4500 WESTERN BLVD
Raleigh, NC 27606

BROOKE DENTON
919.339.6639
BROOKE@CITYPLAT.COM

NICK MELFI
908.255.9698
NICK@CITYPLAT.COM

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COMMERCIAL REAL ESTATE

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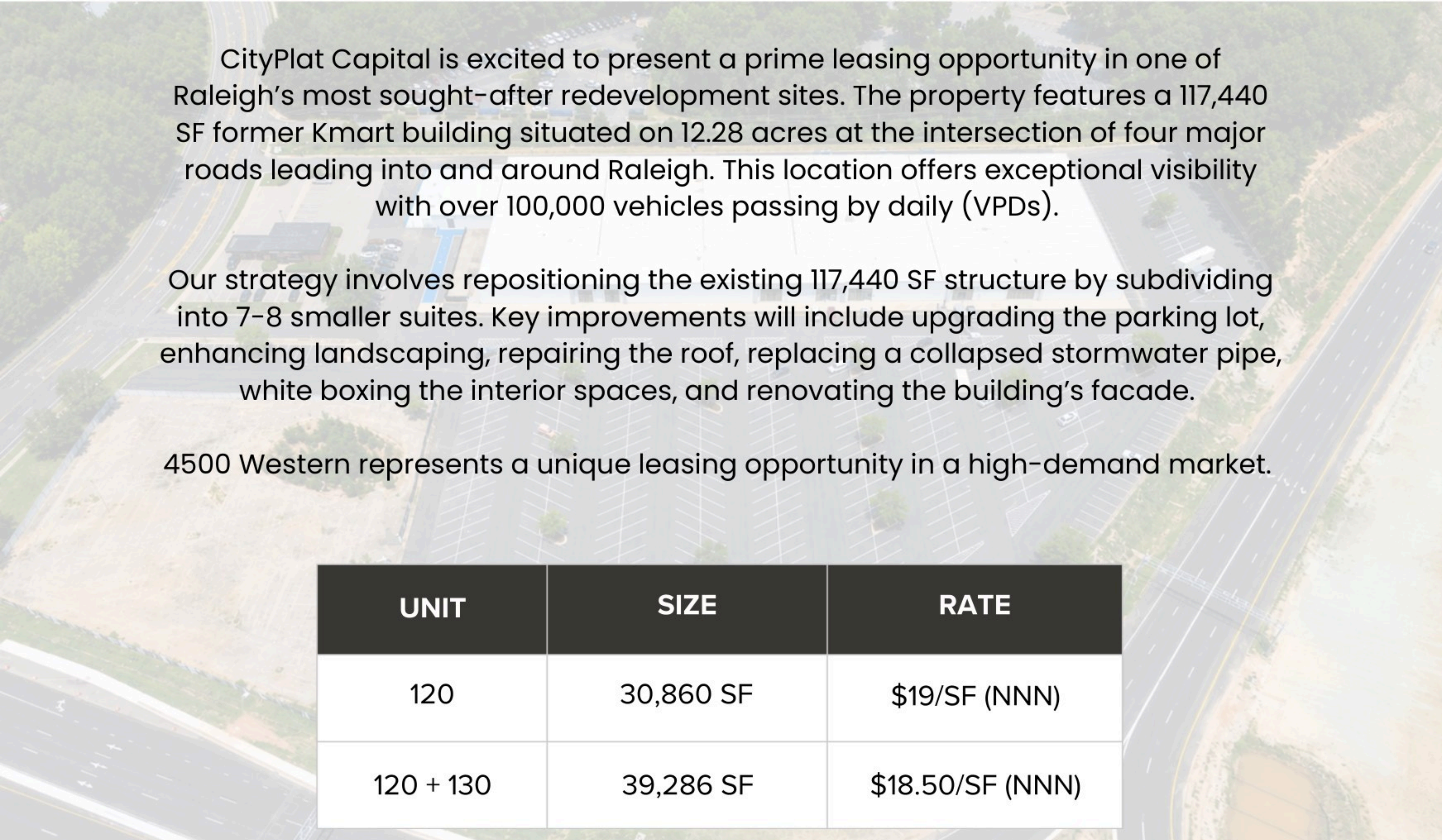
PROPERTY SUMMARY

4500 WESTERN BLVD



CityPlat Capital is excited to present a prime leasing opportunity in one of Raleigh's most sought-after redevelopment sites. The property features a 117,440 SF former Kmart building situated on 12.28 acres at the intersection of four major roads leading into and around Raleigh. This location offers exceptional visibility with over 100,000 vehicles passing by daily (VPDs).

Our strategy involves repositioning the existing 117,440 SF structure by subdividing into 7-8 smaller suites. Key improvements will include upgrading the parking lot, enhancing landscaping, repairing the roof, replacing a collapsed stormwater pipe, white boxing the interior spaces, and renovating the building's facade.

4500 Western represents a unique leasing opportunity in a high-demand market.

UNIT	SIZE	RATE
120	30,860 SF	$19/SF (NNN)
120 + 130	39,286 SF	$18.50/SF (NNN)

ATMOSPHERE

4500 WESTERN BLVD

FLOOR PLAN

4500 WESTERN BLVD

Ability to combine suite 130 with suite 120. Suite 130 is not available on its own.

Total SF | 117,432

FLOOR PLAN

4500 WESTERN BLVD

Total SF | 117,432

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NORTHWEST AERIAL

4500 WESTERN BLVD

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NORTHEAST AERIAL

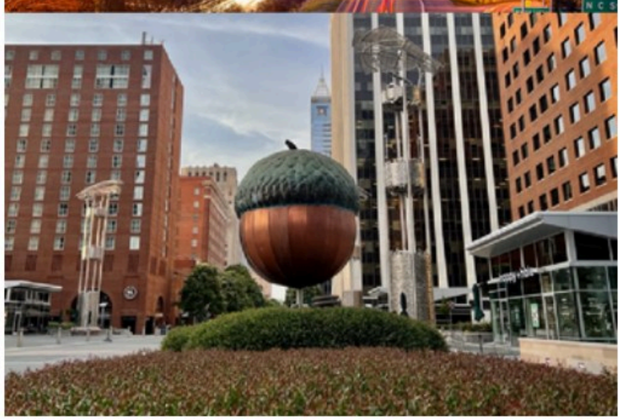
4500 WESTERN BLVD

VIBE

4500 WESTERN BLVD

MARKET OVERVIEW

Raleigh, NC



Raleigh, North Carolina is experiencing rapid expansion and is recognized as one of the fastest-growing cities in the United States. The city's robust economy is anchored by its thriving technology, education, and healthcare sectors. As a major hub for innovation, Raleigh is home to Research Triangle Park (RTP), which attracts global tech giants like IBM, Cisco, and Lenovo. The presence of top-tier educational institution, such as NC State University, contributes to a highly educated workforce, making Raleigh an attractive destination for businesses.

The commercial real estate marker in Raleigh is flourishing across various sectors. The office market remains strong, with significant demand driven by the tech industry and professional services. Industrial spaces are also are also in high demand, particularly retail spaces becoming more prevalent in response to changing consumer preferences.

Raleigh's population is growing rapidly, drawing a diverse and youthful demographic, including many millennials and professionals. The city is renowned for its high quality of life, and offering a blend of urban amenities and suburban comfort, including green spaces, cultural attractions and a favorable cost of living. Infrastructure in Raleigh is well-developed with excellent transportation access through major highways, an expanding public transit system, and Raleigh-Durham International Airport (RDU). The city is also seeing significant investments in infrastructure, housing, and commercial developments, further enhancing its appeal.

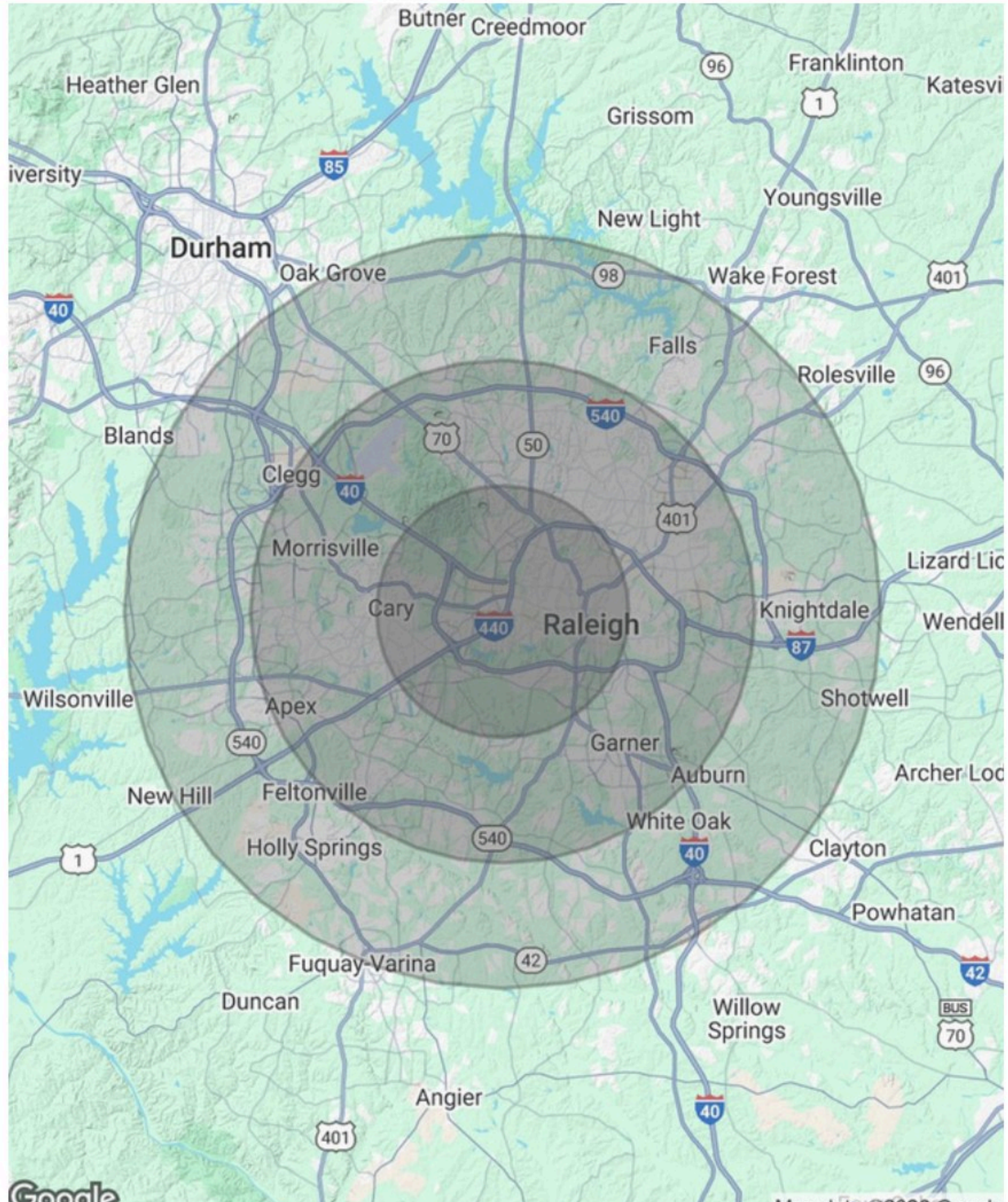
With its strong economic growth, increasing property values, and low vacancy rates, Raleigh presents compelling investment opportunities. The city's ongoing population influx, economic expansion, and infrastructure improvements suggest a bright future for real estate development and investment in the region.

DEMOGRAPHICS

4500 WESTERN BLVD

THE FUTURE OF BLUE RIDGE ROAD:

The Blue Ridge Corridor project in Raleigh is a transformative development aimed at enhancing connectivity, livability, and economic opportunities along the Blue Ridge Road corridor. The ultimate goal is to create a vibrant and sustainable urban environment for residents and businesses.

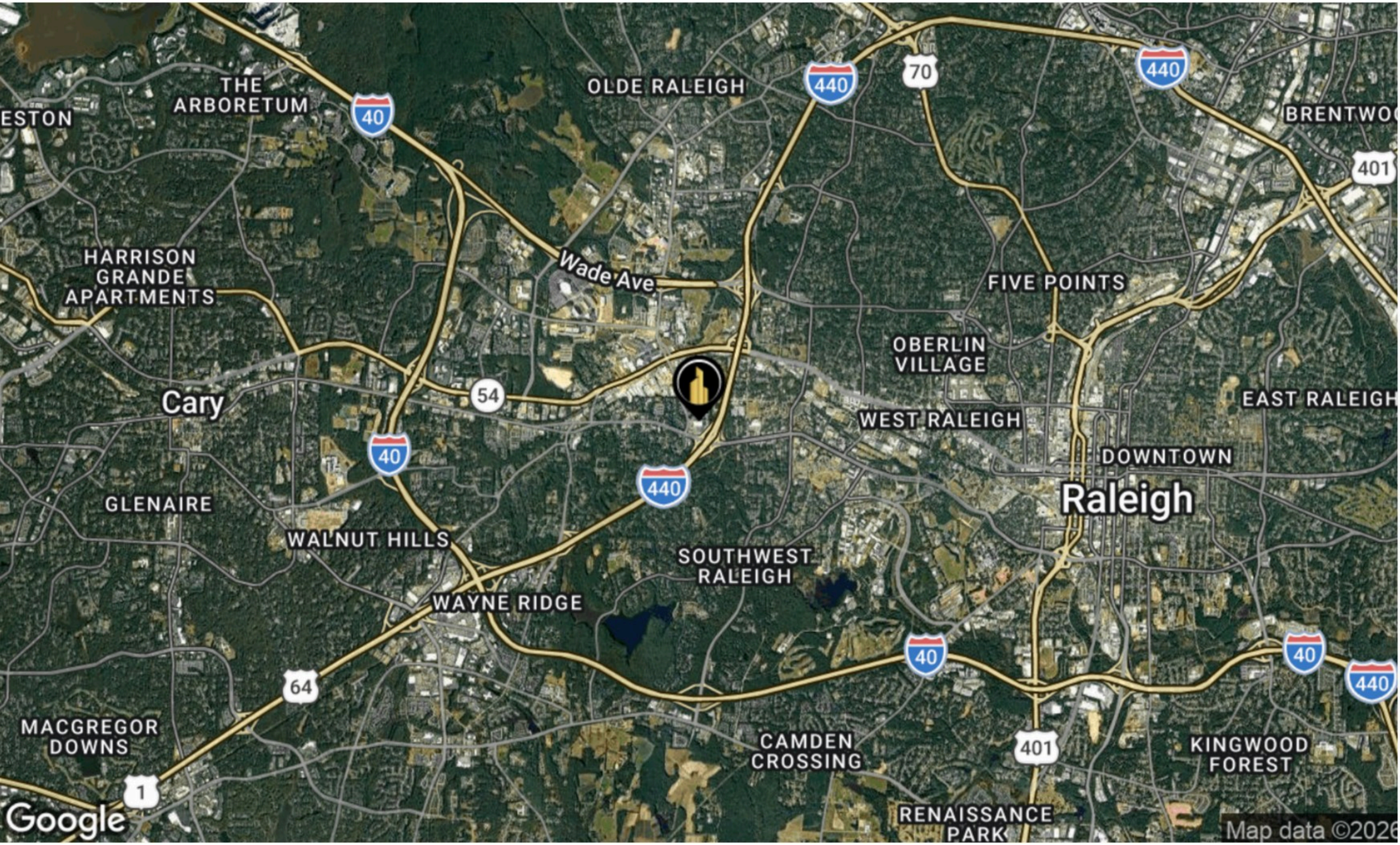


DEMOGRAPHICS

2028 Data Projection	15 Mile
2028 Total Population	1,223,768
2028 Average HouseholdIncome	$151,322
Population Growth 2023-2028	5.95%

Map

4500 Western Blvd



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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, LLC in compliance with all applicable fair housing and equal opportunity laws.