



FOR LEASE | RETAIL

410 WEST SOUTH ST

Raleigh, NC 27601



LEASE OVERVIEW

AVAILABLE SF: 3000 SF

LEASE RATE: \$18 NNN

BUILDING SIZE: 120,000 SF

PROPERTY DESCRIPTION

Two 1500 SF retail bays located in the Boylan Heights neighborhood of Downtown Raleigh. Within a few blocks of the Red Hat Amphitheater, Raleigh Convention Center, Duke Energy Center for the Performing Arts, Dorthea Dix Park, the new Union Station and several new high-end residential townhouse/condominium developments. With a recently improved streetscape and new developments in the area, potential tenants have the chance to root themselves in one of Downtown Raleigh's hottest neighborhoods.



GRAY RODGERS

Vice President - Investments
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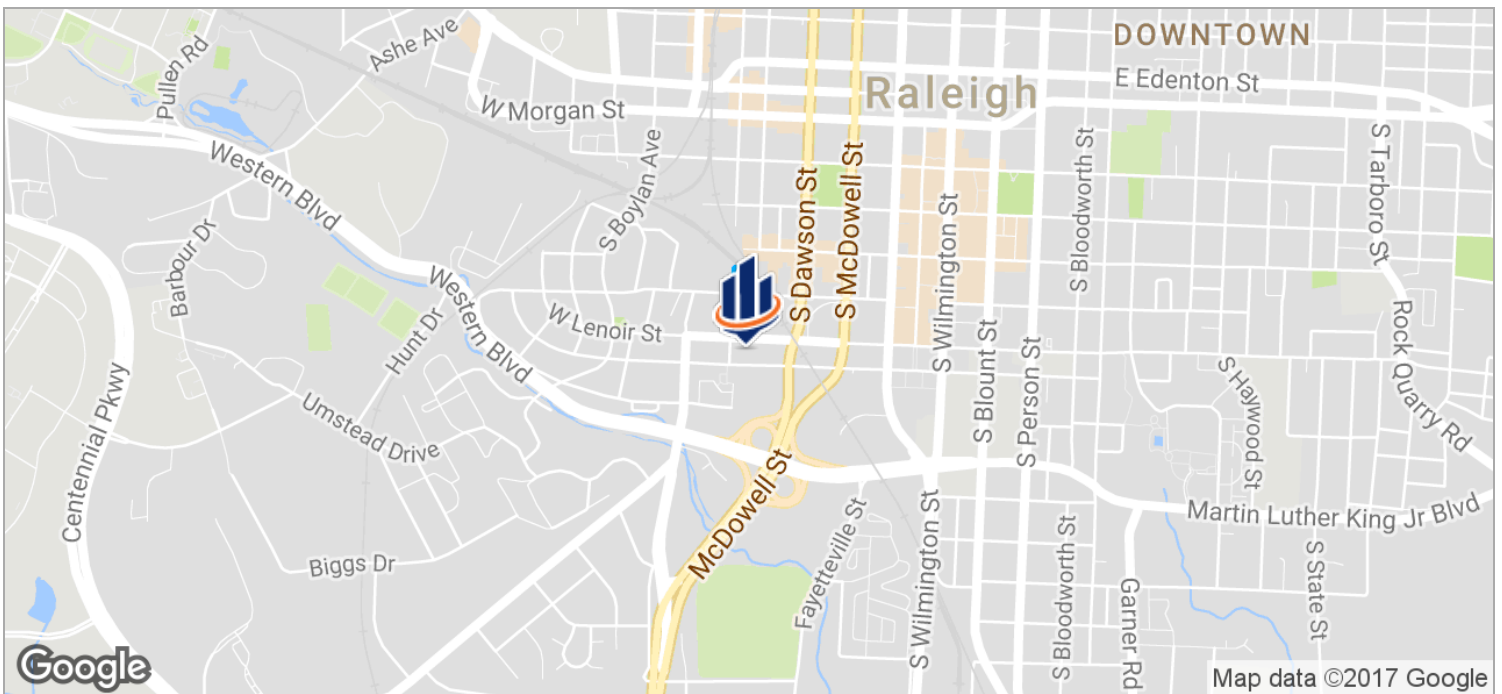
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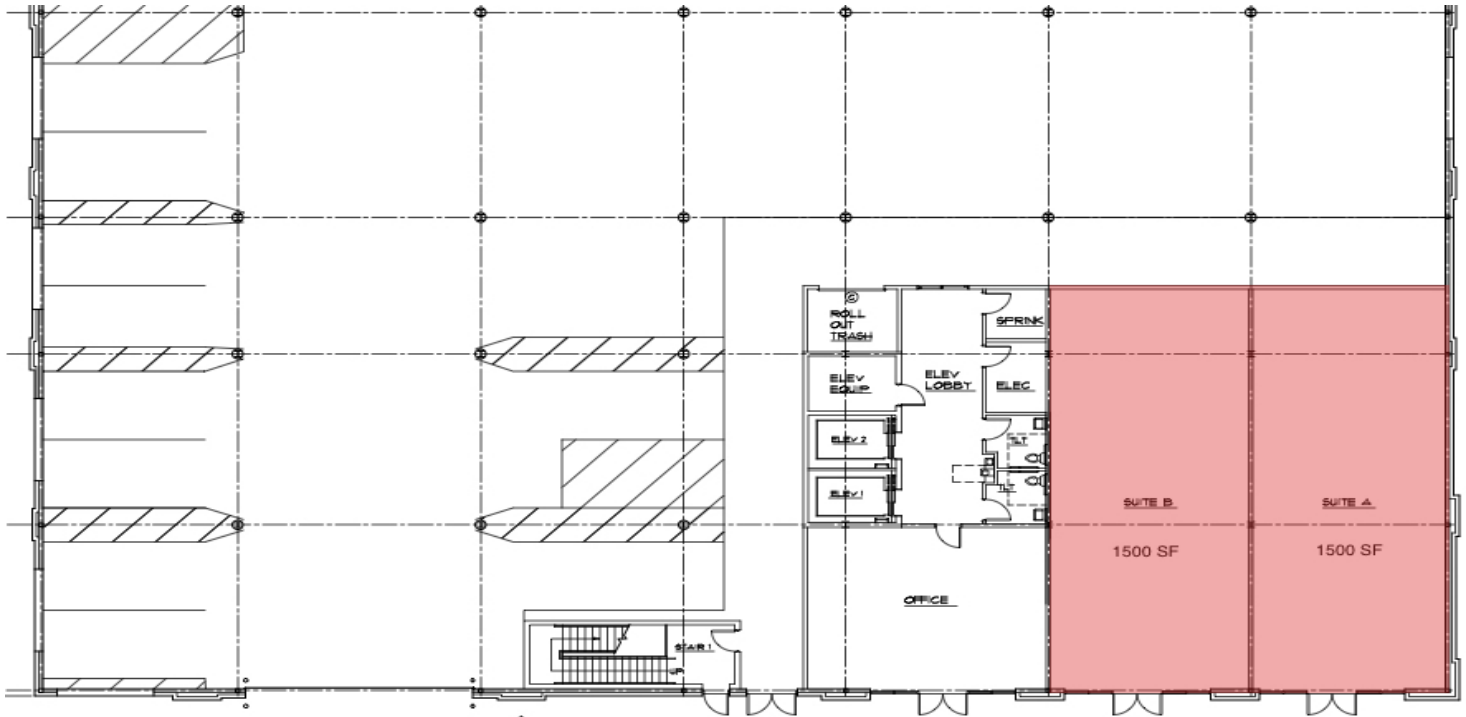
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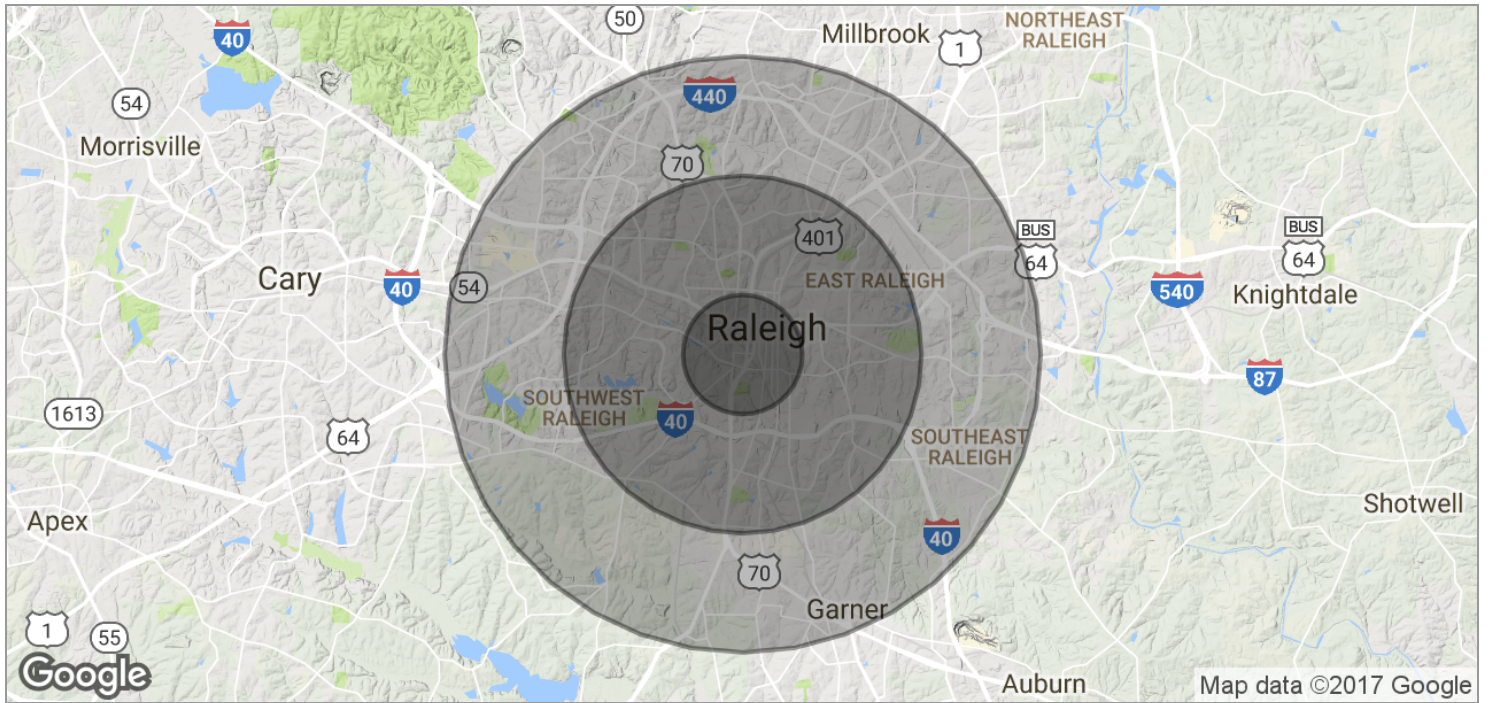
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,252	89,873	192,555
MEDIAN AGE	28.1	29.9	31.8
MEDIAN AGE (MALE)	27.9	29.4	31.0
MEDIAN AGE (FEMALE)	28.1	31.0	32.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,069	33,018	74,278
# OF PERSONS PER HH	2.8	2.7	2.6
AVERAGE HH INCOME	\$48,422	\$58,477	\$63,602
AVERAGE HOUSE VALUE	\$311,243	\$294,783	\$289,551



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