



# LYNNWOOD PLAZA

## NORTHWEST RALEIGH

3721 LYNN ROAD - SUITE 114, RALEIGH, NC 27613



All photos representative of possible flooring



**JOE CABRAL, BROKER 919.701.7752 JOE@SOUTHATLANTICSITES.COM**

# FOR LEASE: LYNNWOOD PLAZA

3721 Lynn Road - Suite 114

Raleigh, NC 27613



## BUILDING HIGHLIGHTS

- Constructed in 1997
- Local Management
- No parking ratio
- Zoning: NX-3
- Fitness, recreational, and eating establishment uses not permitted by-right

## SUITE HIGHLIGHTS

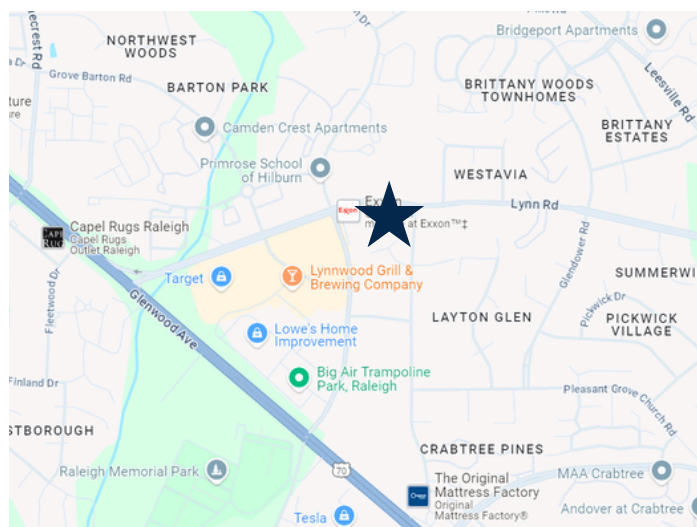
- 2,116 square foot corner suite
- 3 offices, open work area, 2 bathrooms, reception
- Interior floor plan is reconfigurable
- Freshly painted and new lighting
- Ready for new flooring; tenant to select

## PRICING

Asking Rent: \$20.00 PSF NNN  
TICAM (Estimate) \$4.89/SF

## LOCATION DESCRIPTION

Property is located off Lynn Rd. near Glenwood Ave. Close to Target, Lowe's, and Cinemark Bistro. Current tenants include destination retail, doctors' offices, a veterinarian, and professional offices. 13,000 vehicles per day on Lynn Rd.



**Interested?**  
**Contact us for more information**

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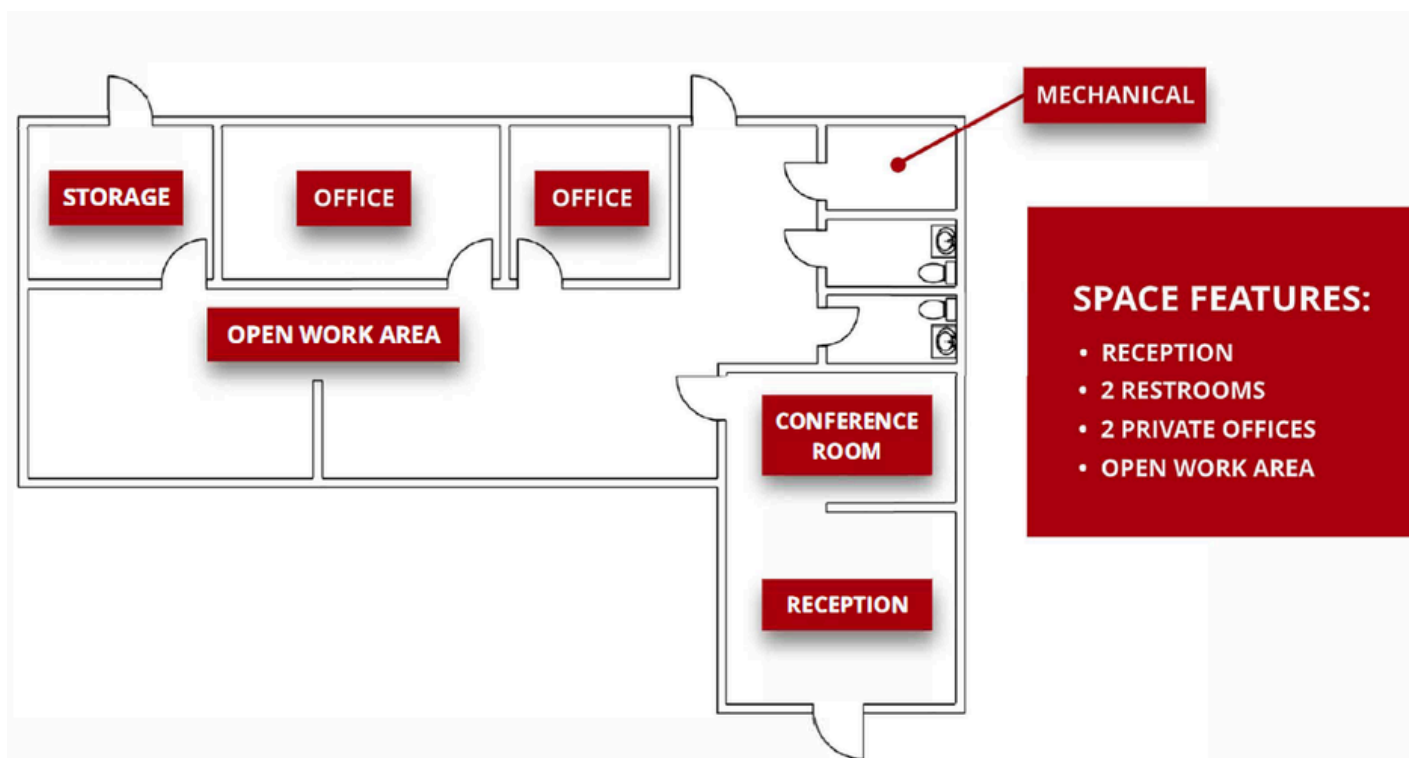
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## SUITE 114 FLOORPLAN



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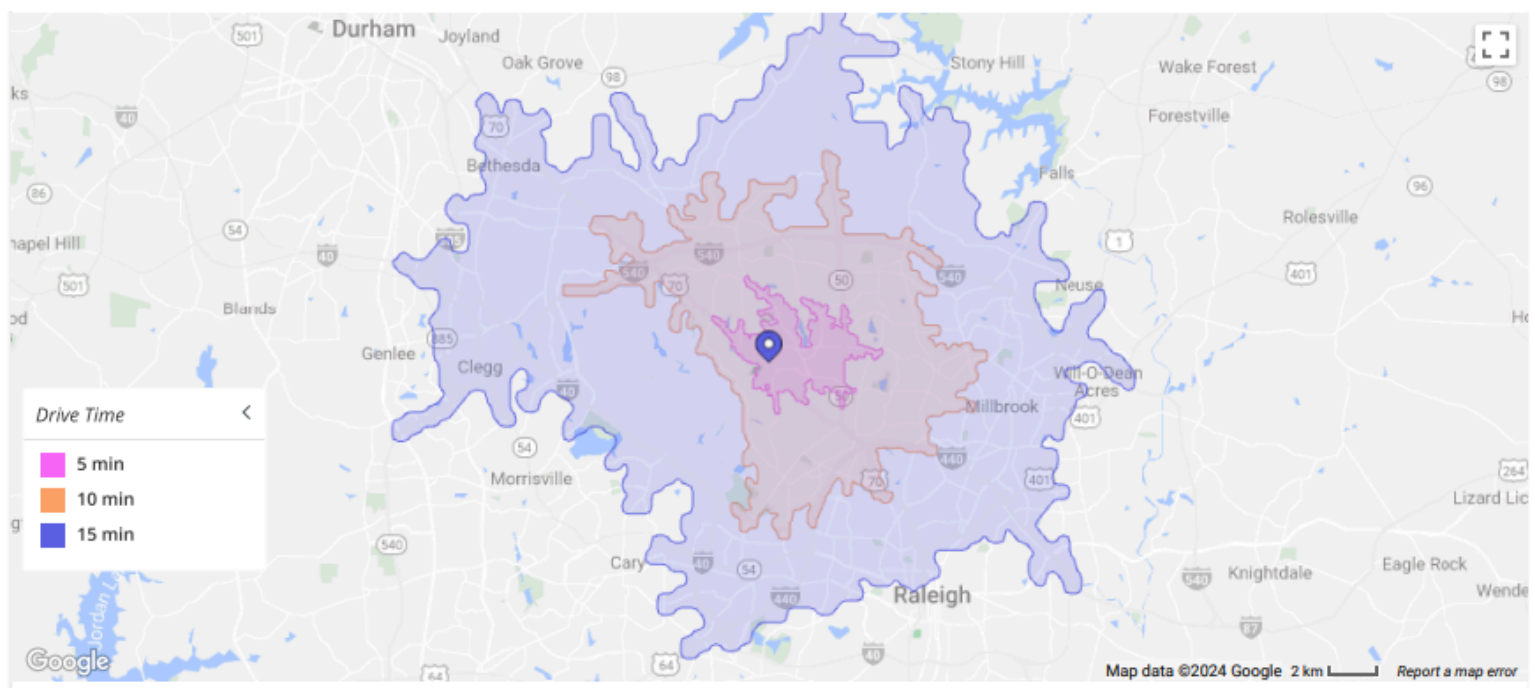
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## DEMOGRAPHICS



Dataset: STI: Popstats   
 Benchmark with: Nationwide **State**

2023    2028 Projection    2033 Projection

Search Group or Attribute    **5 Min Drive**    10 Min Drive    15 Min Drive

Overview						
Attribute	2023	2028 Projection	2033 Projection	2023	2028 Projection	2033 Projection
Population	18,042	117,513	323,283			
Households	8,431	54,514	145,926			
Persons per Household	2.14	2.14	2.16	88	88	89
Household Median Income	\$93,526.52	\$97,542.95	\$92,318.91	138	143	136
Household Median Disposable Income	\$79,431.38	\$82,440.93	\$78,572.21	136	141	135

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