



5501

SIX FORKS RD

OFFICE/RETAIL SPACE
FOR LEASE

5501 Six Forks Road, Raleigh, NC 27609

5501 SIX FORKS ROAD



york

LEASING AGENT

JAMES TROXLER

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YORK PROPERTIES

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yorkproperties.com

2108 Clark Avenue

Raleigh, NC 27605

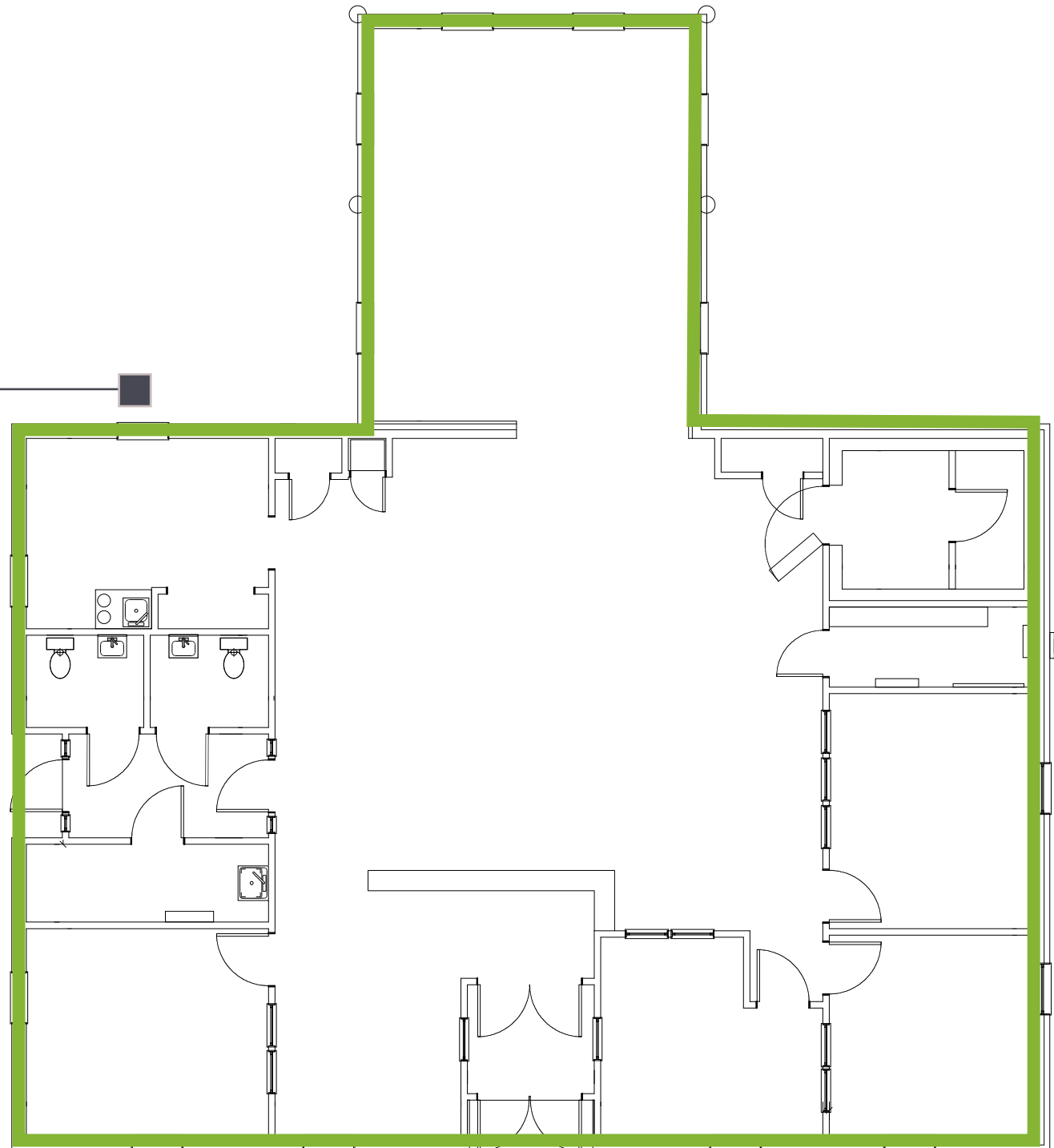
919.821.1350

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FLOOR PLAN

5501 Six Forks

3,000 SF



PROPERTY DESCRIPTION

OFFICE/RETAIL

AVAILABILITY

±3,000 SF

RATE

\$24.00 PSF | NNN

ADDITIONAL INFORMATION

- Prominent Midtown location on the hard corner of Six Forks and Millbrook
- High visibility, traffic counts on Six Forks Rd exceed 34,500 cpd and 12,800 cpd on Millbrook Rd
- Move in ready with ample parking
- Former bank branch
- Shorter term lease options available

SIX FORKS STATION →
8 min drive

5501 SIX FORKS ROAD

SIX FORKS ROAD

12,800 CPD

34,500 CPD

FIFTH THIRD BANK

← **NORTH HILLS**
3 min drive

COLONY SC
75,000 SF
anchored by





DURHAM
28 minutes | 26.5 miles

RDU AIRPORT
20 minutes | 13.8 miles

NORTH HILLS
3 minutes | 1.3 miles

PNC ARENA
18 minutes | 7.9 miles

CARY
22 minutes | 13.1 miles

NC STATE UNIVERSITY
16 minutes | 6.0 miles

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%

Batchelor'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

5501 SIX FORKS ROAD DEMOGRAPHICS

MILE RADIUS	POPULATION	HOUSEHOLDS	HOUSEHOLD INCOME	DAYTIME POPULATION
1	11,106	5,629	\$91,190	6,301
2	93,238	42,826	\$102,965	80,480
3	235,154	106,097	\$104,887	169,534

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YORK PROPERTIES

Brokerage · Property Management · Security

Maintenance · Association Management · Construction

Landscaping · Accounting

ADDRESS

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