



**FOR LEASE**

## Flex Space

**5660 DEPARTURE DRIVE**

Raleigh, NC 27616

**PRESENTED BY:**

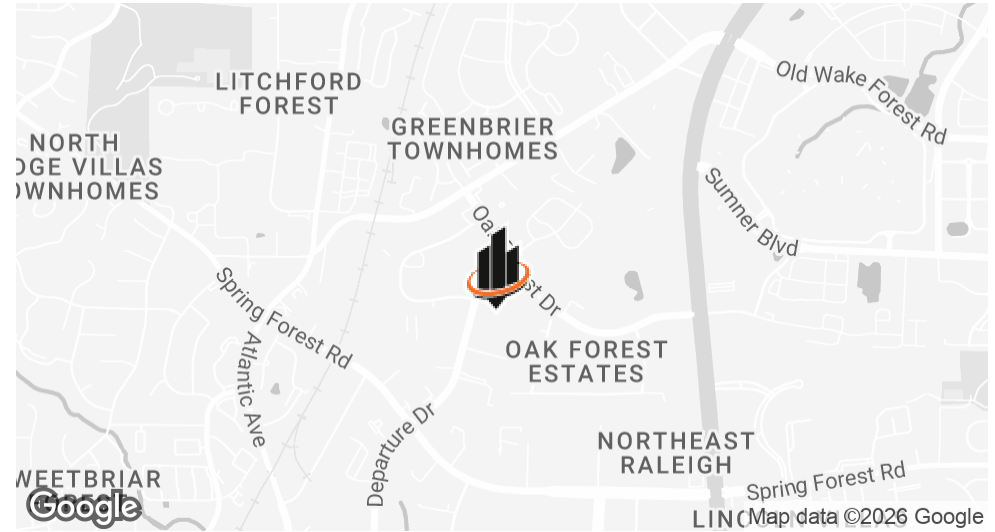
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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$18.50 SF/yr (NNN) TICAM est. \$3.25
<b>NUMBER OF UNITS:</b>	11
<b>AVAILABLE SF:</b>	±3,000-±27000 SF
<b>BUILDING SIZE:</b>	±33,000 SF
<b>ZONING:</b>	IX-3

## PROPERTY DESCRIPTION

5660 Departure Drive offers a ±33,000 SF building demised into efficient ±3,000 SF bays, ideal for service, light industrial, distribution, and trade-oriented users. Each unit includes a 12' x 12' drive-in door, providing excellent access for daily operations.

Configured for versatility, the building supports a range of business needs, with opportunities for tenant improvements (TIA) to create tailored workspace solutions. Positioned within Raleigh's IX-3 zoning district, the property accommodates a wide variety of industrial and flex uses.

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# SITE PLAN



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## ADDITIONAL PHOTOS



**JOHN POWELL**

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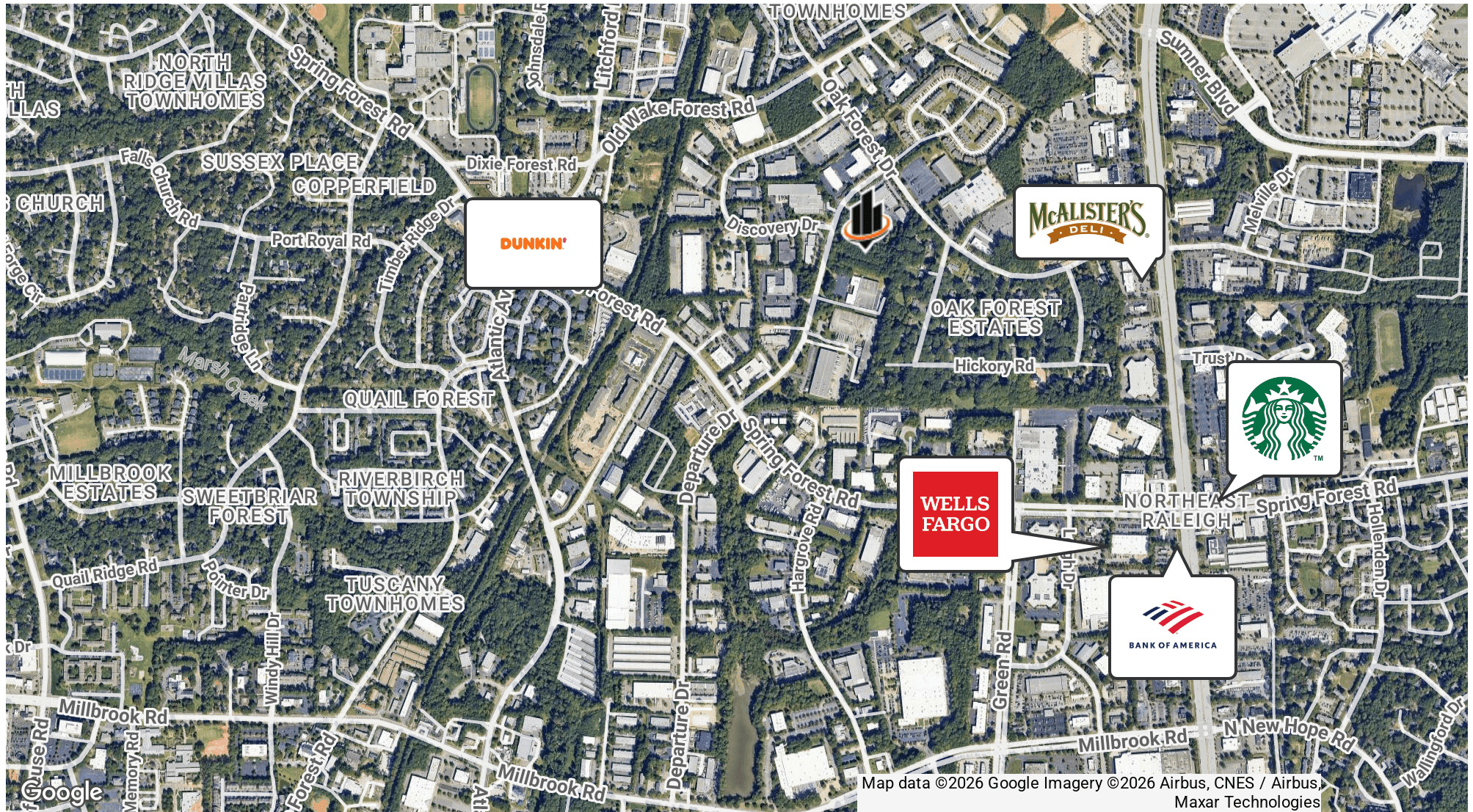
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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

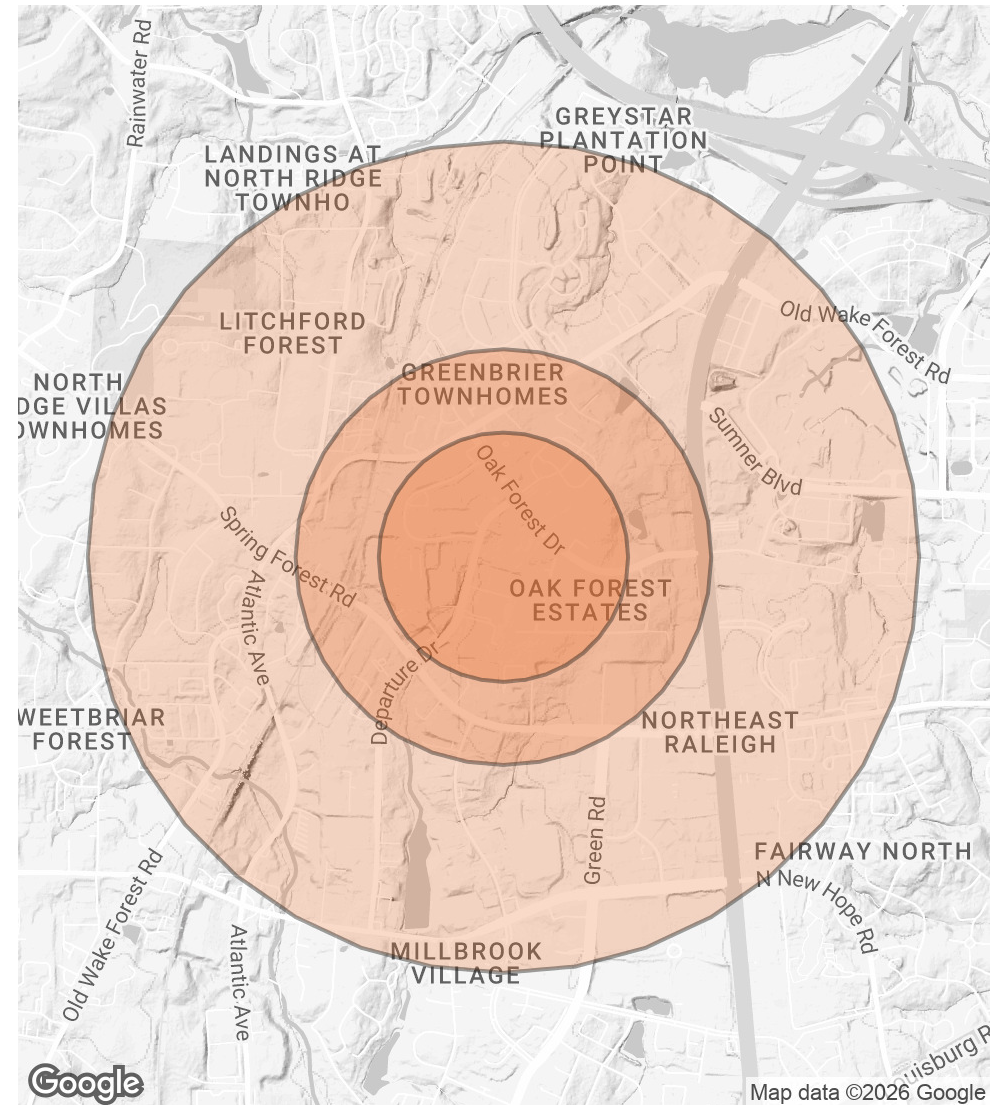
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	218	1,046	6,504
<b>AVERAGE AGE</b>	36	35	37
<b>AVERAGE AGE (MALE)</b>	34	34	36
<b>AVERAGE AGE (FEMALE)</b>	38	37	39

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	106	514	3,035
<b># OF PERSONS PER HH</b>	2.1	2	2.1
<b>AVERAGE HH INCOME</b>	\$64,650	\$70,447	\$80,183
<b>AVERAGE HOUSE VALUE</b>	\$540,861	\$399,074	\$359,030

2020 American Community Survey (ACS)



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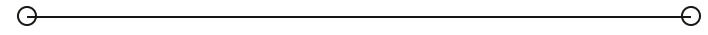
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