



**AVISON  
YOUNG**

**OUTPARCEL FOR SALE**

# Arena Centre II

**1541 Sunday Drive**  
Raleigh, NC 27607

Partnership. Performance.

## Opportunity

Development opportunity for new office space with potentially 24,240 sf, or retail space with potentially 9,150 sf. Centrally located with easy access to I-40, I-440, I-540, Research Triangle Park, Raleigh-Durham International Airport, Cary and Downtown Raleigh.

## Available for Sale

|                |                         |
|----------------|-------------------------|
| Type           | Outparcel               |
| Size           | 1.62 acres, rough grade |
| Real Estate ID | 0371366                 |
| PIN #          | 0784061256              |
| Sale Price     | \$750,000               |

**Michael Vulpis**  
**Senior Vice President**  
919.420.1562  
michael.vulpis@avisonyoung.com



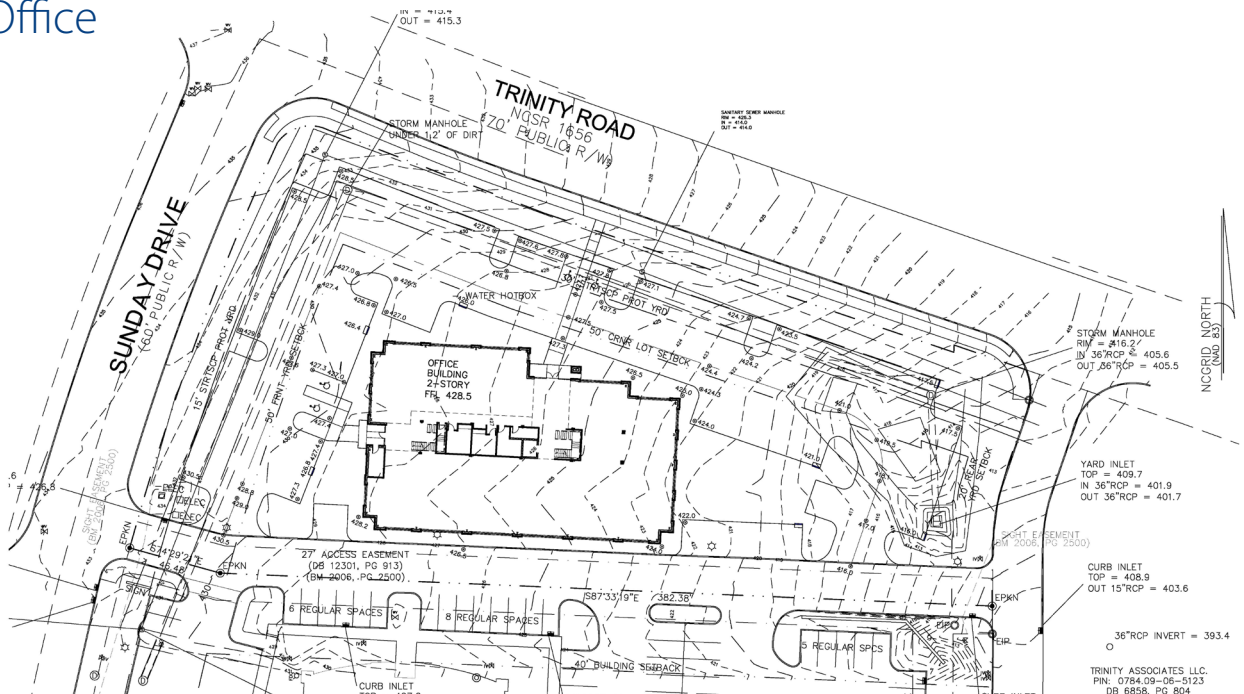
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## 24,240-sf Office Building Rendering



## Potential Office Site Plan



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5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607 | 919.785.3434 | avisonyoung.com

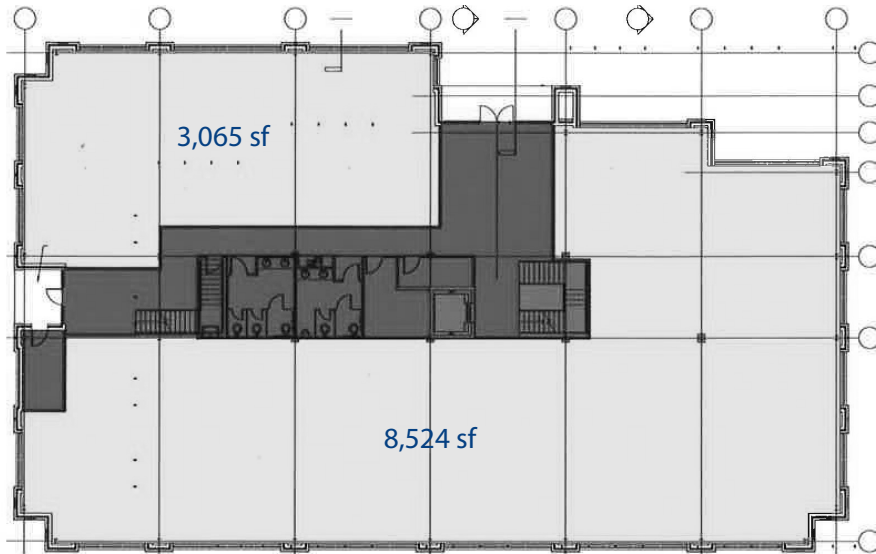
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## Potential Office Building Floor Plans

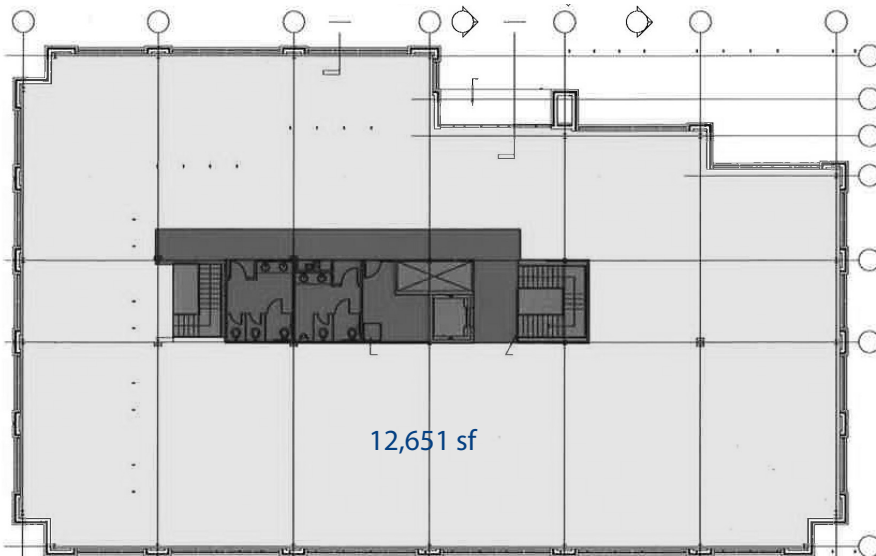
### First Floor



### Potential Office or Medical Office Building

- Two-story building with brick facade and floor-to-ceiling glass
- Excellent exposure from Trinity and Edwards Mill Roads
- Building signage available facing Trinity Road
- Parking ratio of 3.6/1,000 sf

### Second Floor



### Amenities

- Adjacent to Arena Centre, a three-story office building totaling 60,000 sf
- Close proximity to PNC Arena
- Great location for owner-occupant
- Just 12 minutes to RDU International Airport and Downtown Raleigh
- Close proximity to Crabtree Valley Mall, Rex Hospital and numerous restaurants, shops and services



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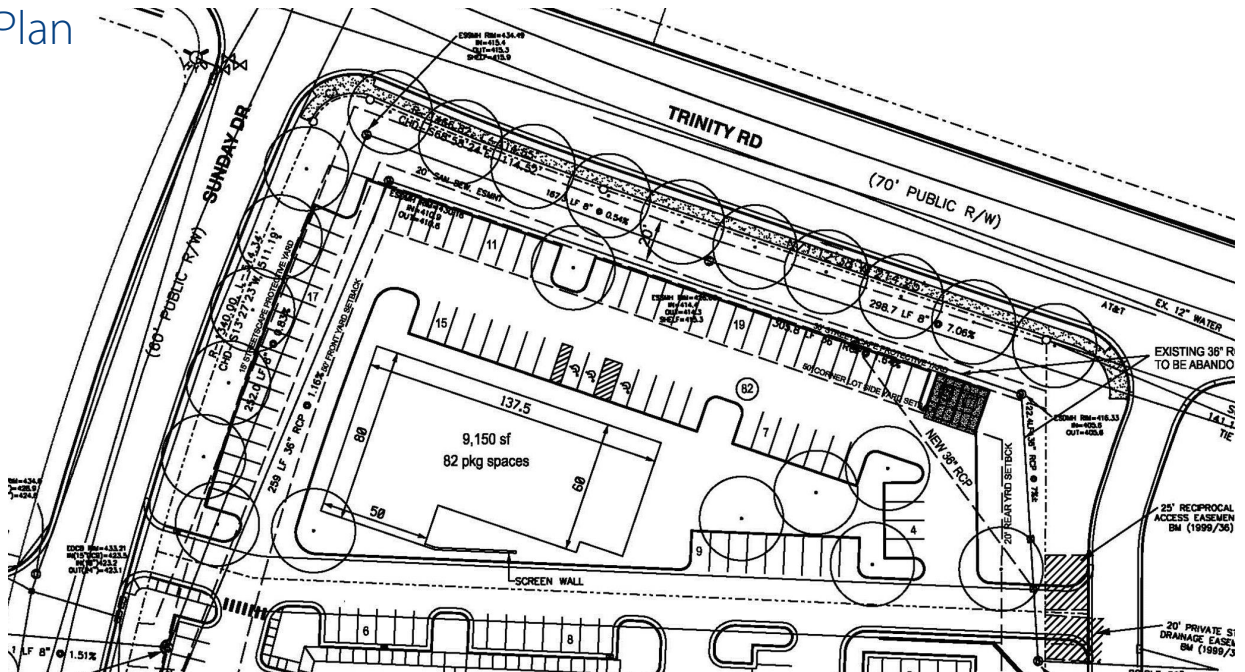
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## 9,150-sf Retail Building Rendering



## Retail Site Plan



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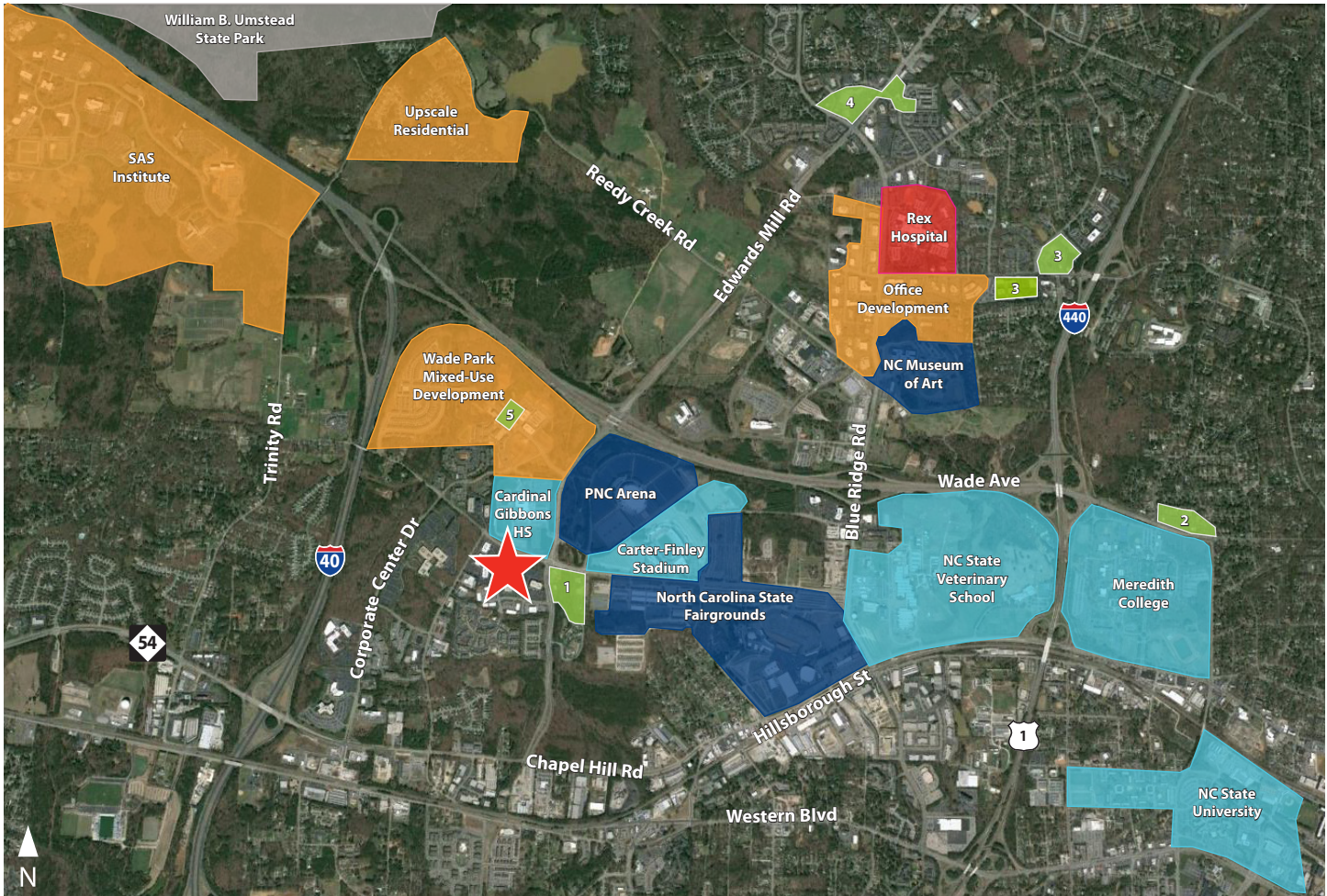
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## Amenities



### 1) Edwards Mill Road and Trinity Road

- Backyard Bistro
- Comfort Inn & Suites
- Wendy's

### 2) Ridgewood Shopping Center

- Bruegger's Bagels
- Medlin Davis Cleaners
- Rite Aid
- Whole Foods Market

### 3) Lake Boone Shopping Center and Marketplace at Lake Boone Trail

- Buffalo Brothers
- Chick-fil-A
- Chubby's Tacos
- Guasaca
- McDonald's
- Randy's Pizza
- Starbucks
- Sushi-Thai

- the Oak
- Village Deli
- Which Wich

### 4) Olde Raleigh Village

- Bella Monica
- Caribou Coffee
- Char-Grill
- China Star Café
- Edwards Mill Bar & Grill
- Jersey Mike's
- Rudino's Sports Corner

- Smoothie King
- Starbucks

### 5) Wade Park

- Spring Rolls
- Wade Park Cafe



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