



NEW CONSTRUCTION - RETAIL / F&B - FOR LEASE

# THE ROW AT 440 EAST

ATLAS STARK

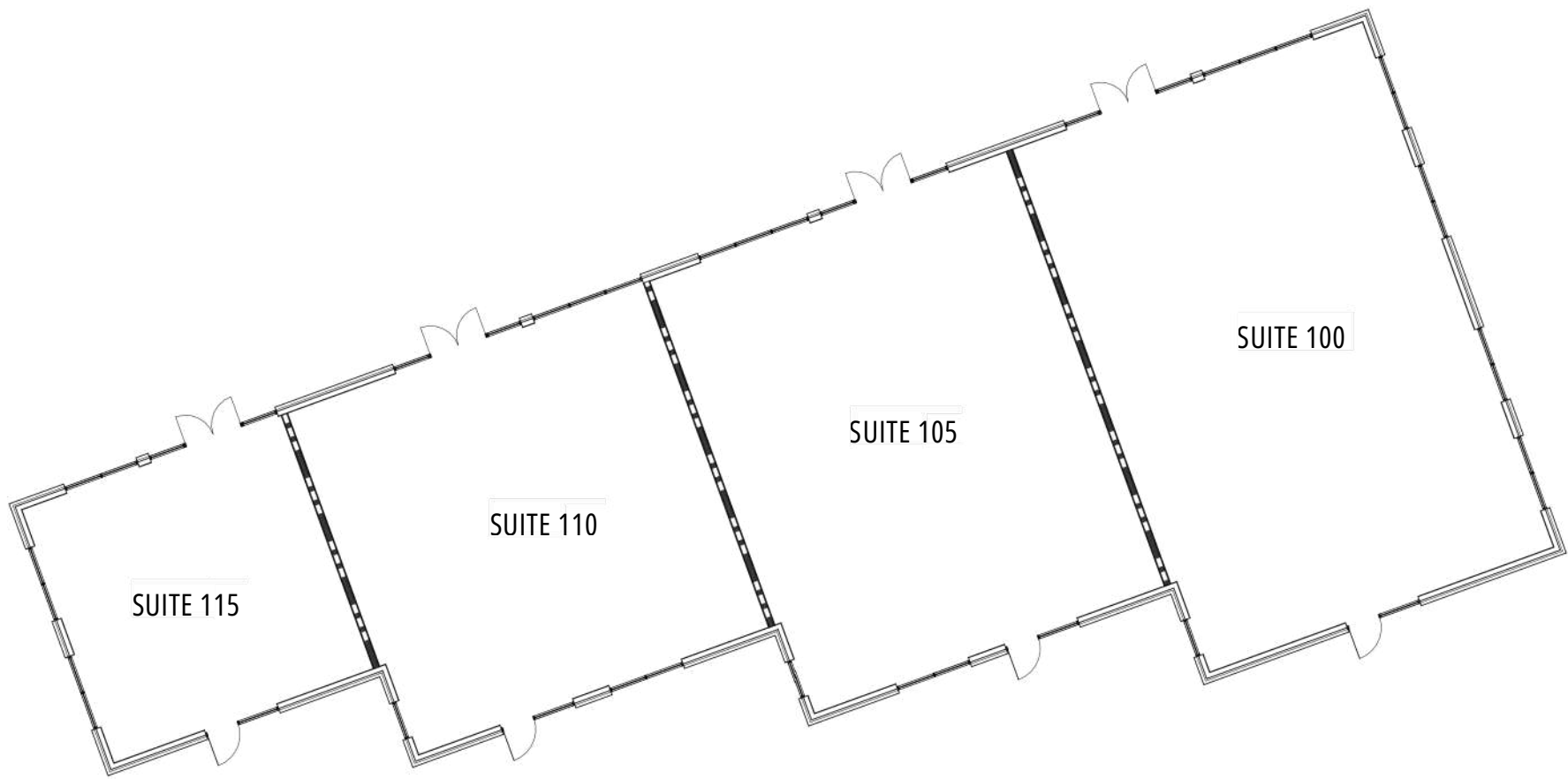
# PROPERTY SUMMARY

New construction, 6,900 SF retail center located at 3605 New Bern Ave in Raleigh, NC. Flexible suites ranging from 900 SF to 6,900 SF. Situated on New Bern Avenue, right outside the I-440 Beltline, providing convenient access to Downtown Raleigh and the greater Triangle region.

## HIGHLIGHTS

- Address: 3605 New Bern Ave, Raleigh, NC 27610
- Delivery: Summer 2027
- Building Size: 6,900 SF
- Suite Sizes: 900 - 6,900 SF
- Base Rent: \$39.00 PSF NNN
- TICAM: \$6.00 PSF (estimate)
- Delivery Condition: Cold Dark Shell
- Tenant Improvement Allowance: \$60.00 PSF





SUITE 115

SUITE 110

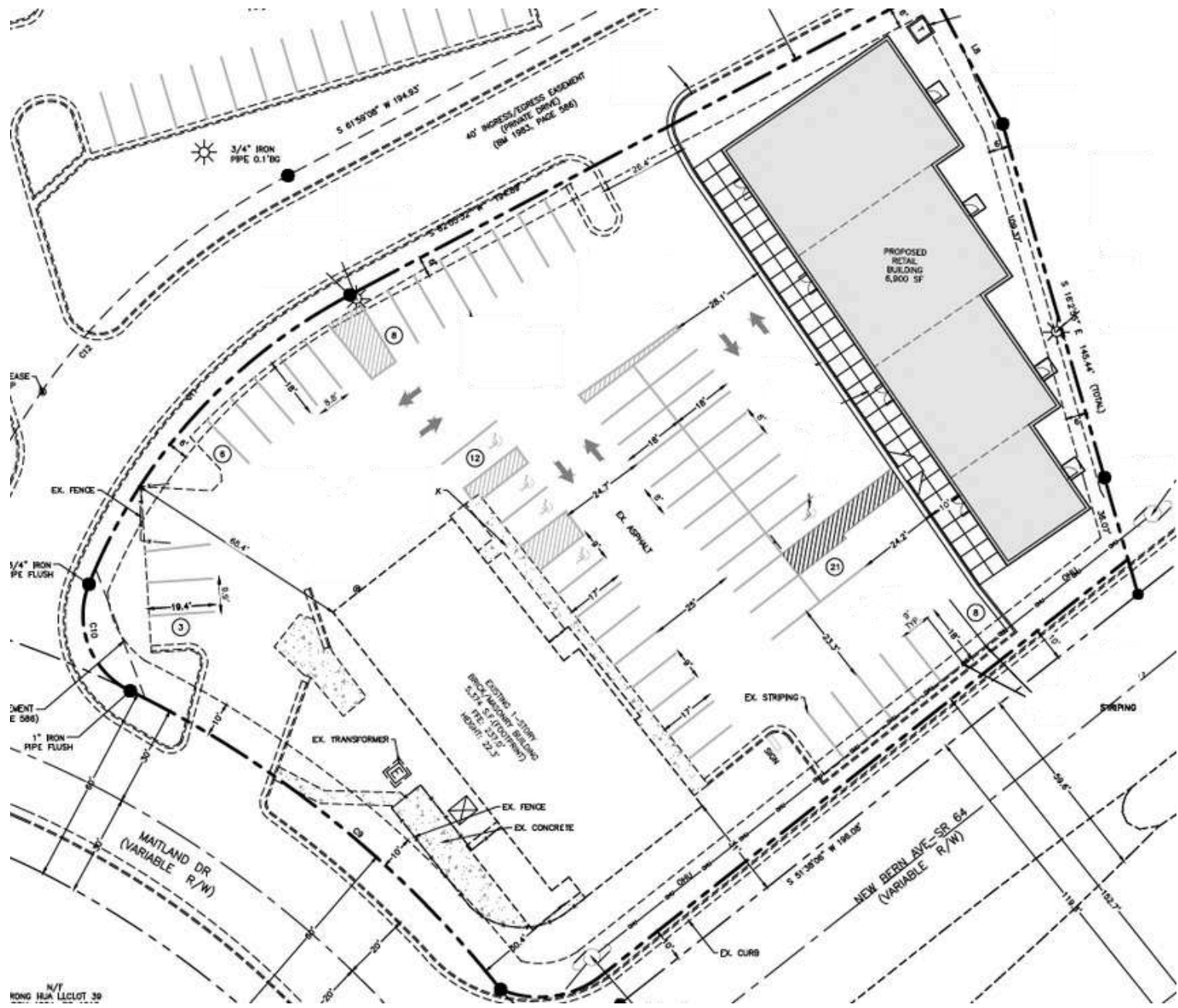
SUITE 105

SUITE 100

**3605 New Bern Ave**



# Site Plan



## DEMOGRAPHICS WITHIN 3-MILE



77,263 POPULATION



35 MEDIAN AGE



\$66,172 MEDIAN HOUSEHOLD INCOME



2.5 AVERAGE HOUSEHOLD SIZE

## LOCATION

- 4-MIN TO WAKE MED HOSPITAL
- DOWNTOWN RALEIGH-4 MILES
- NORTH HILLS-5 MILES
- RDU INTERNATIONAL AIRPORT-20 MINUTES



**SITE**

**NEW BERN AVE.**

**DOWNTOWN RALEIGH**

**WakeMed Raleigh Campus**

# WAKE BRT - NEW BERN AVE

The Wake BRT - New Bern Avenue project is currently under construction, **extending from Downtown Raleigh to New Hope Road**. The 5-mile corridor will include 19 new station platforms and 3.3 miles of dedicated bus lanes, **improving travel times and accessibility along one of the city's busiest routes**. With service planned to connect key destinations such as WakeMed and nearby shopping centers, the project will bring enhanced public transit right to New Bern Avenue, supporting continued growth and connectivity in East Raleigh.



## HIGHLIGHTS

- Corridor: Downtown Raleigh → New Hope Rd (≈ 5.1 miles)
- Stations: 19 BRT platforms with upgraded shelters and real-time info
- Dedicated Lanes: 3.3 miles for faster, more reliable bus service
- Signal Priority: Keeps buses moving through traffic lights
- Major Stops: Downtown, WakeMed, and New Bern Ave shopping centers
- Status: Under construction now  
- Raleigh's first BRT corridor



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