

FLEX **FOR** LEASE

ADDRESS

532 Pylon Drive, Raleigh NC 27606



2,341 SF



Reception



Prime Location



Break Room

Leasing
Agent

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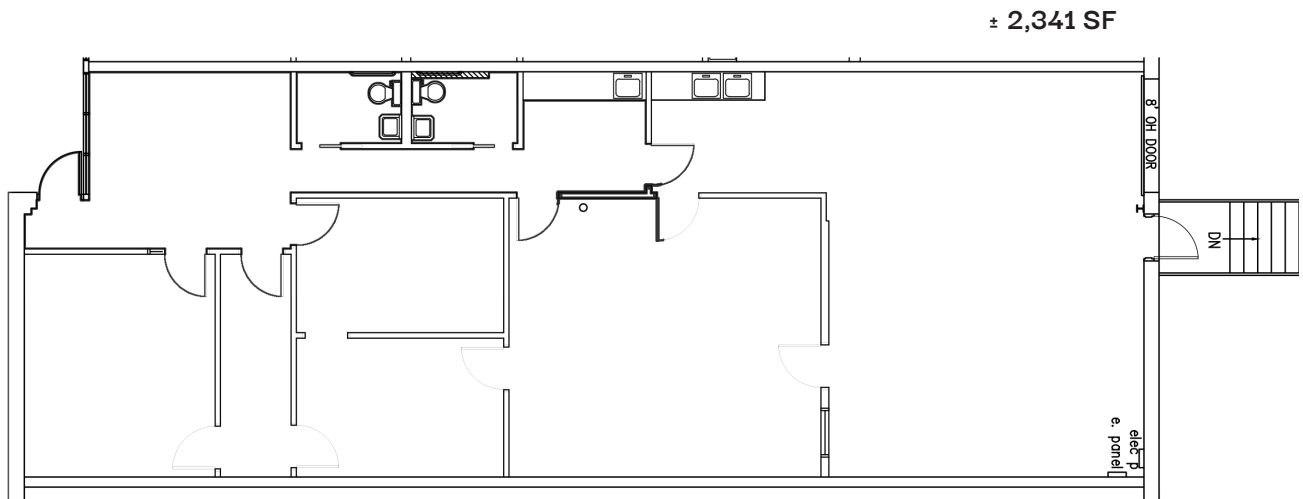
Lease Rate
\$16.75 PSF

Features

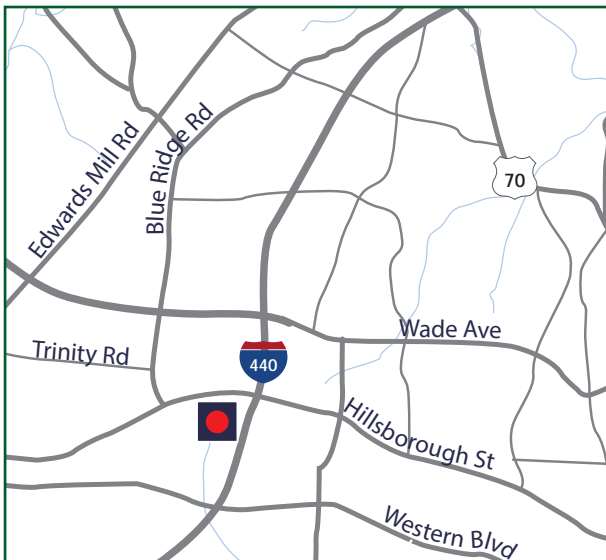
This versatile space for lease features a mix of private offices, an open work area, and a welcoming reception area, providing a functional layout for a variety of business needs. The suite also includes a convenient break area and dedicated warehouse space, offering the perfect balance of office and industrial functionality.

- **\$16.75 PSF NNN | \$4.41 PSF TICAM**
± 2,341 SF
 - Mix of office and warehouse space
- One (1) dock high door
 - 100% HVAC

Floorplan



Location



Photos



Area Amenities

This property is situated within a mature office park in the highly desirable West Raleigh submarket. The setting offers a professional, established environment with convenient access to Hillsborough Street and Blue Ridge Road, placing a wide range of dining, retail, and service amenities just minutes away. The property also benefits from excellent regional connectivity, with close proximity to I-40, I-440, and US-1, providing easy access throughout Raleigh and the greater Triangle area.



City of Raleigh

Raleigh consistently ranks among the fastest-growing cities in the nation, fueled by a diverse economy and strong job market. Known as part of the renowned Research Triangle, it is home to a highly educated workforce, major universities, and numerous technology and life science companies. The city offers a vibrant quality of life, with award-winning dining, cultural attractions, and abundant green space. With its combination of business opportunity and lifestyle appeal, Raleigh continues to attract top talent, investment, and corporate growth.

Demographics

February 2026

[532 Pylon Drive] [Raleigh, NC]		1 mi radius	3 mi radius	5 mi radius
POPULATION	2025 Estimated Population	6,806	92,136	227,875
	2030 Projected Population	6,799	94,725	238,652
	2020 Census Population	6,647	89,175	214,141
	2010 Census Population	5,845	75,984	185,546
	Projected Annual Growth 2025 to 2030	-	0.6%	0.9%
	Historical Annual Growth 2010 to 2025	1.1%	1.4%	1.5%
	2025 Median Age	27.6	30.9	34.0
HOUSEHOLDS	2025 Estimated Households	2,794	41,328	104,377
	2030 Projected Households	2,912	43,953	112,767
	2020 Census Households	2,586	38,109	92,606
	2010 Census Households	2,045	30,371	76,422
	Projected Annual Growth 2025 to 2030	-	0.8%	1.3%
	Historical Annual Growth 2010 to 2025	2.4%	2.4%	2.4%
EDUCATION	2025 Estimated Elementary (Grade Level 0 to 8)	-	4.7%	2.5%
	2025 Estimated Some High School (Grade Level 9 to 11)	-	3.6%	2.7%
	2025 Estimated High School Graduate	-	14.8%	10.6%
	2025 Estimated Some College	-	13.8%	12.8%
	2025 Estimated Associates Degree Only	-	4.4%	5.8%
	2025 Estimated Bachelors Degree Only	-	38.4%	36.9%
	2025 Estimated Graduate Degree	-	20.2%	28.7%
INCOME	2025 Estimated Average Household Income	\$89,141	\$127,985	\$142,979
	2025 Estimated Median Household Income	\$73,459	\$92,504	\$104,878
	2025 Estimated Per Capita Income	\$37,530	\$58,086	\$65,891
BUSINESS	2025 Estimated Total Businesses	507	5,447	16,011
	2025 Estimated Total Employees	7,140	56,076	156,936
	2025 Estimated Employee Population per Business	-	14.1	10.3
	2025 Estimated Residential Population per Business	-	13.4	16.9