

2801 Rowland Road

Raleigh, North Carolina 27615

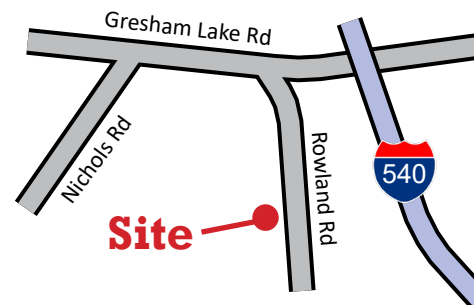
FOR
LEASE



6,400 SF Flex Building in Excellent North Raleigh Location

Features

- Excellent street visibility and parking with quick access to Capital Blvd, Hwy 540, Falls of Neuse Rd.
- +/- 20% Office area & Clear-span warehouse
- Warehouse Ceiling Heights: 20' @ center & 15' @ eaves
- 2 Drive-In Doors and FULLY CONDITIONED
- Well Maintained / Office newly painted & flooring to be replaced NEW HVAC
- Local and Responsive Landlord
- Base Rate: \$17.50 PSF // TICAM: \$2.28 PSF AVAILABLE IMMEDIATELY



For more information,
please contact:

Sharon Barham

919.369.8981

sharon@
insightpropertygroup.com

Insight Property Group

209 W. Millbrook Road
Raleigh, NC 27609
919.833.2200

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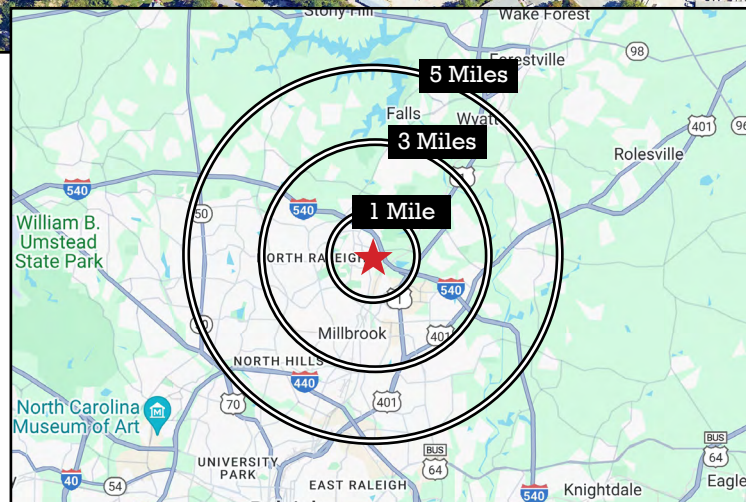
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Demographics

	1 Mile	3 Miles	5 Miles
2025 Total Population	7,798	84,614	205,462
2030 Population Projections	8,443	91,131	220,890
Pop Growth 2025-2030	8.27%	7.70%	7.51%
2025 Average Age	38.80	38.70	39.80
2025 Total Households	3,546	35,625	85,638
HH Growth 2025-2030	8.71%	8.18%	7.98%
2025 Median HH Income	\$82,473	\$76,003	\$90,317

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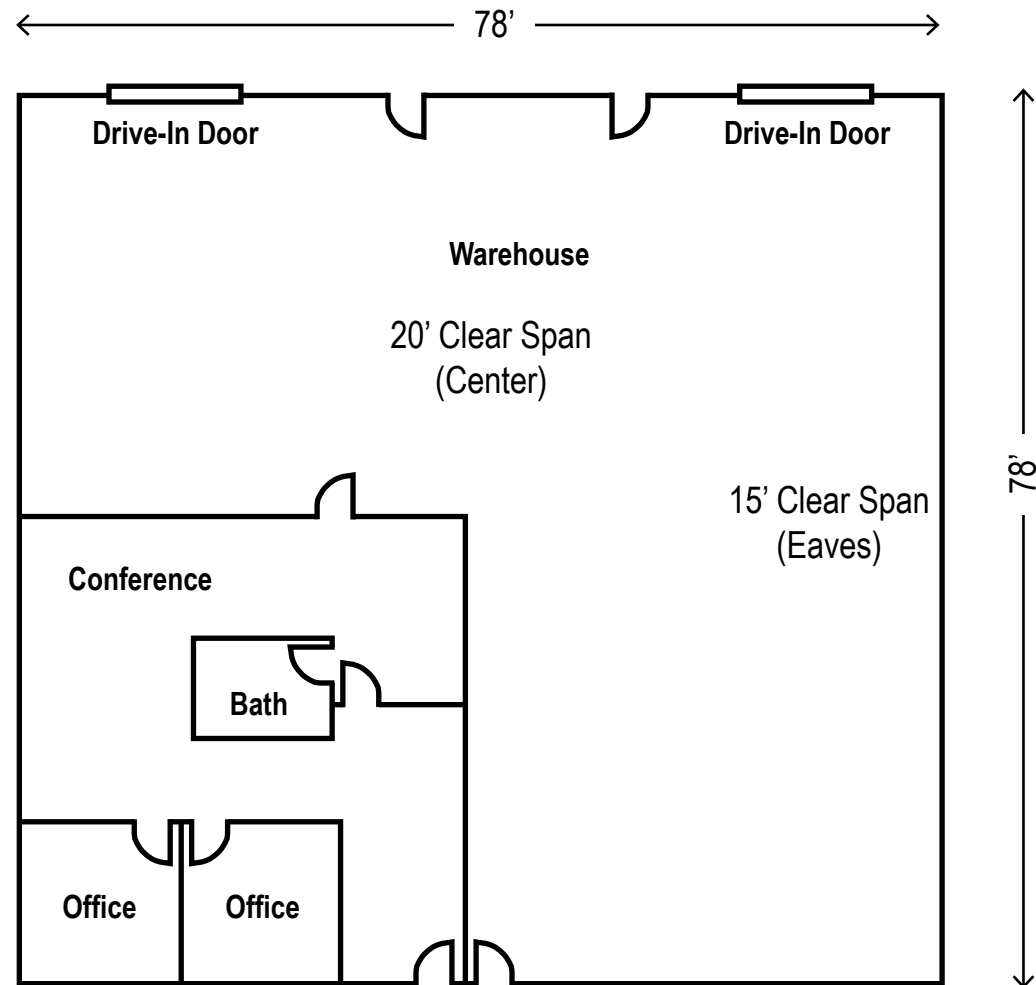
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Floor Plan



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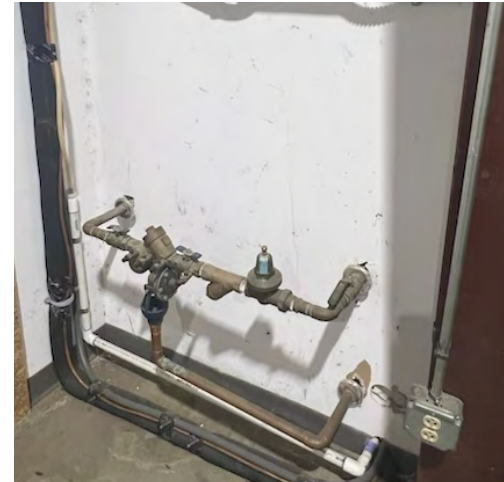
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