



**FOR
LEASE**

3713 BENSON DR.

RALEIGH, NC 27609

**2,279 SF
OFFICE SUITE**

LISTING BROKER:

FRED DICKENS

919.227.5508 (O) | 919.673.4775 (M)
FDICKENS@TRADEMARKPROPERTIES.COM

3713 BENSON DRIVE
RALEIGH, NC 227609

PROPERTY HIGHLIGHTS

- » First floor office space for lease
- » Suite 101: 2,279 SF
- » Suite is in a primarily medical office building but can be used as medical office or general administrative office
- » Located just off Wake Forest Road, near I-440
- » Less than 0.5 mile from Duke Raleigh Hospital
- » One mile from Midtown East and two miles from North Hills
- » Free surface parking available
- » 4:1,000 parking ratio

LEASE RATE: \$25.00, MG

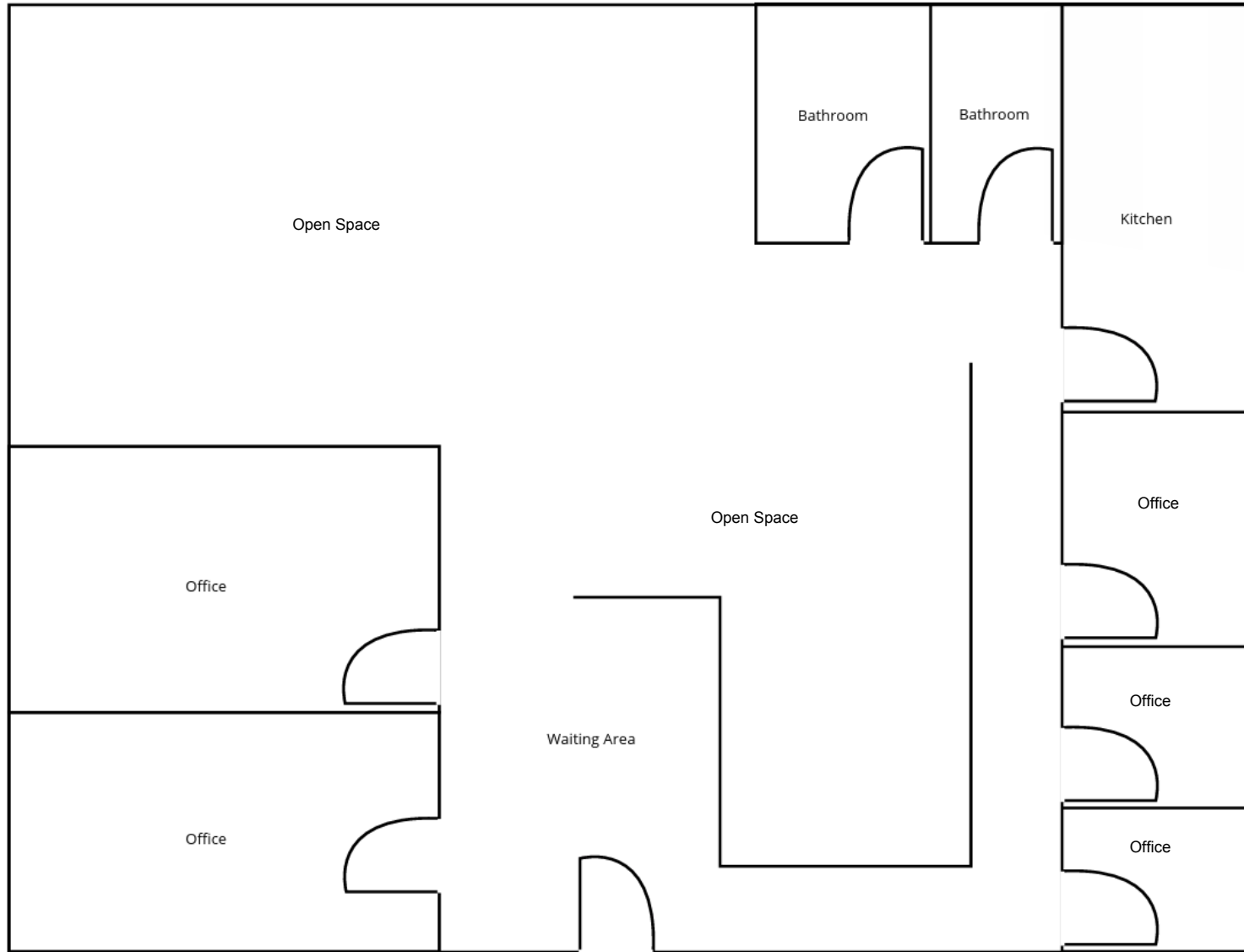


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1001 WADE AVENUE
SUITE 300, RALEIGH, NC 27605
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919-782-5552

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FLOOR PLAN



*For illustration purposes only, not drawn to scale.

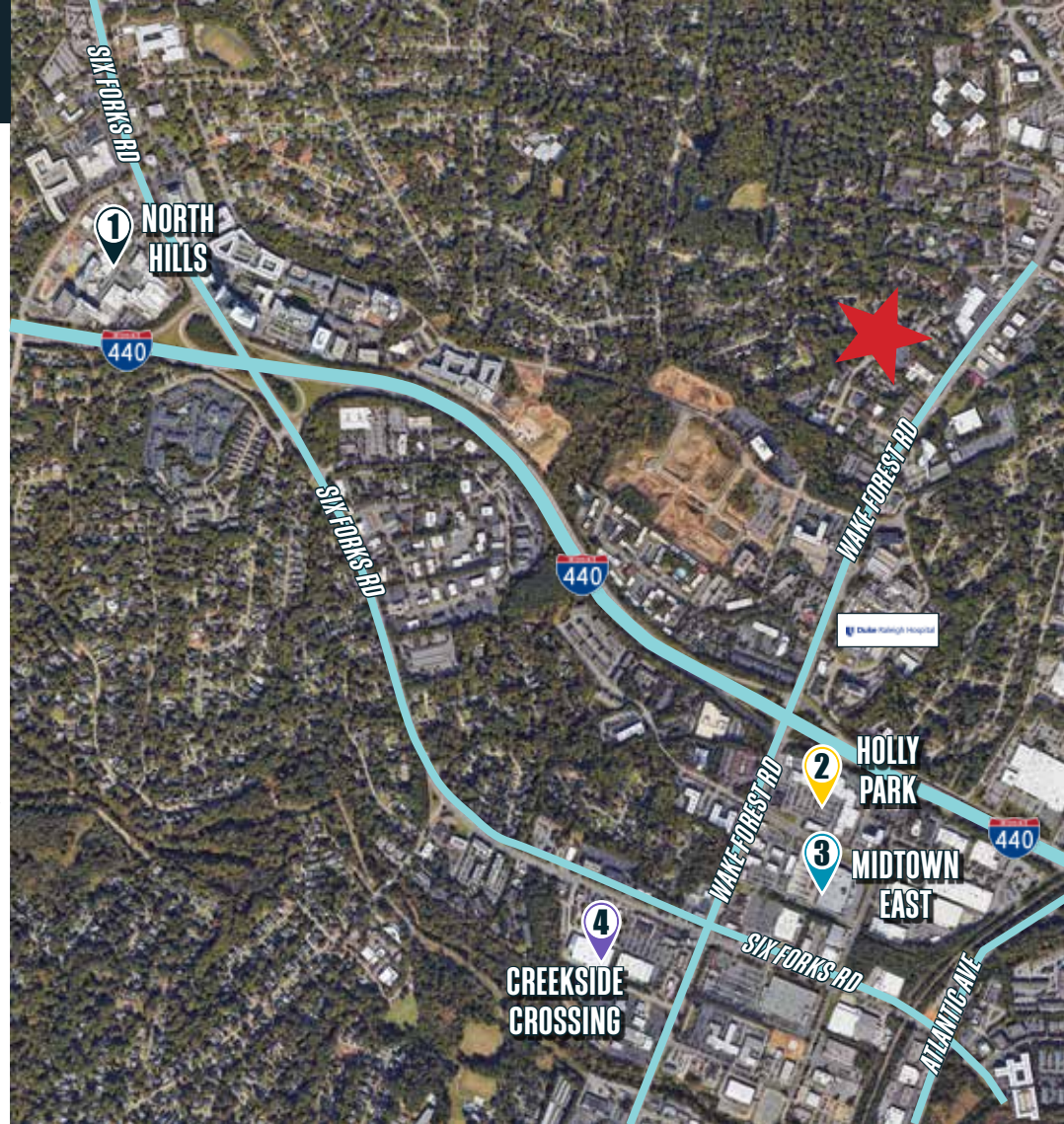
AREA AMENITIES

- A Lil' R+ R
- Aladdin's Eatery
- Alo Yoga
- Altar'd State
- Another Broken Egg Cafe
- Anthropologie
- Barking Dog
- Bartaco
- Ben & Jerry's
- Benchwarmers
- Bagels
- Blown Away
- Blow Dry Bar
- Bonefish Grill
- Bononbos
- Bul Box
- Capital Grille
- Captain
- Cookie & The Milk Man
- Charlotte's
- Chick-fil-A
- Chipotle
- Chuy's
- Clean Juice
- CO
- Coquette
- Brasserie
- Cowfish
- Cuccilo
- Terrazza
- Dose Yoga + Smoothie
- Evereve
- Fink's Jewelers
- Firebirds Wood Fired Grill
- Five Guys
- Fleur Boutique
- Flower Power
- Kids Cooking
- Foxcroft Wine Co
- Gena Chandler
- Giorgio Pizza Bar
- Glo de Vie
- Med Spa
- Good Graces
- Green Rabbit
- Plants
- Happy & Hale
- hellbent
- HomeTurf
- Hush
- iCRYO
- J.Crew
- J.McLaughlin
- JETSET Pilates
- johnnie-O
- Jubala Coffee
- Kendra Scott
- Kilwins
- Kings Dining & Entertainment
- La Maison
- Lamb's Ear
- Learning Express
- Leo's Italian Social
- Lilly Pulitzer
- Lululemon
- Athletica
- Madewell
- Marta's
- Mason's Famous
- Loeber Rolls
- Massage Envy Spa
- Monkee's
- Orangetheory Fitness
- Paintbase Nail Bar
- Panera Bread
- Peloton
- Peter Millar
- Pink Chicken
- PrimoHoagies
- Pure Barre
- REI
- Rosewater
- Rothy's
- Ruth's Chris
- Steak House
- Salon Blu
- Sixty Vines
- Standard Beer
- +Food
- Starbucks
- STIR Raleigh
- Sur La Table
- Sweetgreen
- Tamasha
- Target
- Tecovas
- The BBQ Lab
- The Spectacle
- Total Wine & More
- Trellis Floral
- TrenLend
- True Food Kitchen
- Uniquities
- Velvet Taco
- Vermillion
- Village Tavern
- Vineyard Vines
- Vita Vite
- Vivace
- Voda Boutique
- Vow'd
- Weddings
- Warby Parker
- Woodhouse Spa
- Yard House

- Black Ivory Cafe
- Burger Fi
- CPR-Cell Phone Repair
- DSW Designer Shoe Warehouse
- Hampton Inn & Suites
- Jerry's Artarama
- Jet's Pizza
- JewelRecycle
- Lush Nail Bar
- Lady Jane's Haircuts
- Ross Dress for Less
- RxUniform
- Pet Supplies Plus
- Piada Italian Street Food
- ShabaShabu
- Staples
- The Designery North Raleigh
- The Joint
- Chiropractic
- The Melting Pot
- Tropical Smoothie Cafe
- Trek Bicycle Store
- Ultra Beauty
- US Fitness Products
- US Postal Service

- A Goodnight Sleepstore
- BB Crispy Chicken
- Beauty Co
- Boardroom Salon For Men
- Cava
- Chase Bank
- Chick-fil-a
- Club Pilates
- Crumbl Cookies
- Drybar
- Fifth Third Bank
- First Watch
- Jimmy John's
- MyEyeDr
- Nail Kitchen
- New Balance
- Papa John's
- PGA Tour Superstore
- Pet People
- Petfolk Veterinary & Urgent Care
- Starbucks
- STRETCHLAB
- The Gator Bug
- The Good Feet Store
- The NOW Massage
- Torchy's
- UNC Urgent Care
- Midtown Raleigh
- Verizon Wireless
- Waxing the City
- Wegmans

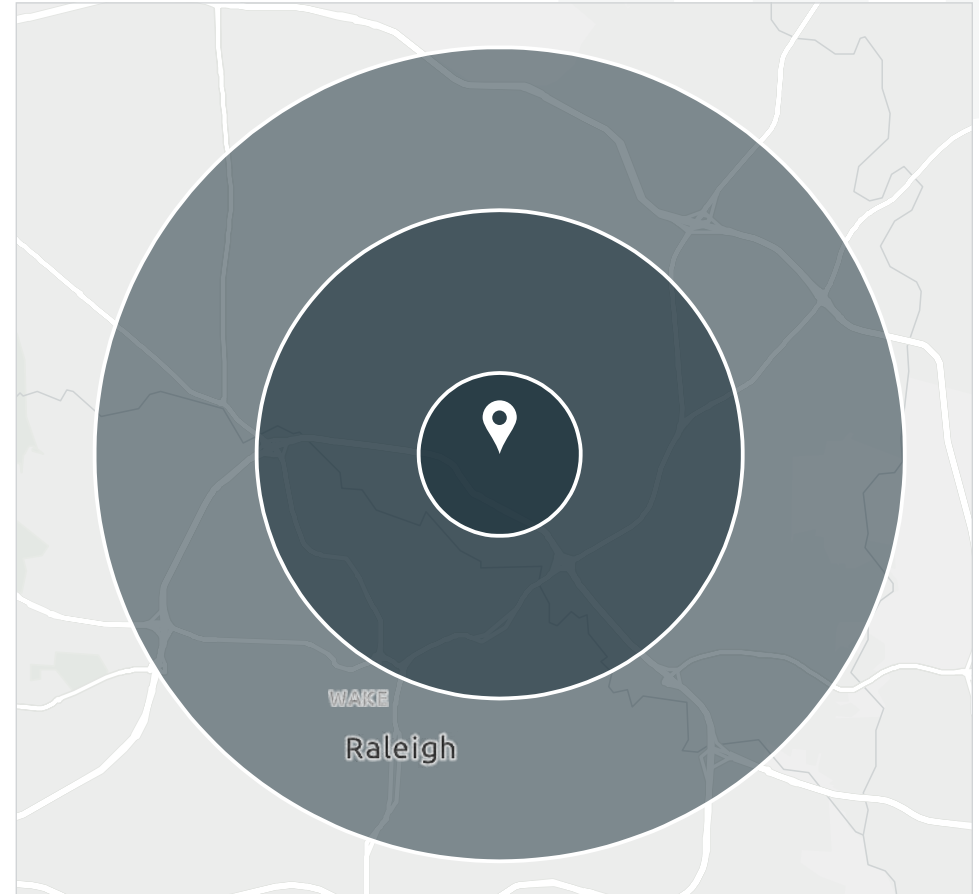
- Arby's
- Billionaires Barber
- Shop Midtown
- BP
- CNP Nails
- Discount Tires
- Dollar Tree
- Jasmin Mediterranean
- Jumbo China Restaurant
- McDonald's
- Midtown Pho
- Neo Hibachi
- La Farm Bakery
- Lilly's Makeup Bar
- Planet Fitness
- Pizza Hut
- Star Tobacco
- SuperCuts
- T-Mobile
- Umiya Raleigh



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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 POPULATION	8,524	94,348	259,346
2030 POPULATION (PROJECTED)	10,990	100,872	277,673
2025 HOUSEHOLDS	4,299	43,767	115,765
2030 HOUSEHOLDS (PROJECTED)	5,744	47,839	126,839
OWNER-OCCUPIED HOUSING UNITS	1,282	20,091	54,053
RENTER-OCCUPIED HOUSING UNITS	3,017	23,676	61,712
2025 AVERAGE HOUSEHOLD INCOME	\$119,845	\$134,390	\$133,954
2030 AVG HOUSEHOLD INCOME (PROJECTED)	\$134,234	\$148,723	\$148,083



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