

# OFFICE FOR SALE & LEASE

TURNKEY PROFESSIONAL SUITE | 900 SF | NORTH RALEIGH, NC

1100 Logger Court, STE G101, Raleigh, NC 27609



## OFFERING SUMMARY

Sale Price:	<b>\$328,000</b>
Lease Rate:	<b>\$1,800 per month (Plus Utilities)</b>
Building Size:	4,228 SF
Available SF:	Approx. 900 SF
Lot Size:	1.87 Acres
Cap Rate:	0.0%
NOI:	\$0
Year Built:	1981
Zoning:	OX-3
Submarket:	Six Forks Rd

## PROPERTY OVERVIEW

Nestled prominently along Falls of Neuse Road adjacent to the North Ridge Shopping Center, Suite G101 at 1100 Logger Court delivers approximately 900 square feet of freshly renovated, first-floor office space in one of Raleigh's most accessible and established commercial corridors. Featuring three private offices filled with natural light, a professional reception lobby, a dedicated tech and storage room, and a private restroom, this suite has been thoughtfully updated with fresh paint and new flooring throughout. Ideally suited for wellness practitioners, therapists, coaches, and client-focused professional services seeking a polished, move-in ready environment.

## PROPERTY HIGHLIGHTS

- High-visibility corridor on Falls of Neuse Road, adjacent to North Ridge Shopping Center.
- Enclosed, naturally lit offices perfect for consultations, therapy, or focused client work.
- A dedicated welcome space that sets a polished, professional tone from the first step in.
- Separate back-of-house room keeps operations organized and out of client view.
- Fresh paint, new flooring, and a private restroom throughout — just move in and open your doors.

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## VANDAN GANDHI, CCIM

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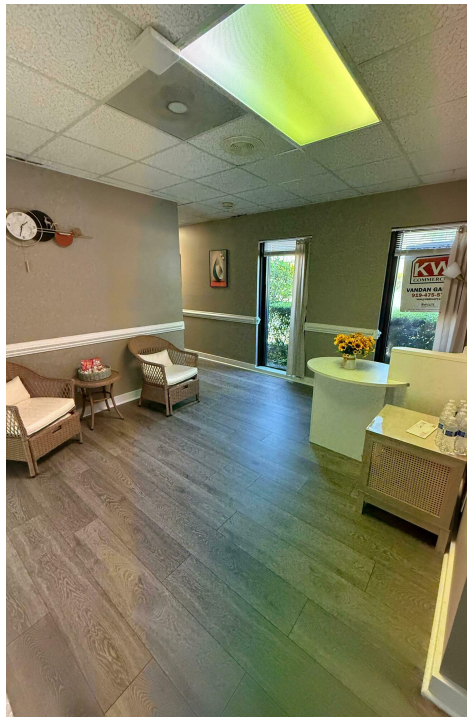
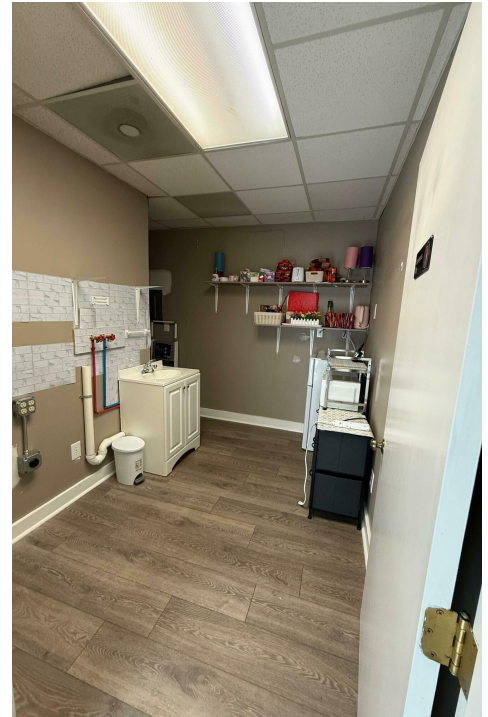
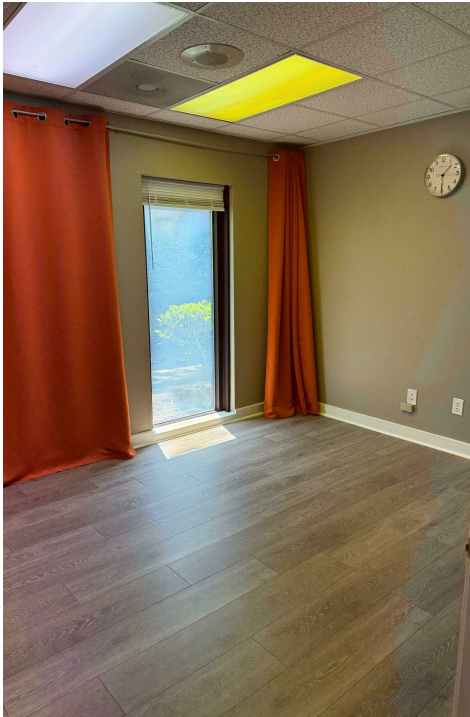
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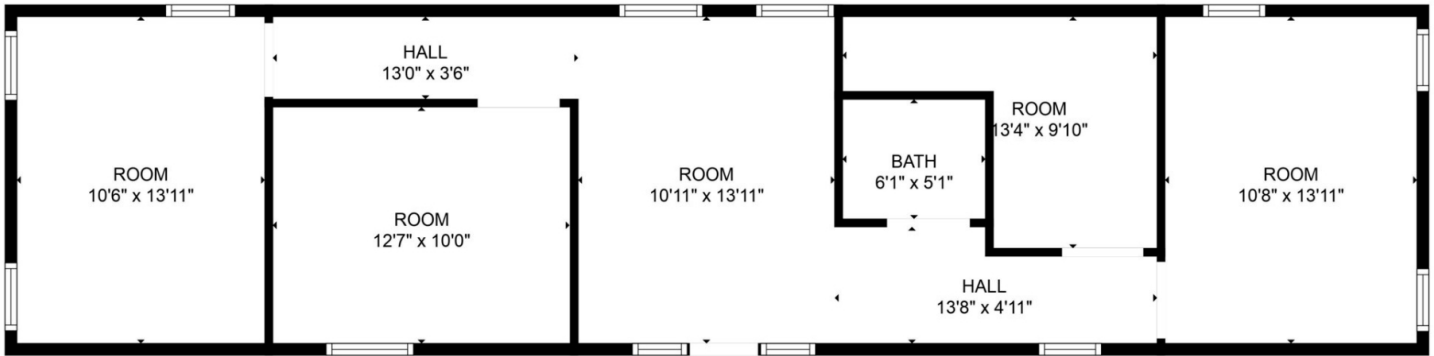
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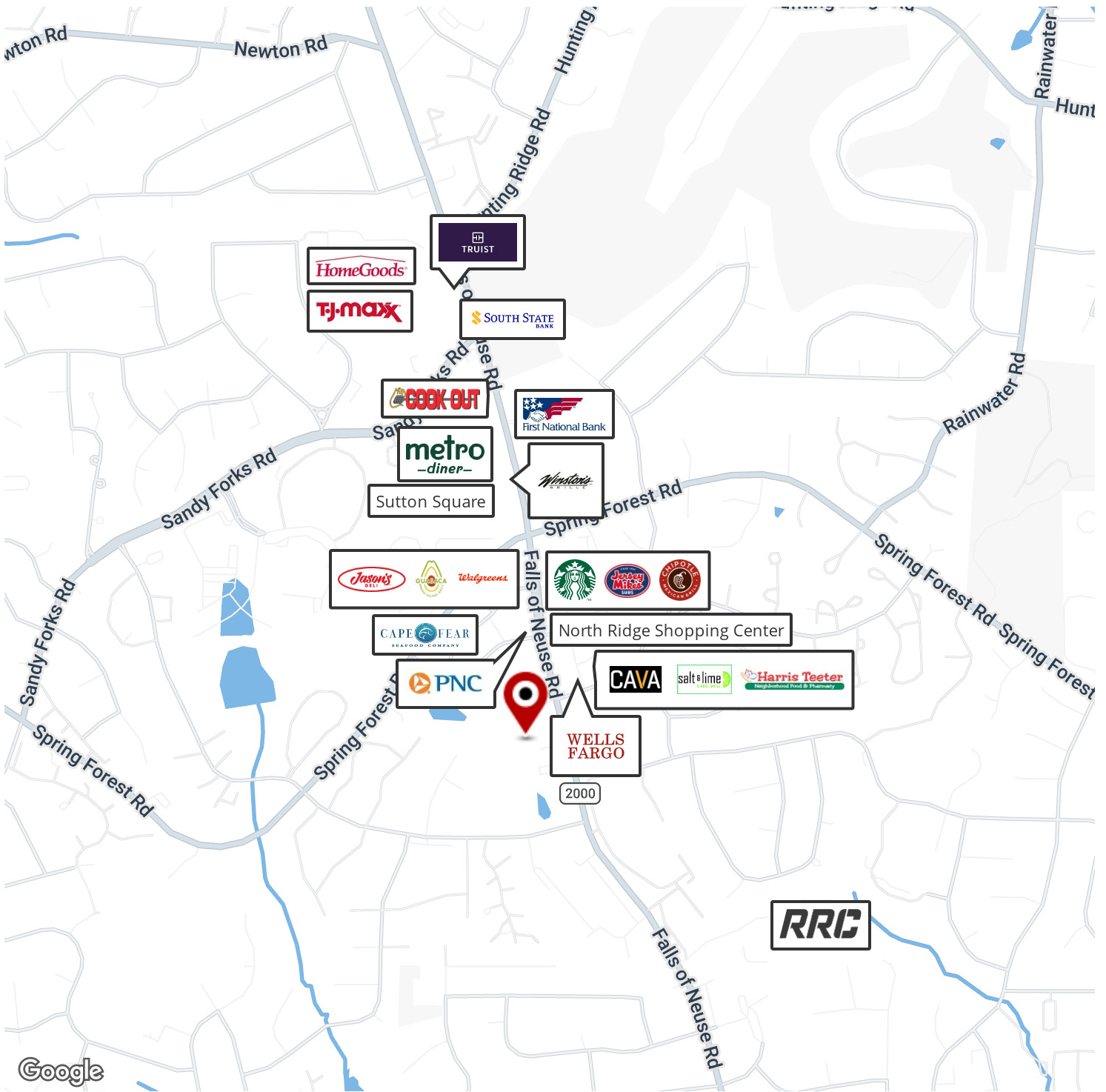
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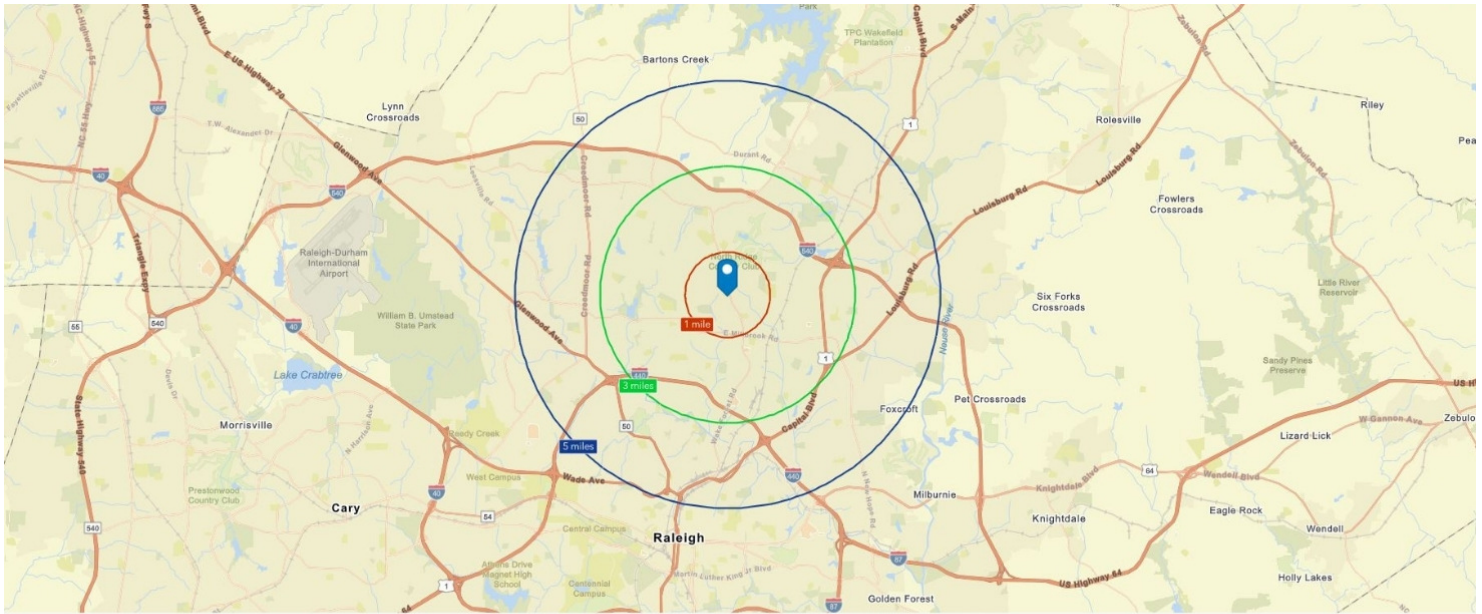
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**1 MILE                      3 MILES                      5 MILES**

	1 MILE	3 MILES	5 MILES	
<b>2025 Estimated Population</b>	12,782	87,039	226,138	<b>POPULATION</b>
<b>2030 Projected Population</b>	12,826	90,877	235,855	
<b>2025 Estimated Household</b>	6,128	40,632	101,580	<b>HOUSEHOLD</b>
<b>2030 Projected Household</b>	6,241	43,362	107,724	
<b>2030 Estimated Owner Occupied Housing</b>	3,392	19,745	55,250	<b>HOUSING</b>
<b>2030 Estimated Renter Occupied Housing</b>	2,849	23,617	52,474	
<b>2025 Estimated Total Business</b>	1,001	7,986	13,981	<b>BUSINESS</b>
<b>2025 Estimated Total Employees</b>	7,451	79,181	154,360	<b>EMPLOYEES</b>

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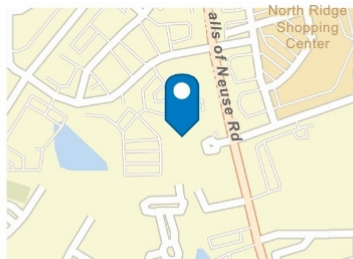
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**Traffic Count Map - Close Up**

1100 Logger Ct, Suite G101, Raleigh, North Carolina, 27609  
Rings: 1, 3, 5 mile radii



**Average Daily Traffic Volume**

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

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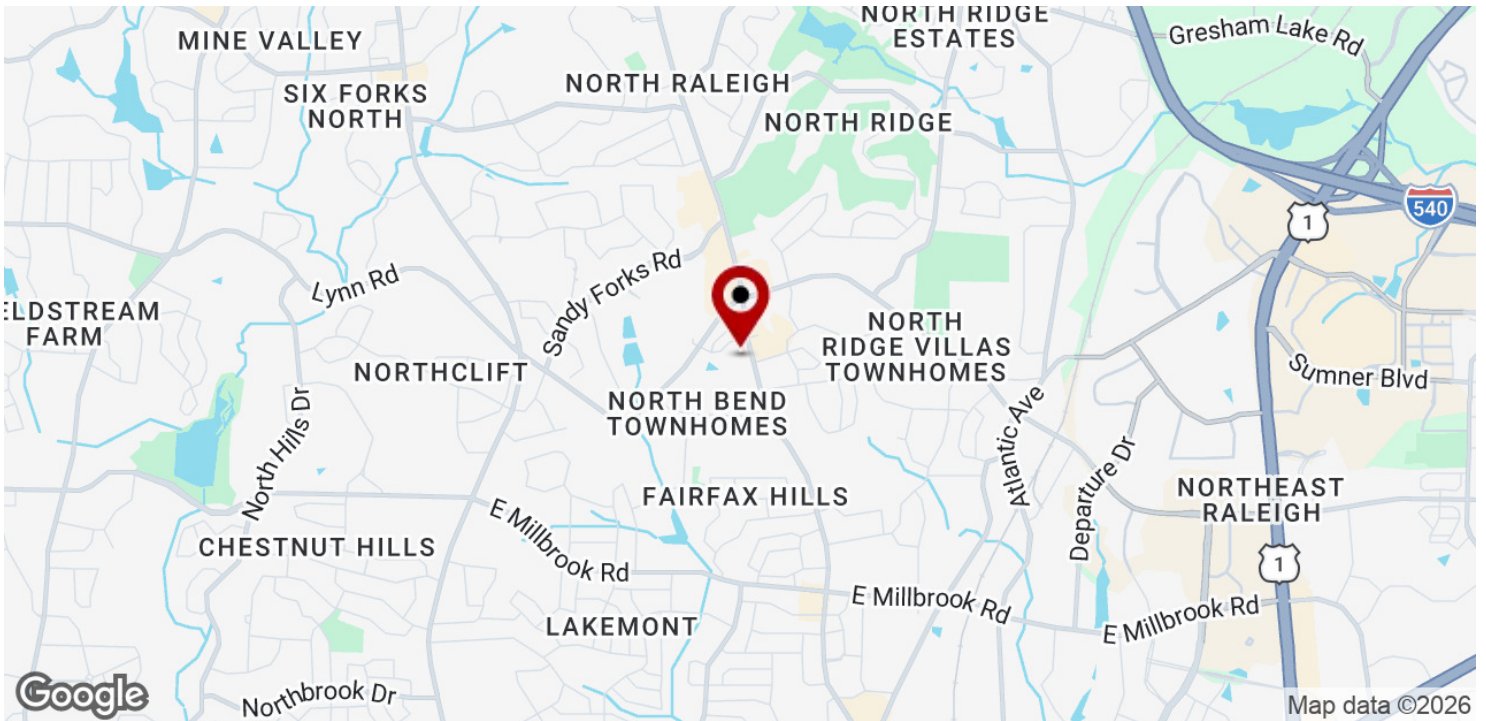
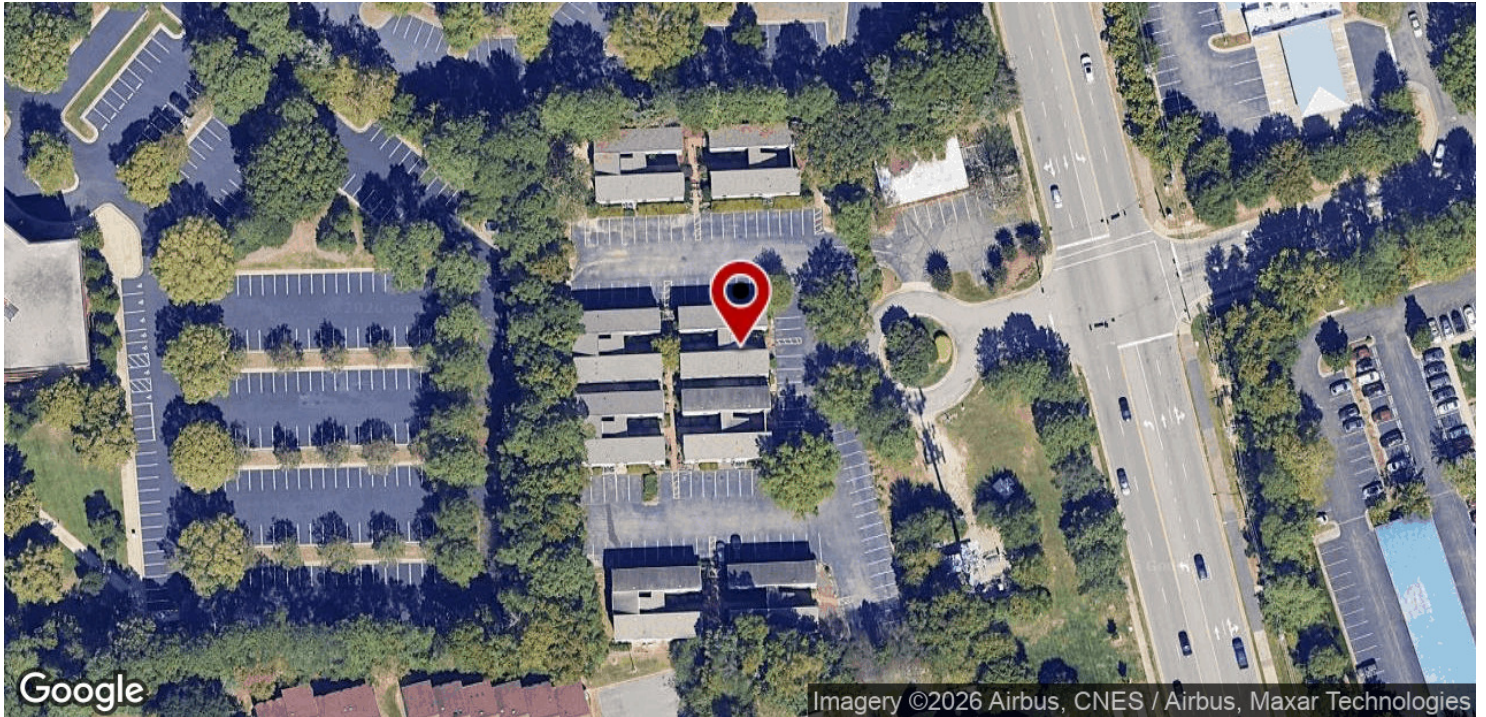
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