

2601 ATLANTIC AVENUE
SIX & ATLANTIC
Raleigh, NC 27604

**HIGH-TRAFFIC
CORNER LOT
DEVELOPMENT!**



PRE-LEASING | 2,000 - 12,000 SF

PROPERTY FEATURES

- Available 2025.
- \$45.00/SF NNN lease.
- \$3.50/SF estimated TICAM.
- Brand new construction:
 - Build-to-suit.
 - Zoned IX-3.
 - Infrastructure in-place for office, medical office, retail, and/or flex.
- High-traffic corner lot with signalized intersection:
 - Approx. 25,000 VPD on Atlantic Avenue.*
 - Approx. 17,000 VPD on E. Six Forks Road.*
- Lot plans allow for entrances on both Atlantic Avenue and E. Six Forks Road.
- Convenient location near major developments:
 - 0.6 miles from Midtown East.
 - 0.7 miles from Raleigh Ironworks.
 - 0.9 miles from I-440 highway.
 - 1.2 miles from Duke Raleigh Hospital.
 - 2.0 miles from North Hills Shopping Center.

*Traffic data per NCDOT, 2023



CONTACT US TODAY

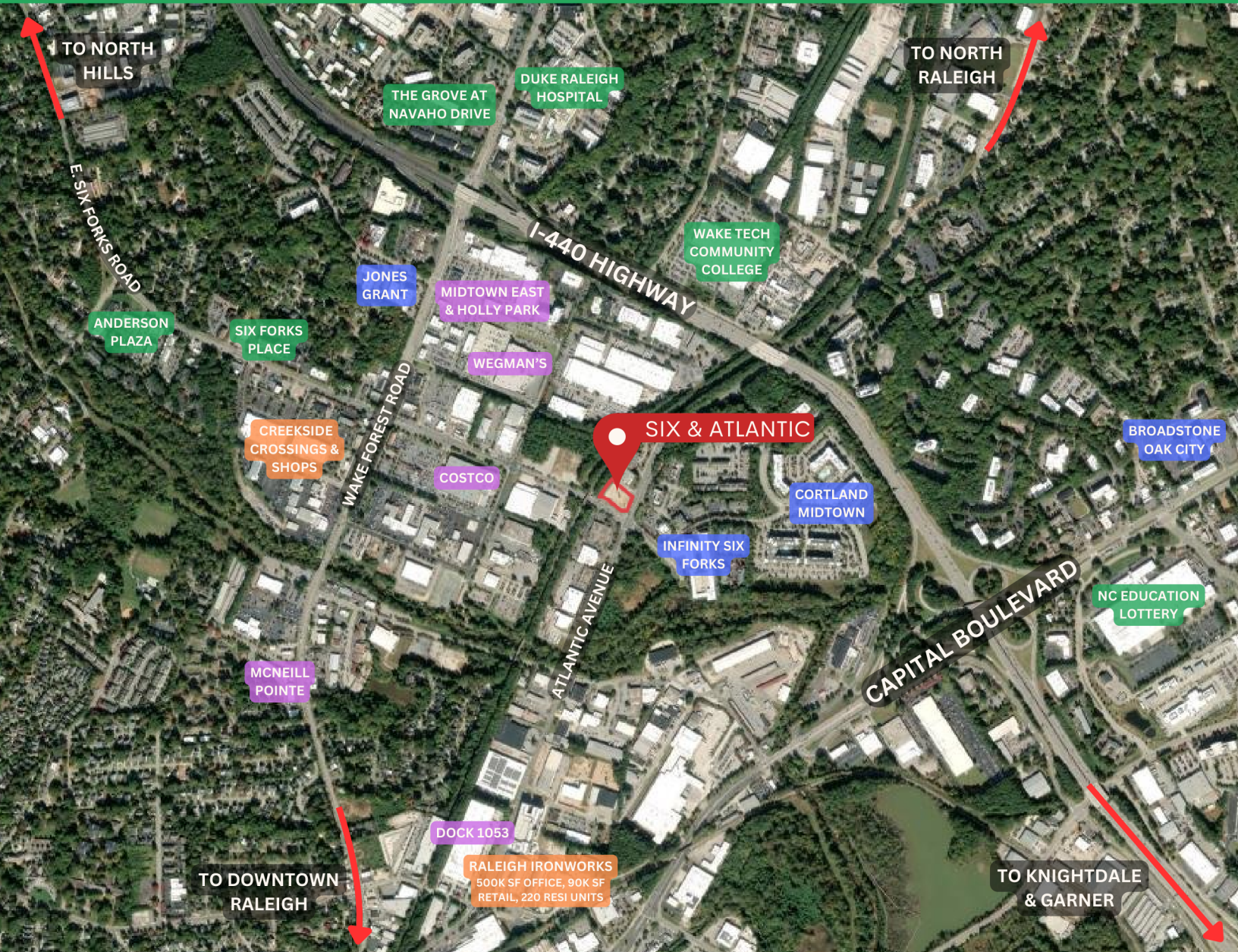
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AERIAL VIEW



■ APARTMENT COMPLEXES
 ■ RETAIL CENTERS
 ■ MIXED-USE DEVELOPMENTS
 ■ COMMERCIAL COMPLEXES

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