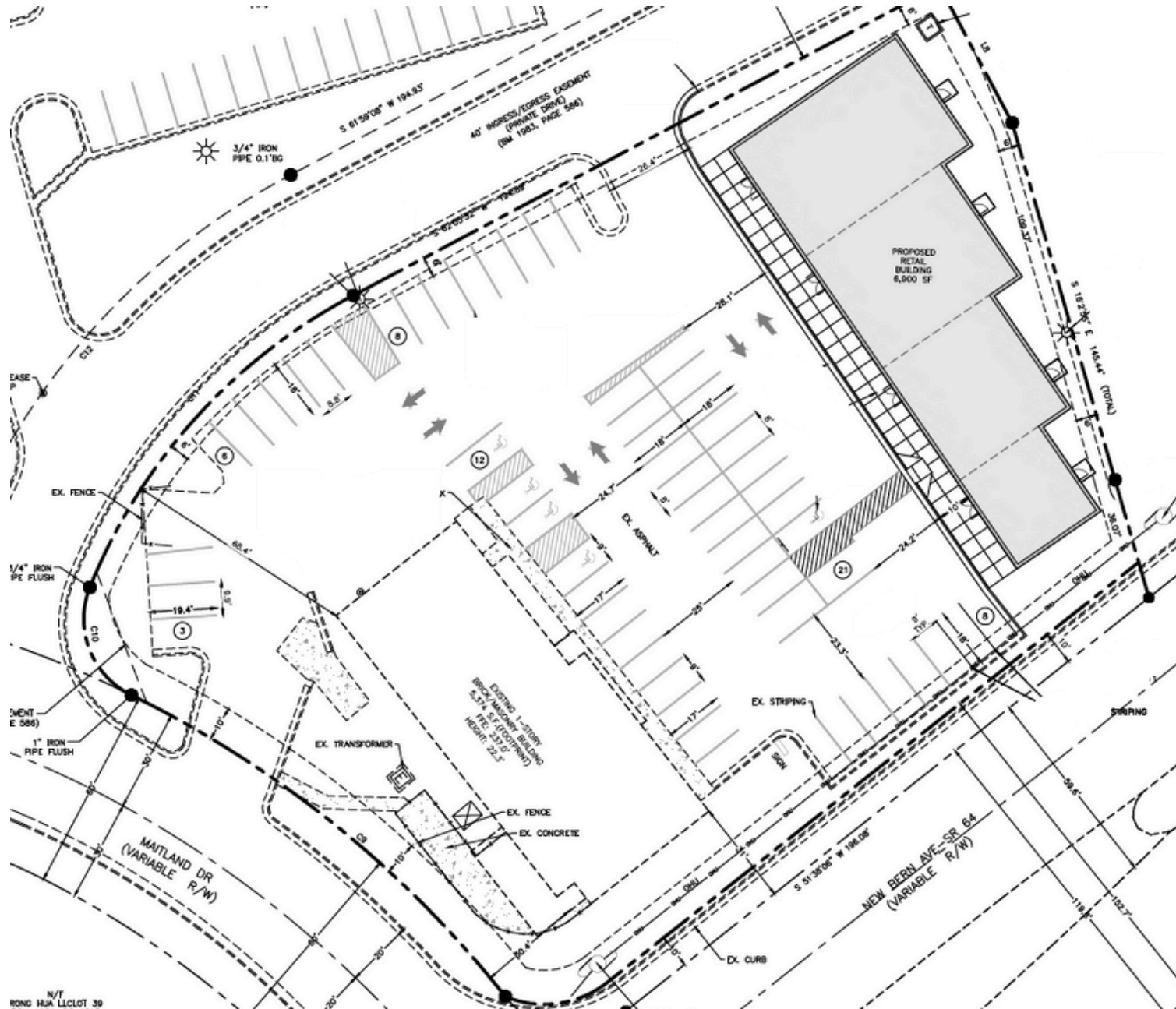
HIGHLIGHTS

- Address: 3605 New Bern Ave, Raleigh, NC 27610
- Delivery: Summer 2026
- Building Size: 6,900 SF
- Suite Sizes: 900 - 6,900 SF
- Base Rent: \$39.00 PSF NNN
- TICAM: \$6.00 PSF (estimate)
- Delivery Condition: Cold Dark Shell
- Tenant Improvement Allowance: \$60.00 PSF





Site Plan



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



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



Atlas Stark Holdings LLC |
2020 Progress Ct, Suite 130A, Raleigh, NC

Tyler Christensen, Broker

(C) 828.999.9459

(O) 919.289.1338

tchristensen@atlasstark.com

Ruffin Jones, Broker

(C) 919.602.6571

(O) 919.289.1338

ruffjones@atlasstark.com