



320 W. SOUTH ST.

Raleigh, NC 27601

FOR LEASE

± 10,545 SF
of retail space

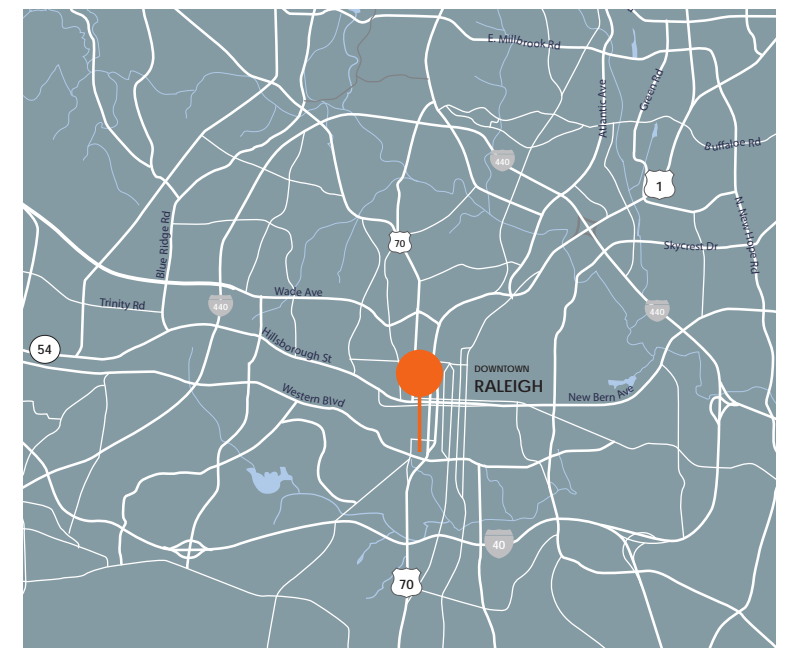
york

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320 W. SOUTH ST.



W. SOUTH STREET

W. LENOIR STREET

S. DAWSON STREET

320 W. SOUTH ST - DELIVERY DATE FALL 2024

york

RETAIL LEASING AGENTS

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YORK PROPERTIES

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↓ **PNC PLAZA**
Residential + Retail + Office

← **TRUIST CENTER**
Retail + Office

← **RED HAT**
Retail + Office

← **CONVENTION CENTER**
Capacity: 15,000

← **WELLS FARGO**
Retail + Office

← **SECU**
Office

← **THE DILLON**
Residential + Office + Retail

↓ **400 H (future)**
Residential + Retail + Office

RALEIGH UNION STATION
Intermodal transit station and event space

Barcelona Wine Bar

← **CAM RALEIGH**
Art Museum + Event Space

→ **RED HAT AMPHITHEATER**
Capacity: 5,990

← **THE FAIRWEATHER**
Residential + Office

← **THE PLATFORM (future)**
Residential + Retail + Office

Sam Jones Bbq

← **411 W. Lenoir Townhomes**
Residential

320 W. SOUTH STREET

← **WEST ST. TOWNHOMES**
Residential

Vault Beer Garden

W. SOUTH STREET

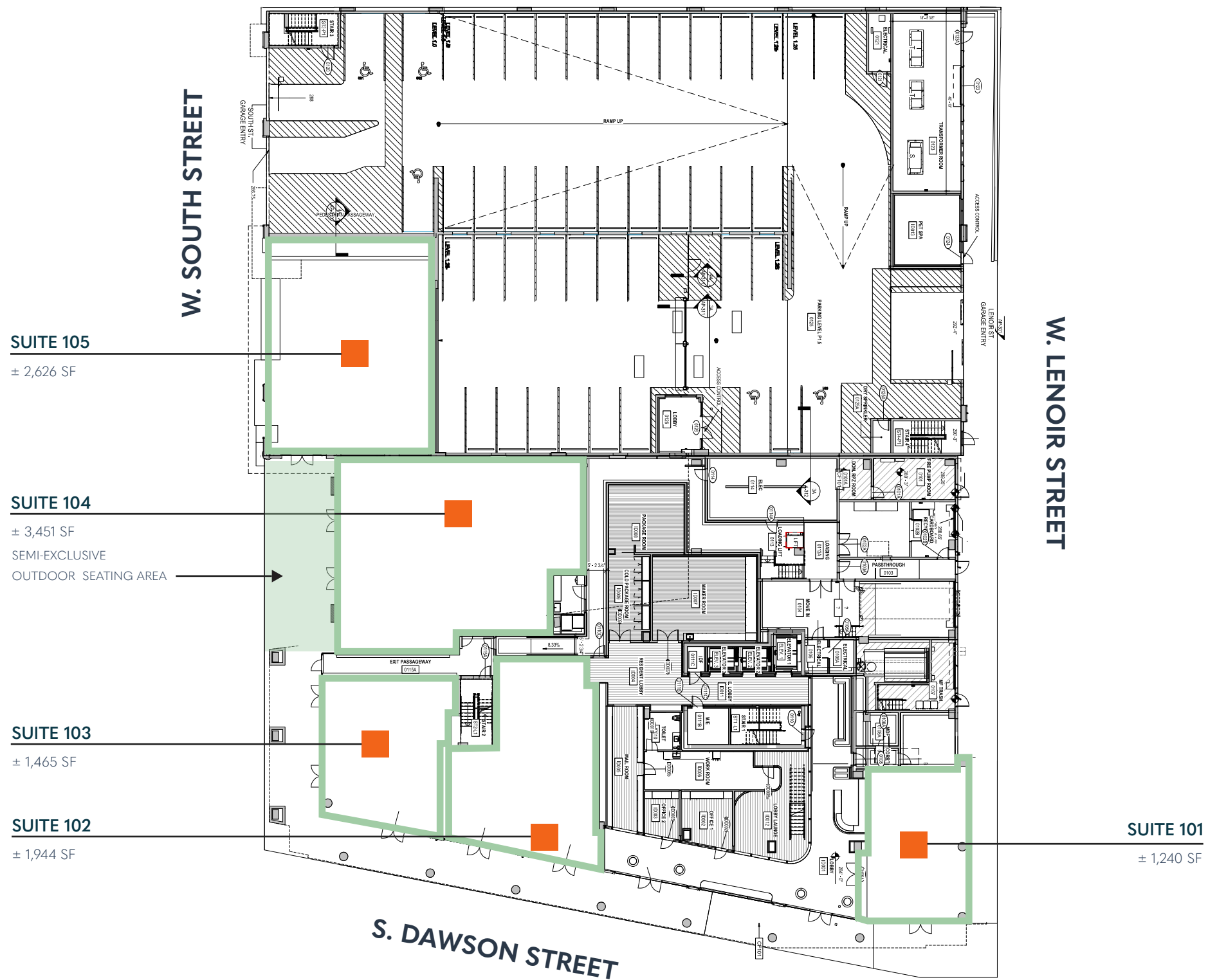
S. MCDOWELL STREET

W. WEST STREET

Whiskey Kitchen

Poole's Diner

Morgan St. Food Hall



SUITE 105
± 2,626 SF

SUITE 104
± 3,451 SF
SEMI-EXCLUSIVE
OUTDOOR SEATING AREA

SUITE 103
± 1,465 SF

SUITE 102
± 1,944 SF

SUITE 101
± 1,240 SF

PROPERTY DESCRIPTION

RETAIL FOR LEASE

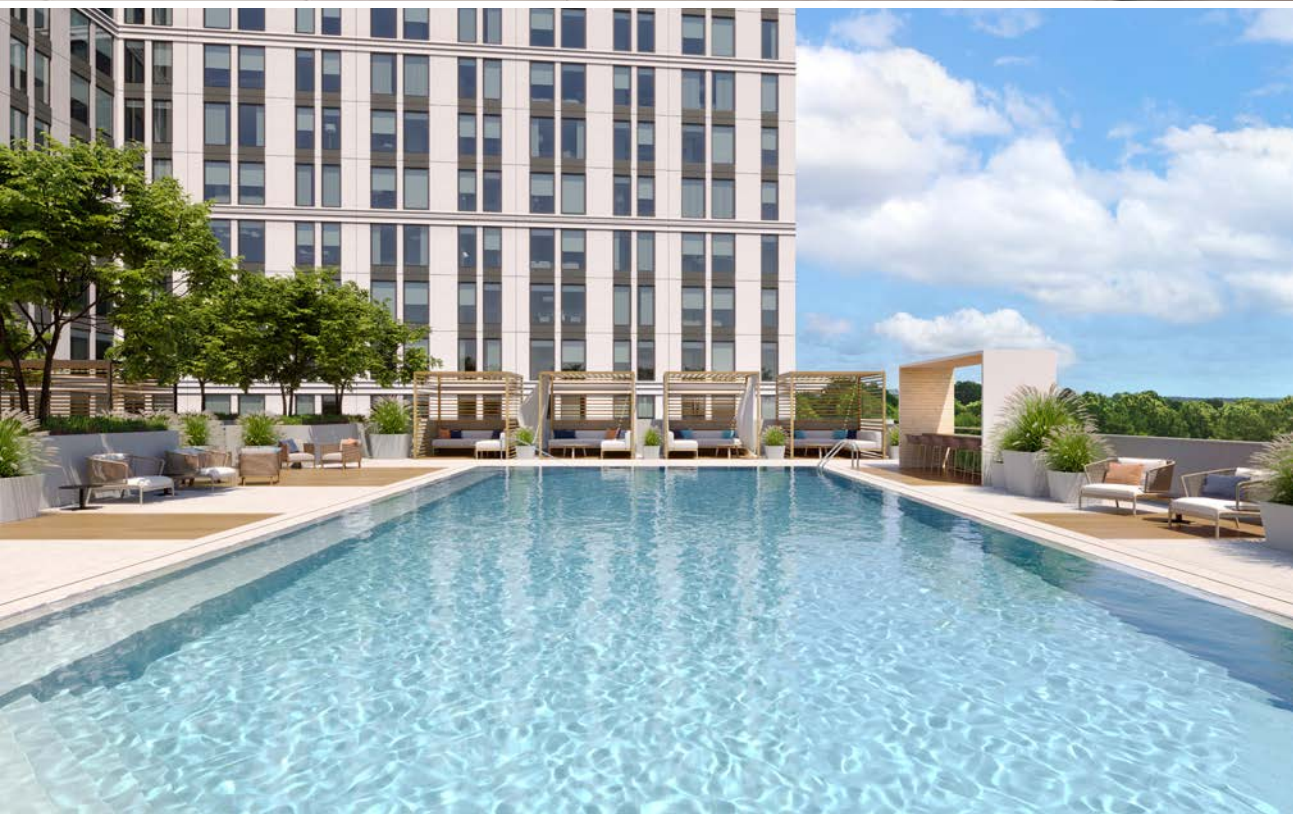
AVAILABILITY

Suite 101	± 1,240 sf
Suite 102	± 1,944 sf*
Suite 103	± 1,465 sf*
Retail 104	± 3,451 sf
Retail 105	± 2,626 sf

*Suites 102 and 103 can be combined for a total of ± 3,409 sf

DETAILS

- Luxurious 20-story, high-rise community featuring 297 apartment homes and more than 10,000 sf of retail space
- Located in the bustling and growing Warehouse District of Downtown Raleigh across the street from the Red Hat Amphitheater
- Rare opportunity to create signature retail destination in an architectural landmark
- Within walking distance to the Red Hat Amphitheater, Raleigh Convention Center, Sam Jones BBQ, Boulted Bread and much more
- On-site parking garage for residents and customers
- Outdoor seating area available for suites 101-104
- Potential semi-exclusive outdoor seating area available for suite 104
- Shell delivery with allowance



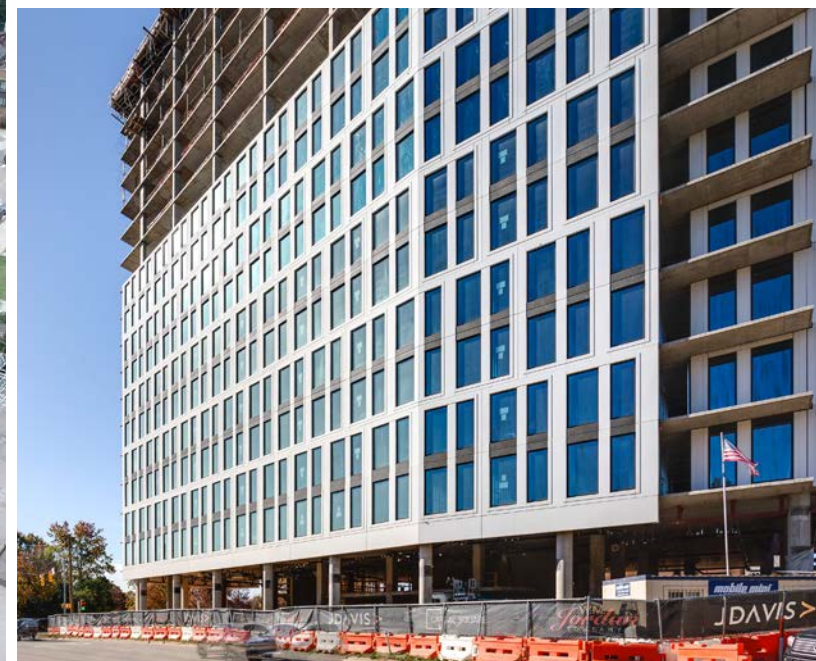
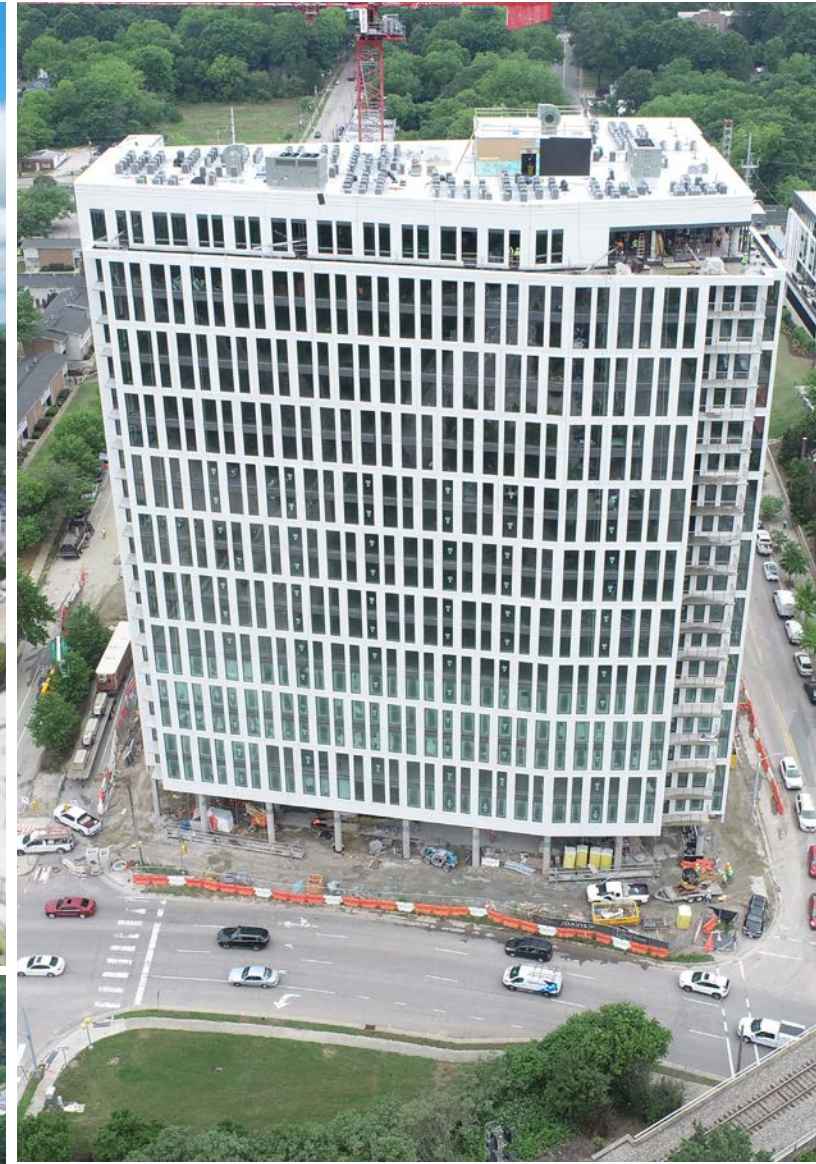
RENDERINGS

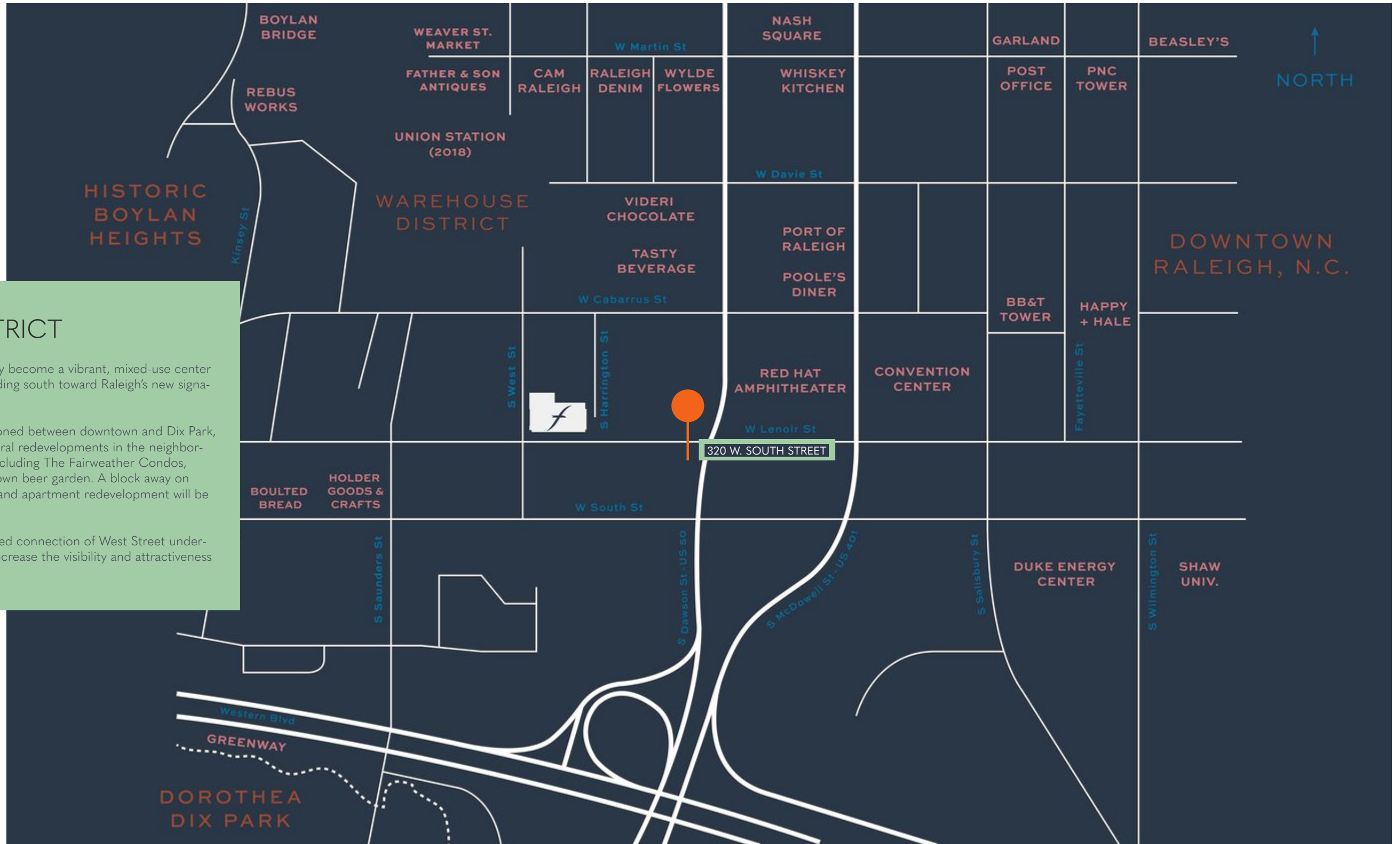
20-story, high-rise community will feature 297 apartments and more than 10,000 sf ground-floor retail space.

Rare opportunity to create signature retail destination in an architectural landmark



CONSTRUCTION
UPDATE





WAREHOUSE DISTRICT

Raleigh's Warehouse District has quickly become a vibrant, mixed-use center west of downtown, which is now extending south toward Raleigh's new signature urban park, Dix Park.

320 W. South Street is perfectly positioned between downtown and Dix Park, walkable by 5-10 minutes to each. Several redevelopments in the neighborhood have been recently completed including The Fairweather Condos, West Street Townhomes and a well-known beer garden. A block away on Cabarrus Street, another major office and apartment redevelopment will be delivered soon.

These additions, along with the proposed connection of West Street underneath the traintracks will continue to increase the visibility and attractiveness of 320 W. South Street.

RALEIGH ACCOLADES

#3 BEST CITY TO WORK IN TECH IN AMERICA

SmartAsset · June, 2019

#5 BEST PERFORMING ECONOMY IN THE US

Milken Institute · February 2021

#1 BEST PLACES TO LIVE IN 2021

Bankrate · January 2021

#3 BEST STATE CAPITAL CITIES

WalletHub · January 2021

#9 MOST RECESSION-RESISTANT CITIES

SmartAsset · 2020

#7 BEST PLACES FOR 'FIRE' EARLY RETIREMENT

MagnifyMoney.com · May 2021

MAJOR GROWTH ON THE HORIZON

APPLE ANNOUNCES RTP CAMPUS · APRIL 2021

"As part of its investments and expansion, Apple plans to invest over \$1 billion in North Carolina and will begin construction on a new campus and engineering hub in the Research Triangle area. The investment will create at least 3,000 new jobs in machine learning, artificial intelligence, software engineering, and other cutting-edge fields."

Source: <https://www.apple.com/newsroom/2021/04/apple-commits-430-billion-in-us-investments-over-five-years/>

GOOGLE TO OPEN ENGINEERING HUB · MARCH 2021

"Google is opening a new cloud engineering hub in Durham. ...The office could eventually support more than 1,000 jobs and grow into one of Google Cloud's top five engineering hubs in the U.S...."

<https://www.newsobserver.com/news/business/article250013204.html>

AMAZON SIGNS NEW LEASES · MARCH 2021

"After opening its massive fulfillment center in Garner last year, Amazon (Nasdaq: AMZN) has signed the leases for two new delivery stations in the Triangle, one in Garner and the other in Raleigh.

The goal is to power Amazon's 'last-mile delivery capabilities,' said spokeswoman Ashley Lansdsale. The e-commerce giant said the move will create hundreds of jobs, but didn't give an exact amount. Already, the company employs about 600 full-time associates at existing delivery stations in the Triangle. It opened new delivery stations in Cary and Durham last year."

<https://www.bizjournals.com/triangle/news/2021/03/03/amazon-new-delivery-stations-raleigh-garner-jobs.html>

RALEIGH PROFILE

50.9%

Bachelor's Degree or Higher, Ages 25+

51.5%

Owner Occupied Housing Unit Rate

453,345

Number of Housing Units, Wake Co.

\$67,266

Median Household Income

183,335

Number of Households

2.42

Number of Persons Per Household

24 min.

Mean Time Travel to Work

95.9%

Households with a Computer

34.5

Median Age

\$284,300

Median Home Price


\$1,121

Median Gross Rent

474,069

Total Population

320 W. SOUTH STREET DEMOGRAPHICS

 MILE RADIUS	 POPULATION	 HOUSEHOLDS	 HOUSEHOLD INCOME	 DAYTIME POPULATION
1	13,594	6,286	\$113,564	41,951
2	108,421	43,132	\$95,808	85,207
3	211,173	85,944	\$93,291	177,569

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Maintenance · Association Management · Construction
Landscaping · Accounting

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MARKETING

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