



LEASE

NORTH & SOUTH STATION

**1450-1515 Garner Station
Boulevard
Raleigh, NC 27603**

Welcome to North & South Station, a premier mixed-use destination in the heart of the Raleigh market. This thriving property offers exceptional opportunities for retailers, restaurants, medical users, entertainment concepts, and service-oriented businesses seeking a high-visibility location in one of the Southeast's fastest-growing markets.

This center is over 300,000 square feet and boasts an impressive occupancy rate over 96%. Garner Station is home to a dynamic blend of national, regional, and local tenants that create strong daily traffic and a vibrant customer experience. Available spaces currently range from approximately 2,000 square feet to just over 7,000 square feet, providing flexible options to accommodate a variety of users.

Join an exciting lineup of family-friendly destinations including Belk's, Nova Trampoline Park, Cheer Extreme, Grand Slam Training Center, and Kids United. These established tenants help make Garner Station a true community destination, drawing families and consumers from throughout the Triangle region.

Ideally located just minutes from Downtown Raleigh, the property offers outstanding accessibility, strong demographics, and excellent visibility along one of the area's primary commercial corridors. Whether you're expanding an existing business or launching a new concept, Garner Station provides the ideal environment to grow and succeed.

Base Rent: \$27.50/sf

TICAM: \$3.50/sf est.

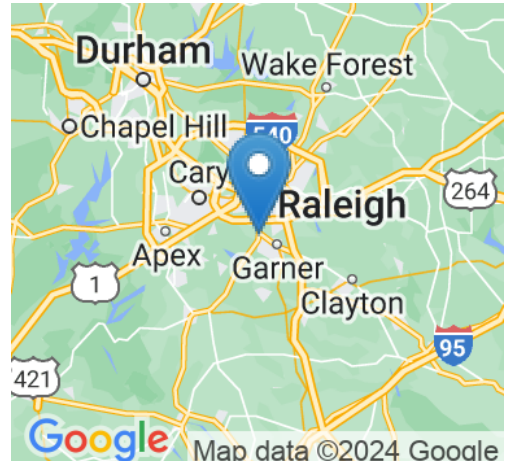
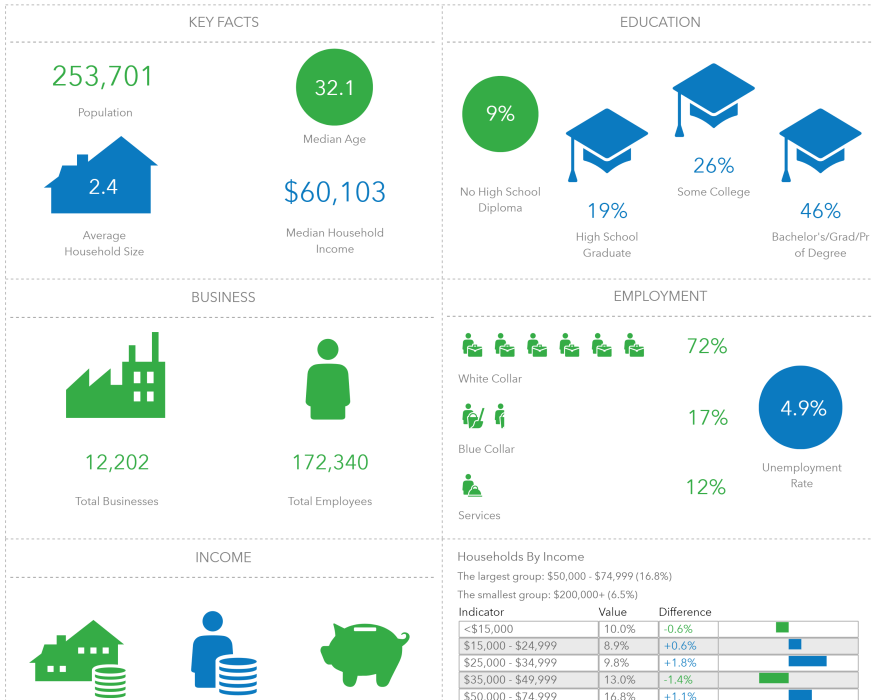
**Rental Area:
2,000 - 7,000 Sq. Ft. +/-**

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Property Resources		
South Station		
Index	Value	Percent Footprint
1	Tobacco Plasma Resources	12,843
18	Real Estate	6,287
2	Board of Ed	2,060
3	Hulk Ltd	2,196
30	Yarnell Collins, LLC	3,052
4	Johnson & Ford	2,000
9	Barb and Sandy Marks	2,400
6	Hair and Beauty	6,000
8	Regency Senior Group	5,400
9	Yarnell	2,800
10	Time Investment Corporation	2,400
11	WJ Business Hair Salon Inc	3,048
18	Yarnell Storage	190
17	3 Office Plaza and Oak, LLC	5,105
18	CoastalPro	2,400
14	Case	3,400
16	Grand Oaks Bank	28,854
16	Staten	80,222
17	Cloutier Company	3,300
North Station		
19	Helen Thompson	48,224
22	Andrian Market	6,000
22	Yarnell	3,000
22	Wynette Tatum & Coffee Bar	2,400
23	Cherise Crafts	1,000
24	Caroline's Hair Salon	1,000
25	Chickadee Winery	1,000
26	Beards and Locks	1,000
27	Salvage	1,000
28	Yarnell	2,000
29	Yarnell Tax & Accounting	2,800
30	Wynette Tatum and Salon	1,000
31	The Book Nook	1,000
32,33	Wynette Tatum Winery	2,400
34	Pamela's Hair Salon	1,400
36	Kids United	2,800
36	Liberty Women's Insurance	1,400
37	Buffy	40,330



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

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