

North Raleigh Office/Flex Condo (Just Off US-1)

2200 E. Millbrook Road

Raleigh, NC



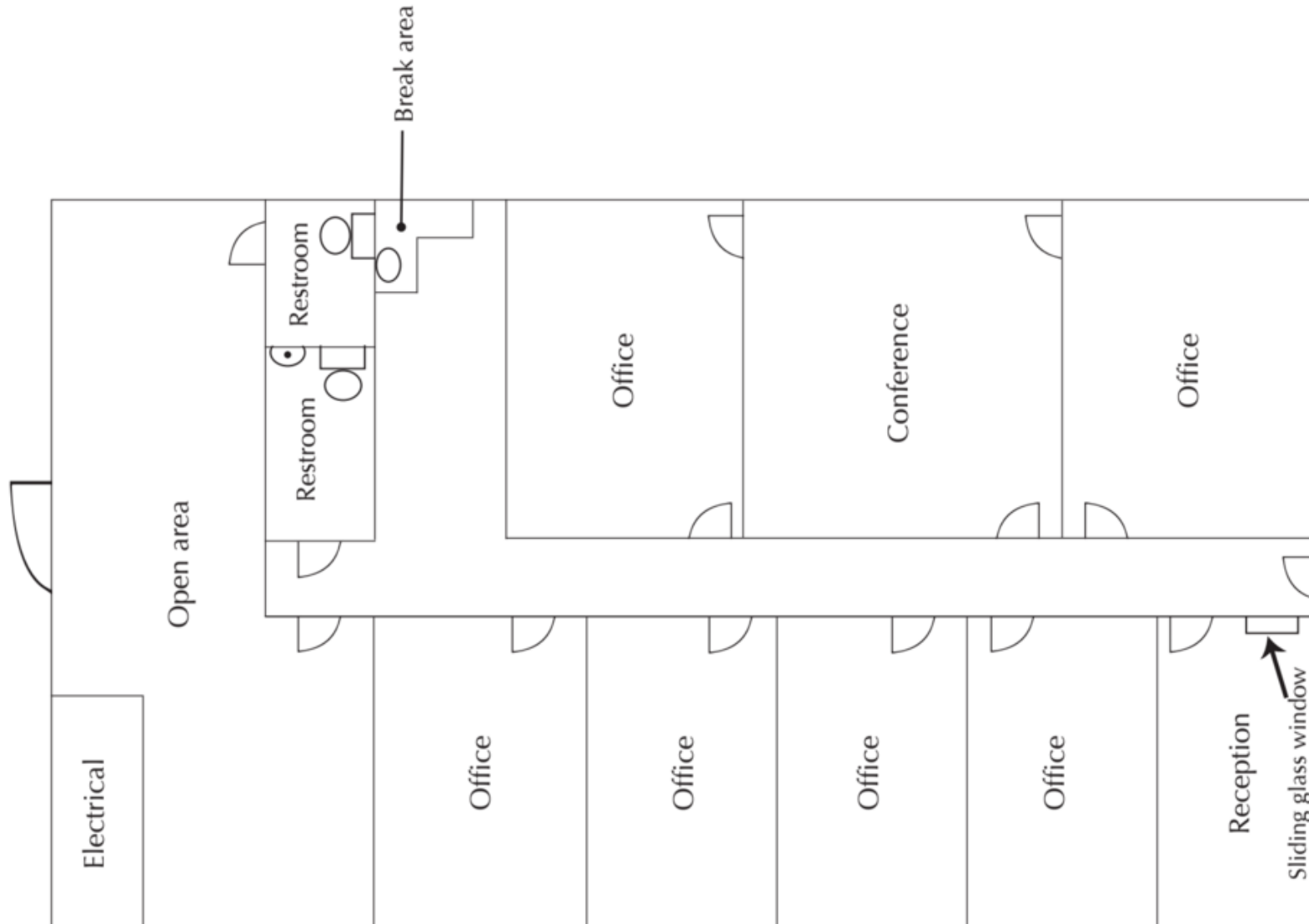
General Information

- Suite 117 & 118: 2,355 SF
- Sales Price: \$294,500
- Lease Rate: \$9/SF/YR
- Zoned: IND-1
- Located at Intersection of Millbrook Road and Atlantic Avenue Behind Autobell
- US-1, I-540, and I-440 are all within 2-3 miles
- Adjacent to NC Secretary of State and Very Close to USPS, UPS, and Fed Ex Shipping Hubs

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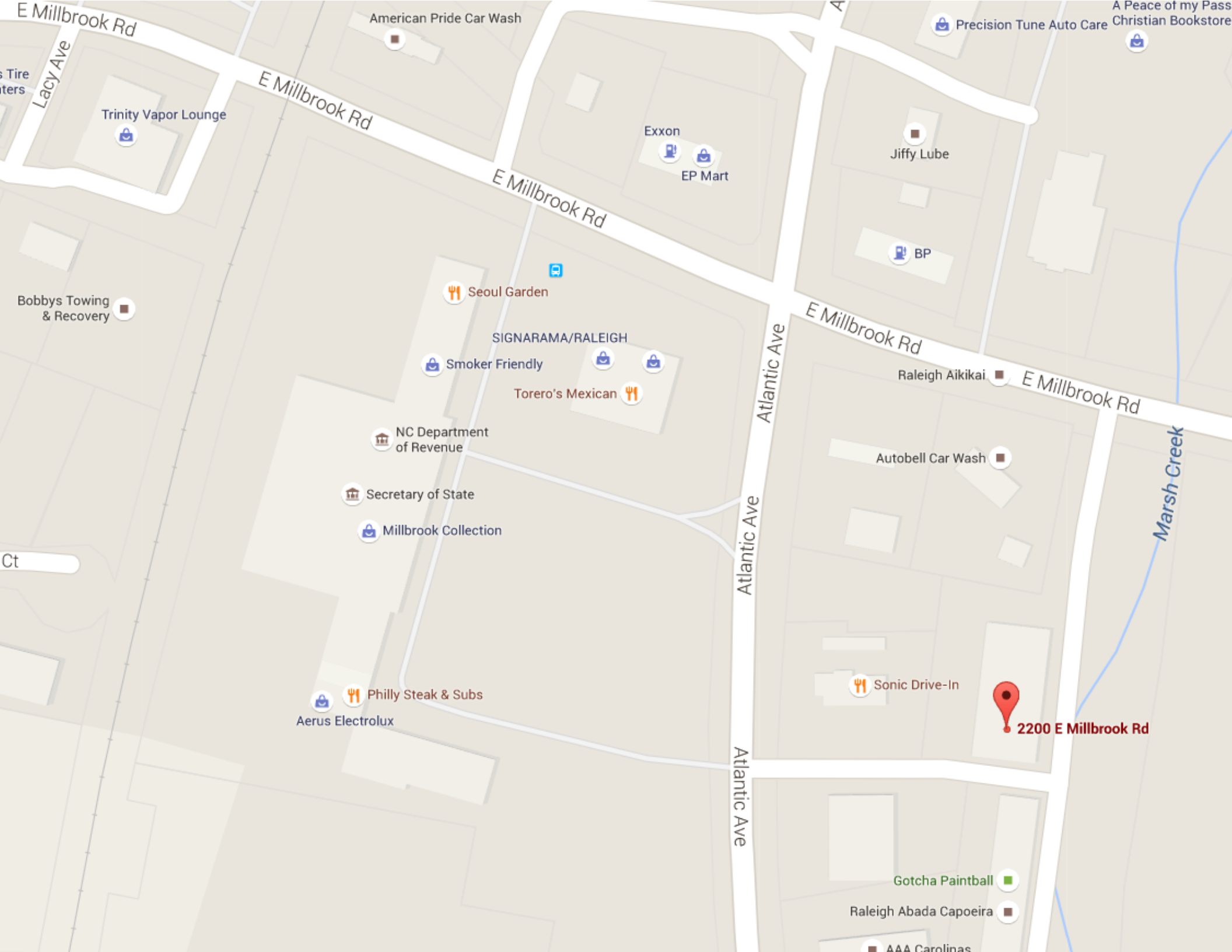


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E Millbrook Rd

Lacy Ave

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Marsh Creek

Atlantic Ave

Atlantic Ave

Ct

2200 E Millbrook Rd

Trinity Vapor Lounge

American Pride Car Wash

Exxon

EP Mart

Jiffy Lube

BP

Bobbys Towing & Recovery

Seoul Garden

SIGNARAMA/RALEIGH

Smoker Friendly

Torero's Mexican

NC Department of Revenue

Secretary of State

Millbrook Collection

Philly Steak & Subs

Aerus Electrolux

Raleigh Aikikai

Autobell Car Wash

Sonic Drive-In

Gotcha Paintball

Raleigh Abada Capoeira

AAA Carolinas

Precision Tune Auto Care

A Peace of my Pass
Christian Bookstore

Demographic Detail Report

Atlantic Park Office Center I

2200 E Millbrook Rd, Raleigh, NC 27604

Building Type: Class B Office
 Class: B
 RBA: 14,400 SF
 Typical Floor: 14,400 SF

Total Available: 3,510 SF
 % Leased: 83.65%
 Rent/SF/Yr: \$9.00



Radius	1 Mile		3 Mile		5 Mile	
Population						
2020 Projection	14,576		100,933		242,005	
2015 Estimate	13,066		90,251		217,129	
2010 Census	11,658		79,453		194,651	
Growth 2015 - 2020	11.56%		11.84%		11.46%	
Growth 2010 - 2015	12.08%		13.59%		11.55%	
2015 Population by Age						
Age 0 - 4	1,129	8.64%	6,452	7.15%	15,149	6.98%
Age 5 - 9	1,092	8.36%	6,377	7.07%	14,979	6.90%
Age 10 - 14	945	7.23%	6,014	6.66%	14,278	6.58%
Age 15 - 19	818	6.26%	5,586	6.19%	13,410	6.18%
Age 20 - 24	882	6.75%	5,485	6.08%	12,965	5.97%
Age 25 - 29	1,183	9.05%	6,487	7.19%	14,970	6.89%
Age 30 - 34	1,332	10.19%	7,346	8.14%	16,928	7.80%
Age 35 - 39	1,209	9.25%	7,243	8.03%	17,074	7.86%
Age 40 - 44	1,031	7.89%	6,863	7.60%	16,574	7.63%
Age 45 - 49	835	6.39%	6,168	6.83%	15,207	7.00%
Age 50 - 54	700	5.36%	5,720	6.34%	14,351	6.61%
Age 55 - 59	570	4.36%	5,147	5.70%	13,098	6.03%
Age 60 - 64	437	3.34%	4,326	4.79%	11,156	5.14%
Age 65 - 69	332	2.54%	3,523	3.90%	9,007	4.15%
Age 70 - 74	232	1.78%	2,621	2.90%	6,419	2.96%
Age 75 - 79	153	1.17%	1,902	2.11%	4,430	2.04%
Age 80 - 84	100	0.77%	1,387	1.54%	3,189	1.47%
Age 85+	85	0.65%	1,603	1.78%	3,945	1.82%
Age 65+	902	6.90%	11,036	12.23%	26,990	12.43%
Median Age	31.80		36.00		36.70	
Average Age	32.10		36.50		36.90	

Demographic Detail Report

Atlantic Park Office Center I

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Radius	1 Mile	3 Mile	5 Mile
2015 Population By Race	13,066	90,251	217,129
White	5,931 45.39%	55,020 60.96%	140,808 64.85%
Black	6,021 46.08%	27,913 30.93%	60,894 28.05%
Am. Indian & Alaskan	290 2.22%	1,089 1.21%	2,071 0.95%
Asian	395 3.02%	3,845 4.26%	8,156 3.76%
Hawaiian & Pacific Island	26 0.20%	94 0.10%	182 0.08%
Other	402 3.08%	2,291 2.54%	5,018 2.31%
Population by Hispanic Origin	13,066	90,251	217,129
Non-Hispanic Origin	9,076 69.46%	74,055 82.05%	188,748 86.93%
Hispanic Origin	3,990 30.54%	16,196 17.95%	28,381 13.07%
2015 Median Age, Male	31.10	34.70	35.50
2015 Average Age, Male	31.20	35.10	35.60
2015 Median Age, Female	32.50	37.20	37.90
2015 Average Age, Female	33.00	37.70	38.10
2015 Population by Occupation Classification	9,734	70,291	170,041
Civilian Employed	6,582 67.62%	47,909 68.16%	115,504 67.93%
Civilian Unemployed	619 6.36%	3,134 4.46%	6,819 4.01%
Civilian Non-Labor Force	2,533 26.02%	19,233 27.36%	47,591 27.99%
Armed Forces	0 0.00%	15 0.02%	127 0.07%
Households by Marital Status			
Married	1,384	14,562	37,771
Married No Children	692	7,964	20,536
Married w/Children	692	6,598	17,235
2015 Population by Education	9,064	64,910	156,382
Some High School, No Diploma	1,637 18.06%	6,945 10.70%	13,500 8.63%
High School Grad (Incl Equivalency)	2,407 26.56%	12,706 19.57%	24,942 15.95%
Some College, No Degree	2,185 24.11%	17,085 26.32%	39,962 25.55%
Associate Degree	865 9.54%	4,573 7.05%	10,032 6.42%
Bachelor Degree	1,503 16.58%	16,345 25.18%	45,056 28.81%
Advanced Degree	467 5.15%	7,256 11.18%	22,890 14.64%

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Radius	1 Mile		3 Mile		5 Mile	
2015 Population by Occupation	11,335		87,496		214,068	
Real Estate & Finance	391	3.45%	3,618	4.14%	9,293	4.34%
Professional & Management	2,572	22.69%	26,906	30.75%	72,004	33.64%
Public Administration	297	2.62%	2,985	3.41%	7,032	3.28%
Education & Health	1,032	9.10%	9,268	10.59%	23,966	11.20%
Services	1,498	13.22%	7,256	8.29%	15,861	7.41%
Information	56	0.49%	1,382	1.58%	3,313	1.55%
Sales	1,700	15.00%	12,224	13.97%	29,405	13.74%
Transportation	107	0.94%	457	0.52%	1,722	0.80%
Retail	809	7.14%	5,515	6.30%	12,292	5.74%
Wholesale	264	2.33%	1,459	1.67%	3,429	1.60%
Manufacturing	381	3.36%	3,558	4.07%	8,604	4.02%
Production	510	4.50%	3,540	4.05%	6,891	3.22%
Construction	1,122	9.90%	4,734	5.41%	9,486	4.43%
Utilities	293	2.58%	1,799	2.06%	4,130	1.93%
Agriculture & Mining	18	0.16%	133	0.15%	359	0.17%
Farming, Fishing, Forestry	18	0.16%	18	0.02%	185	0.09%
Other Services	267	2.36%	2,644	3.02%	6,096	2.85%
2015 Worker Travel Time to Job	6,425		45,749		109,679	
<30 Minutes	5,012	78.01%	34,026	74.38%	80,692	73.57%
30-60 Minutes	1,232	19.18%	10,238	22.38%	25,013	22.81%
60+ Minutes	181	2.82%	1,485	3.25%	3,974	3.62%
2010 Households by HH Size	4,662		32,978		80,770	
1-Person Households	1,475	31.64%	10,696	32.43%	25,920	32.09%
2-Person Households	1,404	30.12%	10,449	31.68%	26,278	32.53%
3-Person Households	784	16.82%	5,167	15.67%	12,403	15.36%
4-Person Households	473	10.15%	3,711	11.25%	9,567	11.84%
5-Person Households	281	6.03%	1,745	5.29%	4,120	5.10%
6-Person Households	146	3.13%	693	2.10%	1,466	1.82%
7 or more Person Households	99	2.12%	517	1.57%	1,016	1.26%
2015 Average Household Size	2.50		2.40		2.40	
Households						
2020 Projection	5,745		41,406		99,535	
2015 Estimate	5,158		37,073		89,374	
2010 Census	4,661		32,978		80,770	
Growth 2015 - 2020	11.38%		11.69%		11.37%	
Growth 2010 - 2015	10.66%		12.42%		10.65%	

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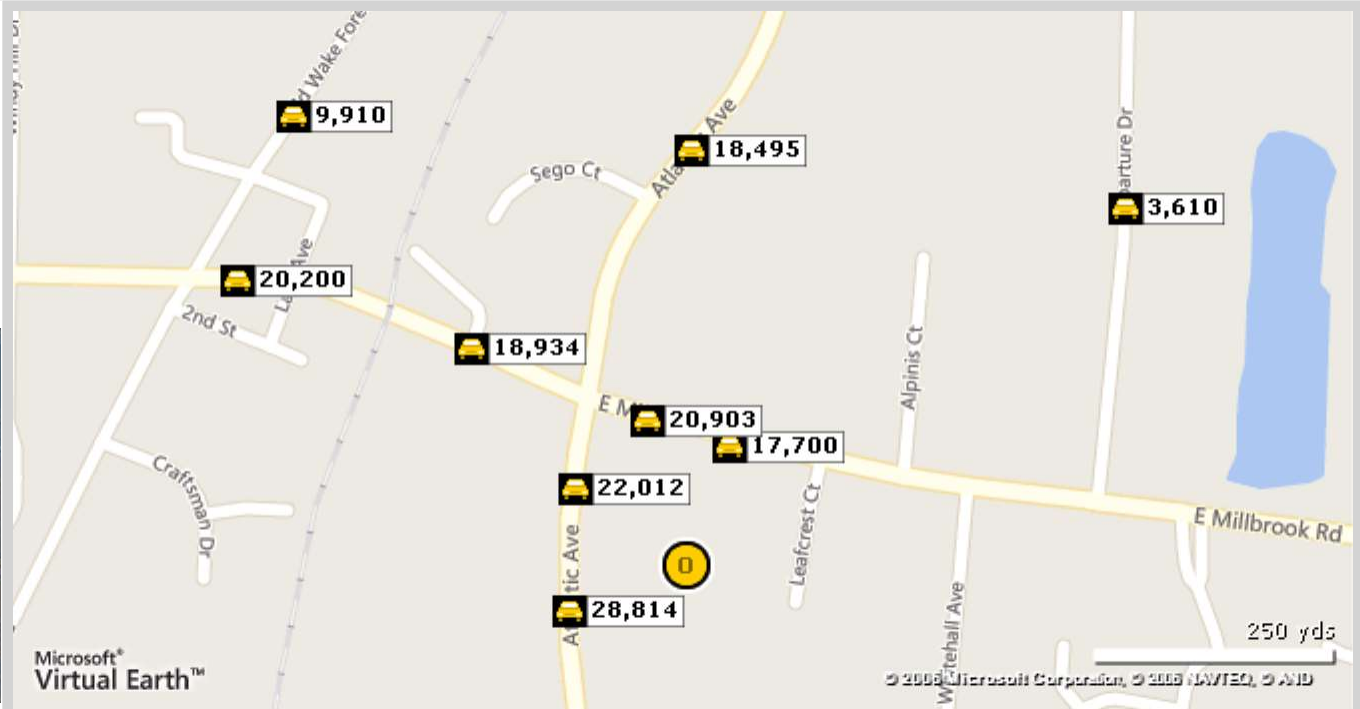
Radius	1 Mile	3 Mile	5 Mile
2015 Households by HH Income	5,157	37,073	89,375
<\$25,000	1,979 38.38%	8,031 21.66%	16,141 18.06%
\$25,000 - \$50,000	1,465 28.41%	10,455 28.20%	22,662 25.36%
\$50,000 - \$75,000	661 12.82%	6,463 17.43%	16,412 18.36%
\$75,000 - \$100,000	545 10.57%	4,809 12.97%	11,585 12.96%
\$100,000 - \$125,000	238 4.62%	2,592 6.99%	7,518 8.41%
\$125,000 - \$150,000	102 1.98%	1,511 4.08%	4,381 4.90%
\$150,000 - \$200,000	62 1.20%	1,687 4.55%	4,888 5.47%
\$200,000+	105 2.04%	1,525 4.11%	5,788 6.48%
2015 Avg Household Income	\$50,104	\$70,125	\$80,712
2015 Med Household Income	\$36,045	\$50,180	\$58,015
2015 Occupied Housing	5,158	37,073	89,374
Owner Occupied	1,460 28.31%	19,685 53.10%	53,069 59.38%
Renter Occupied	3,698 71.69%	17,388 46.90%	36,305 40.62%
2010 Housing Units	5,360	38,020	90,887
1 Unit	2,012 37.54%	22,790 59.94%	60,738 66.83%
2 - 4 Units	805 15.02%	2,275 5.98%	6,112 6.72%
5 - 19 Units	2,051 38.26%	9,545 25.11%	16,803 18.49%
20+ Units	492 9.18%	3,410 8.97%	7,234 7.96%
2015 Housing Value	1,461	19,685	53,069
<\$100,000	285 19.51%	1,475 7.49%	3,542 6.67%
\$100,000 - \$200,000	806 55.17%	9,162 46.54%	20,584 38.79%
\$200,000 - \$300,000	298 20.40%	5,296 26.90%	13,350 25.16%
\$300,000 - \$400,000	51 3.49%	1,594 8.10%	6,016 11.34%
\$400,000 - \$500,000	1 0.07%	688 3.50%	3,483 6.56%
\$500,000 - \$1,000,000	14 0.96%	1,005 5.11%	4,832 9.11%
\$1,000,000+	6 0.41%	465 2.36%	1,262 2.38%
2015 Median Home Value	\$155,272	\$191,327	\$218,041
2015 Housing Units by Yr Built	5,363	38,298	92,100
Built 2010+	253 4.72%	2,780 7.26%	5,453 5.92%
Built 2000 - 2010	564 10.52%	5,529 14.44%	17,254 18.73%
Built 1990 - 1999	603 11.24%	6,177 16.13%	16,506 17.92%
Built 1980 - 1989	1,577 29.41%	8,572 22.38%	18,737 20.34%
Built 1970 - 1979	1,567 29.22%	8,305 21.69%	13,562 14.73%
Built 1960 - 1969	603 11.24%	5,216 13.62%	9,338 10.14%
Built 1950 - 1959	88 1.64%	1,248 3.26%	5,511 5.98%
Built <1949	108 2.01%	471 1.23%	5,739 6.23%
2015 Median Year Built	1981	1984	1985

Traffic Count Report

Atlantic Park Office Center I

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Building Type: Class B Office
 Class: B
 RBA: 14,400 SF
 Typical Floor: 14,400 SF
 Total Available: 3,510 SF
 % Leased: 83.65%
 Rent/SF/Yr: \$9.00



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Atlantic Ave	E Millbrook Rd	0.13 N	2011	28,814	MPSI	.07
2	E Millbrook Rd	Leafcrest Ct	0.06 E	2014	17,700	Converte	.08
3	Atlantic Ave	E Millbrook Rd	0.05 N	2014	22,012	MPSI	.08
4	E Millbrook Rd	Atlantic Ave	0.04 W	2011	20,903	MPSI	.09
5	E Millbrook Rd	Atlantic Ave	0.08 SE	2014	18,934	MPSI	.18
6	Atlantic Ave	Sego Ct	0.04 SW	2014	18,495	MPSI	.25
7	E Millbrook Rd	Old Wake Forest Rd	0.03 W	2014	20,200	Converte	.32
8	Departure Dr	Millbrook Rd	0.18 S	2014	3,610	Converte	.34
9	Old Wake Forest Rd	Old Millbrook Rd	0.03 SW	2011	7,504	MPSI	.36
10	Old Wake Forest Rd	Tiffany Bay Ct	0.06 SW	2014	9,910	Converte	.36