

OFFICE/RETAIL BUILDING FOR LEASE

# 5100 WESTERN BLVD

5100 Western Blvd | Raleigh, NC 27606

**ELENA STOYANOVA**

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**CITYPLAT**  
COMMERCIAL REAL ESTATE

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## PROPERTY DESCRIPTION

The location is in West Raleigh near Downtown Raleigh, Cary, NC State University, and the I-40/I-440 corridors. The property features dedicated on-site parking, excellent visibility, and a functional layout that can accommodate both customer-facing and office-intensive operations.

\*Ownership transition pending. Lease execution subject to purchaser's acquisition of title\*

## PROPERTY HIGHLIGHTS

- Flexible office and retail layout with ADA bathrooms and access ramp
- Dedicated on-site parking, signage
- Convenient access to Downtown Raleigh and Cary, NCSU, I-40 and I-440
- High visibility and easy customer access
- Suitable for a variety of professional, medical, retail, service, educational, and specialty uses
- Close proximity to NC State University and surrounding residential communities

## OFFERING SUMMARY

Lease Rate:	\$7,500 per month (NNN)
Number of Units:	1
Available SF:	2,135 SF
Lot Size:	20,018 SF
Building Size:	2,135 SF
Zoning:	CX-3

DEMOGRAPHICS	0.5 MILES	1 MILE	5 MILES
Total Households	1,097	3,661	87,063
Total Population	2,223	8,122	200,490
Average HH Income	\$90,069	\$90,462	\$128,011

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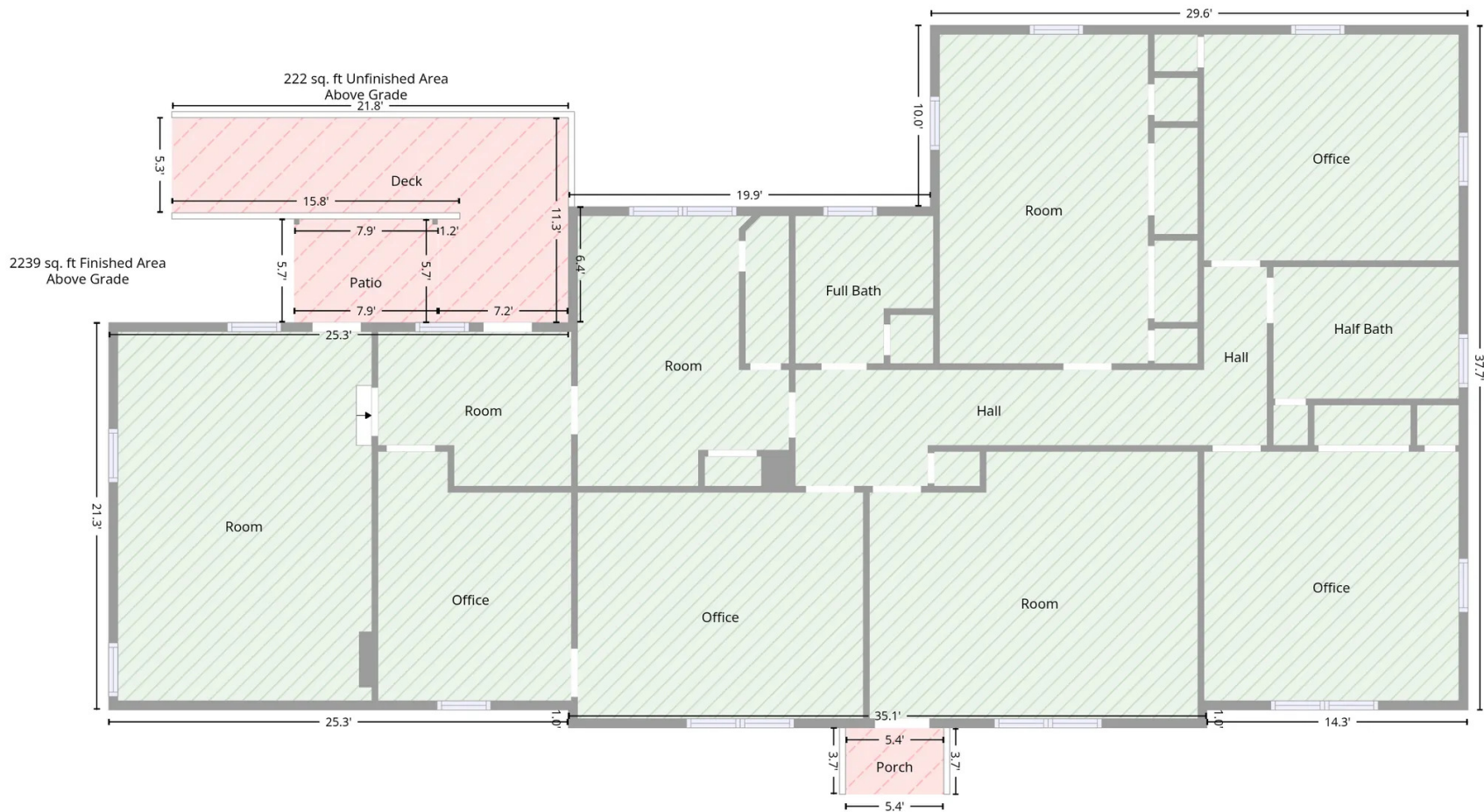
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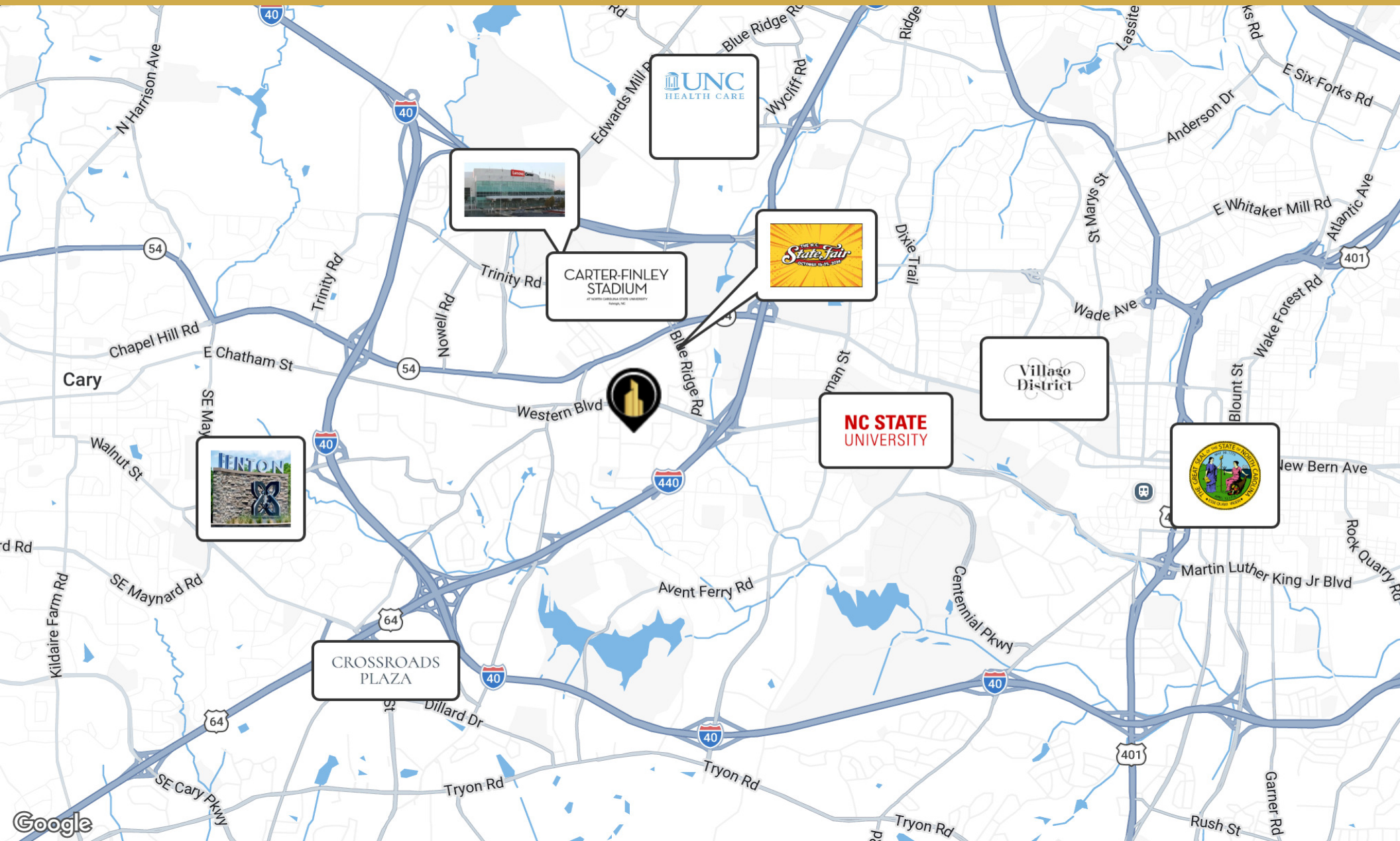
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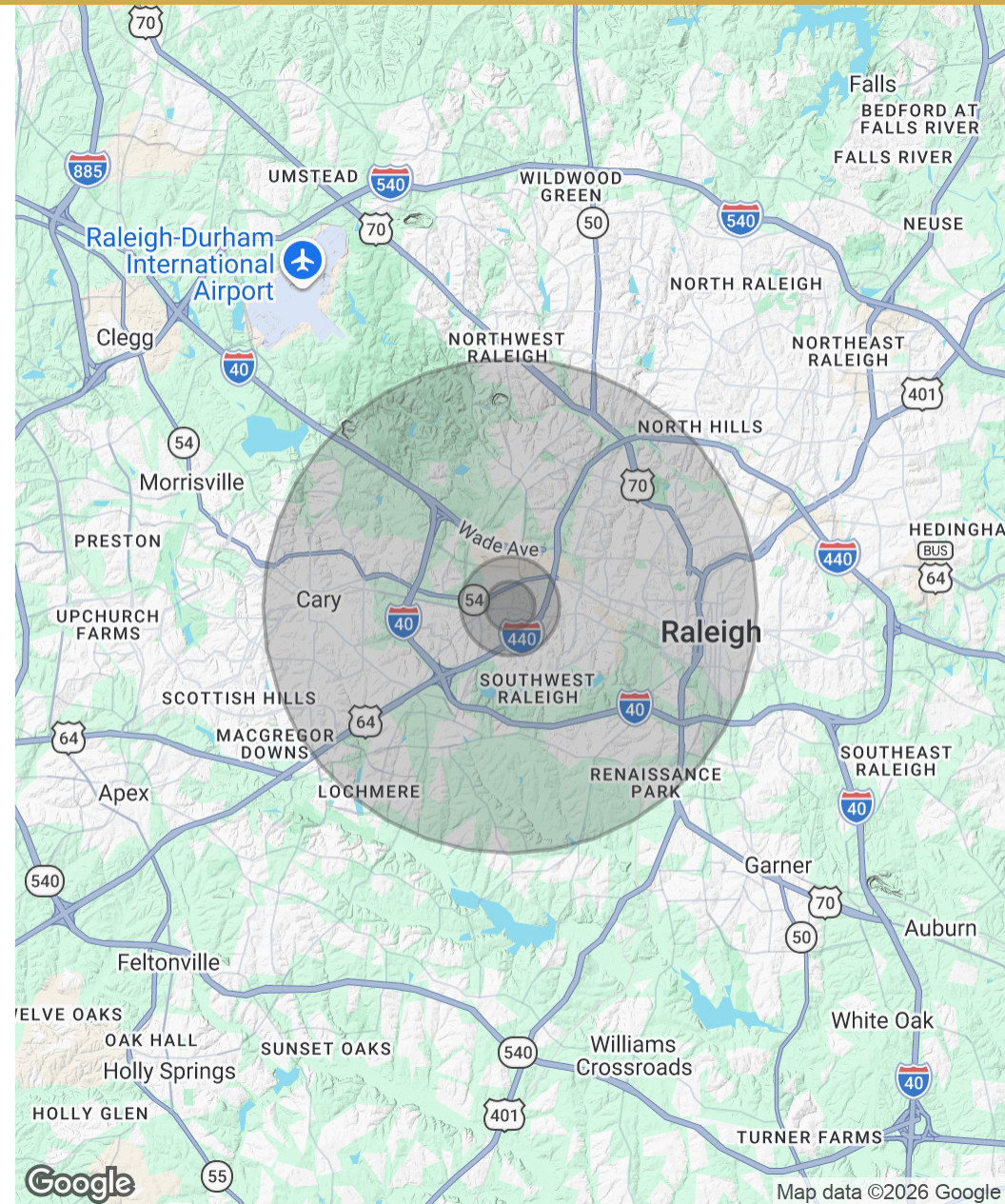
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POPULATION	0.5 MILES	1 MILE	5 MILES
Total Population	2,223	8,122	200,490
Average Age	34.5	31.9	35.3
Average Age (Male)	35.1	32.5	35.3
Average Age (Female)	32.9	30.6	35.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	5 MILES
Total Households	1,097	3,661	87,063
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$90,069	\$90,462	\$128,011
Average House Value	\$392,988	\$397,300	\$567,750

2023 American Community Survey (ACS)



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage in compliance with all applicable fair housing and equal opportunity laws.

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