



LYNNWOOD PLAZA

NORTHWEST RALEIGH

3721 LYNN ROAD - SUITE 108, RALEIGH, NC 27613



FOR LEASE BY:



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FOR LEASE: LYNNWOOD PLAZA

3721 Lynn Road - Suite 108

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

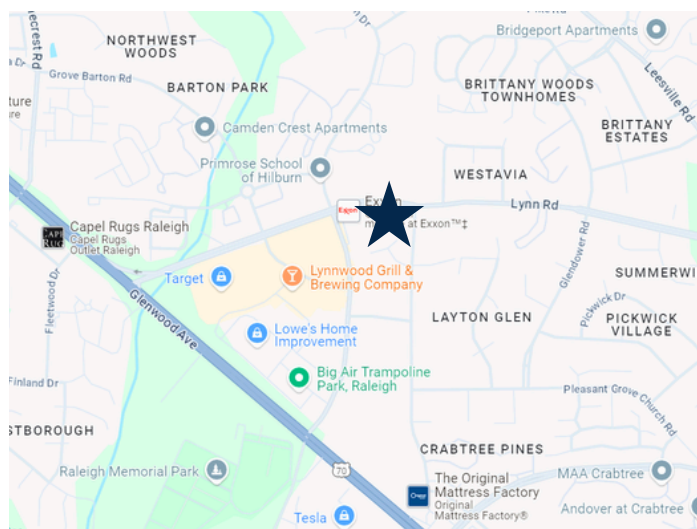
- 1,182 square foot in-line suite
- Single open work area, one office/conference room, one bathroom
- Available December 2026

PRICING

Asking Rent: \$24.00 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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joe@southatlanticsites.com
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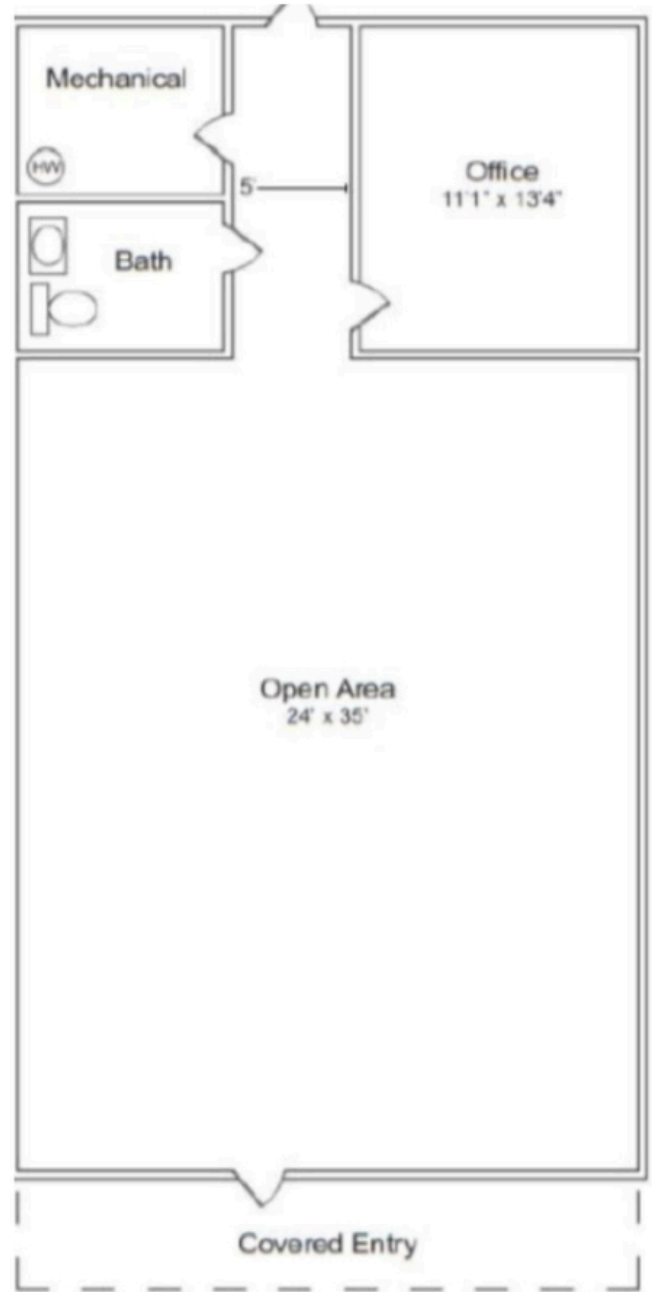
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SUITE 108 FLOORPLAN & PHOTOS



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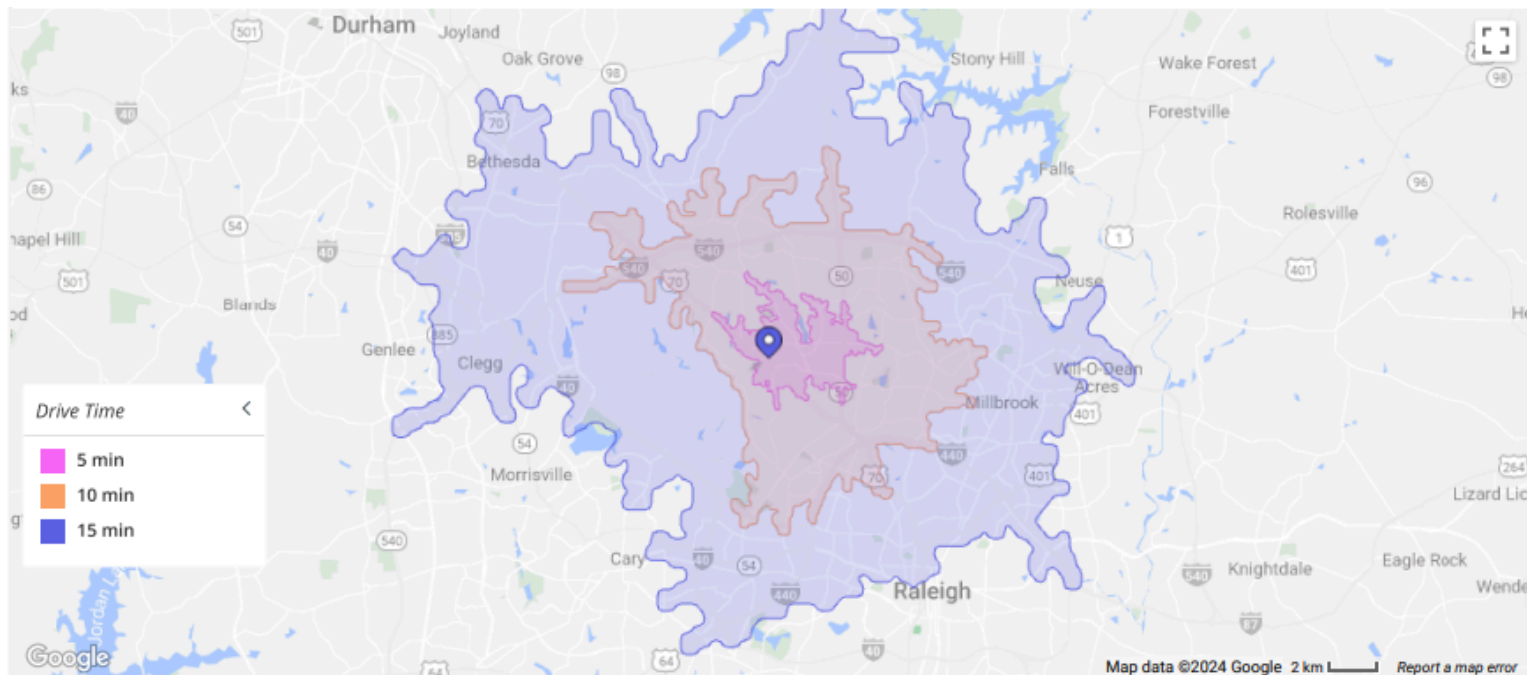
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3721 Lynn Road - Suite 114

Raleigh, NC 27613



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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