

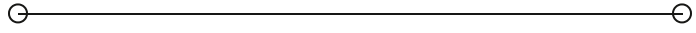


**FOR LEASE**

# 156 Wind Chime Court

**156 WIND CHIME COURT, SUITE B**

Raleigh, NC 27615



**PRESENTED BY:**

**CURT BRITT**

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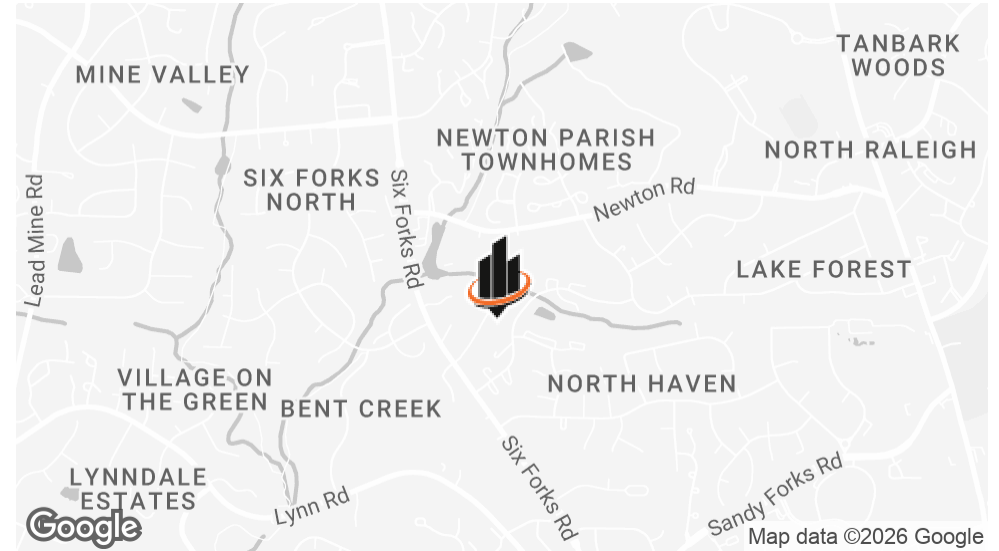
**REN POWELL**

Phone: 919.760.4820

ren.powell@svn.com



## PROPERTY SUMMARY



## OFFERING SUMMARY

|                         |   |
|-------------------------|---|
| <b>LEASE RATE:</b>      | Suite B: \$22/SF MG, utilities included |
| <b>NUMBER OF UNITS:</b> | 1                                       |
| <b>AVAILABLE SF:</b>    | Suite B: ±1000 SF                       |
| <b>LOT SIZE:</b>        | 0.1 Acres                               |
| <b>BUILDING SIZE:</b>   | ±2,000 SF                               |

## PROPERTY DESCRIPTION

156 Wind Chime Court is located within the established Jamestown Square office park just off Six Forks Road in North Raleigh. One suite is available, second-floor Suite B, which will accommodate a variety of business needs. The property offers convenient access to both I-440 and I-540, as well as nearby Midtown and premier retail destinations.

This suite is ideally suited for professional or quasi-medical users, featuring functional layouts designed to support productivity and client-facing operations. Tenants benefit from ample on-site parking, easy accessibility at a signalized intersection, and a professional office environment surrounded by complementary businesses.

This is an excellent opportunity for a small business seeking a convenient and professional North Raleigh address.

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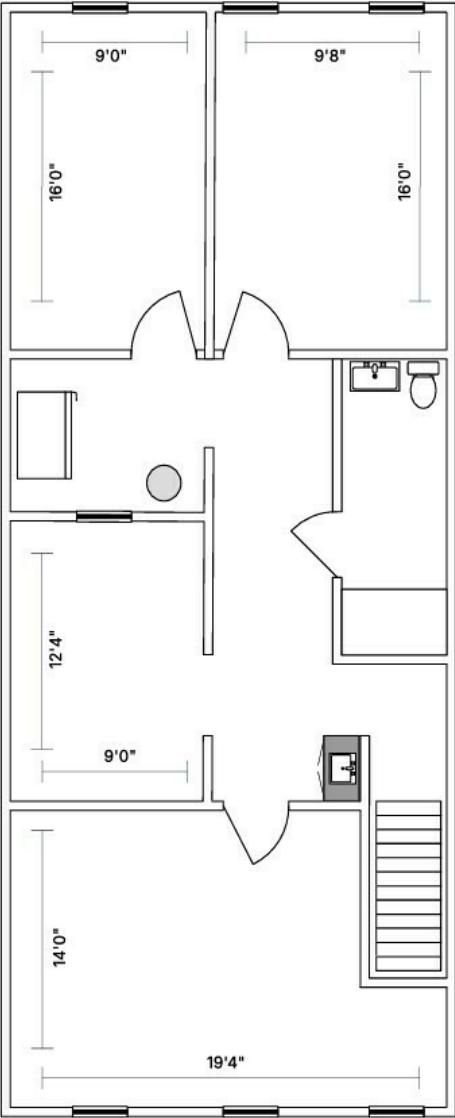
## INTERIOR PHOTOS SUITE B



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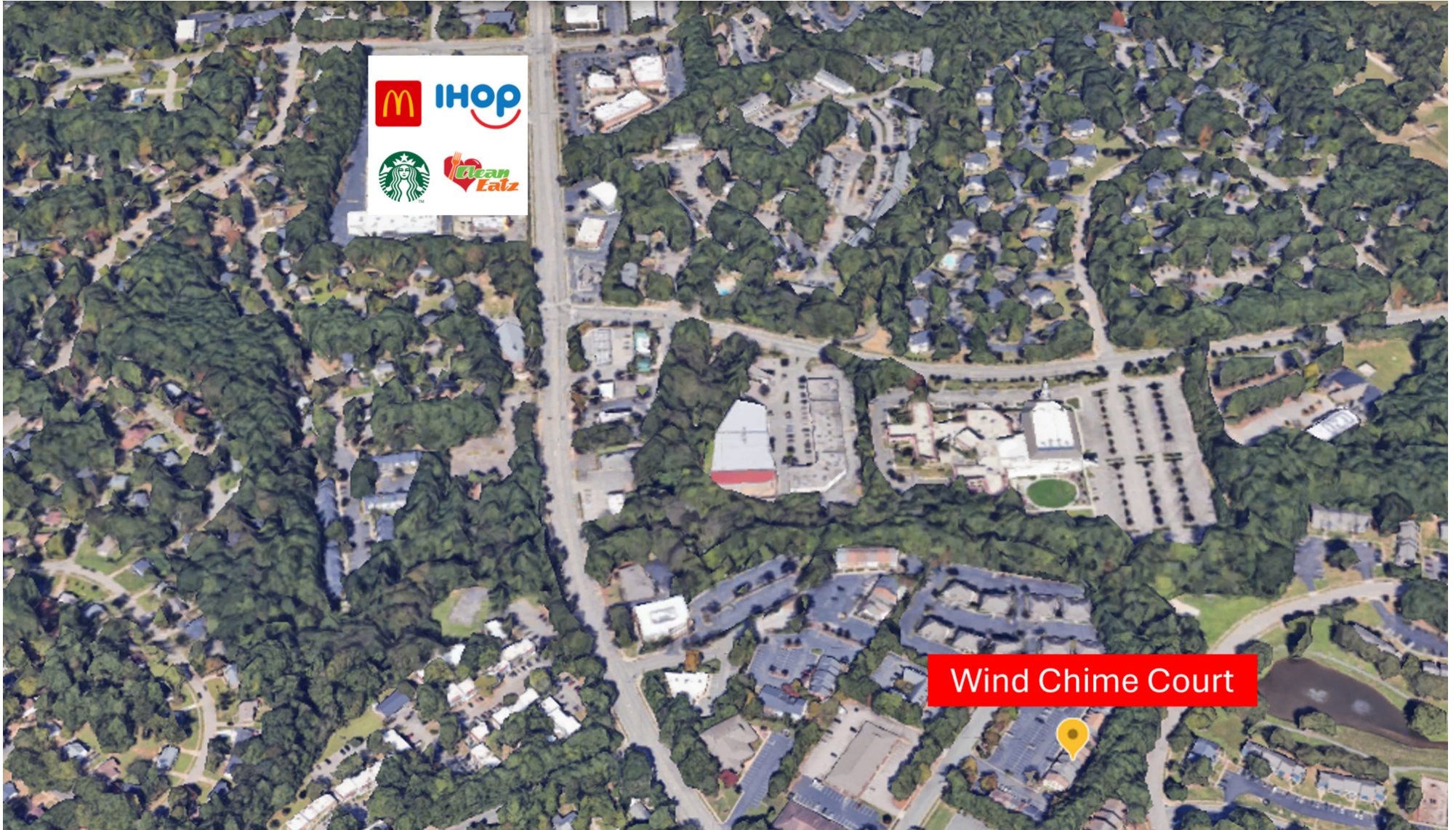
**FLOOR PLAN - SUITE B**



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## RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.25 MILES 0.5 MILES 1 MILE

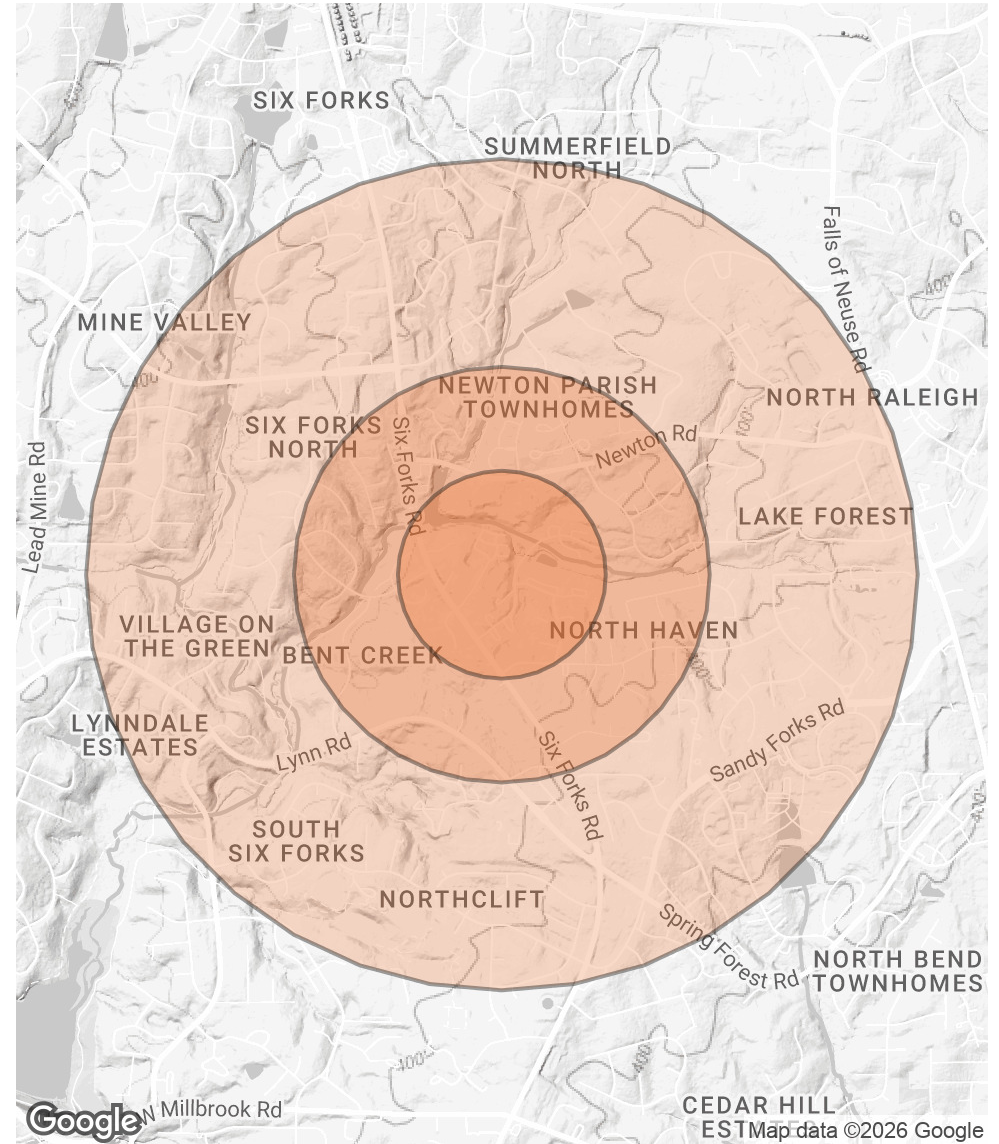
|                      | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| TOTAL POPULATION     | 944        | 4,208     | 13,738 |
| AVERAGE AGE          | 29.2       | 31.5      | 37.6   |
| AVERAGE AGE (MALE)   | 27.9       | 27.0      | 32.9   |
| AVERAGE AGE (FEMALE) | 29.3       | 31.8      | 38.5   |

## HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

|                     | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 378        | 1,798     | 6,168     |
| # OF PERSONS PER HH | 2.5        | 2.3       | 2.2       |
| AVERAGE HH INCOME   | \$93,909   | \$87,178  | \$90,953  |
| AVERAGE HOUSE VALUE | \$326,025  | \$290,827 | \$338,782 |

2023 American Community Survey (ACS)



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