



**WALDROP PROPERTIES, LLC**  
*Commercial Real Estate Solutions*

- **Base Lease Rate:**  
\$32.00 Per Square Foot,  
Triple Net
- **Square Footage:**  
Approximately 13,985  
Square Feet
- **Three Floors:**  
1st Floor: Approximately  
5,759 Rentable Square Feet  
  
2nd Floor: Approximately  
5,759 Rentable Square Feet  
  
3rd Floor: Approximately  
2,467 Rentable Square Feet
- **Floor Plans:**  
See Below/Attached
- **Acreage:** 1.328 Acres
- **Survey:** See Below/Attached
- **Parking:**  
27 Regular Parking Spaces  
  
2 Handicap Parking Spaces
- **Zoning:** OX-3-CU
- **Year Built:** 2007
- **Signage:** Ground Monument  
Signage On Six Forks Road
- **Traffic Count:** Approximately  
37,500 Vehicles Per Day  
*Source: Traffic Counts 2025*
- **Convenient Location:**  
1 Mile to North Hills/  
Midtown  
  
1.5 Miles To 440  
  
7 Miles To Downtown Raleigh
- **Demographics:**  
Population (2025)  
1 Mile: 12,828  
3 Mile: 89,265  
5 Mile: 232,998  
  
Average Household  
Income (2025)  
1 Mile: \$106,923  
3 Mile: \$137,914  
5 Mile: \$142,565  
*Source: Esri Forecasts*
- **Availability:** February 2027

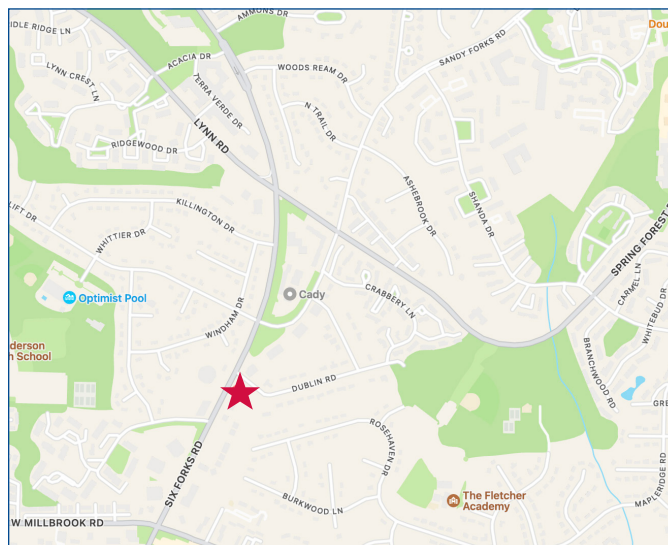
3700 Computer Dr., Suite 240  
Raleigh, NC 27609  
Office: 919-645-1605  
Fax: 919-645-1606  
[www.waldropproperties.com](http://www.waldropproperties.com)

# For Lease

## Medical/Office Space

(+/-13,985 Square Feet, Stand-Alone Building)

5838 Six Forks, Raleigh, North Carolina



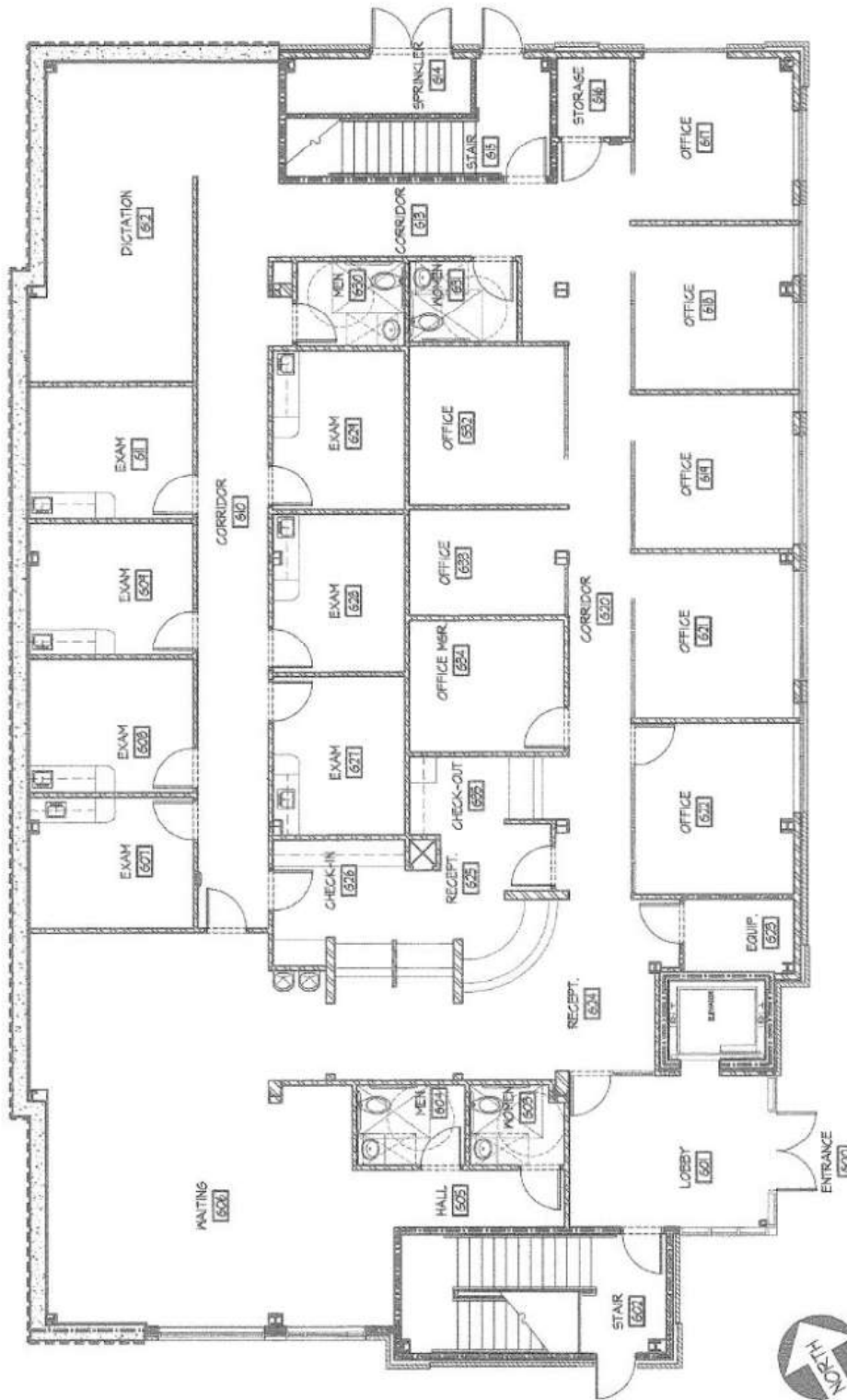
*for more information contact*

**Michael Waldrop at 919-645-1605**  
[michael@waldropproperties.com](mailto:michael@waldropproperties.com)

The information contained herein has been obtained from sources deemed reliable, however, no representation or warranty, either expressed or implied, is made as to its completeness or accuracy. Prospective tenants should make their own investigations to ascertain the accuracy of the material contained herein. This offering is subject to change, correction or withdrawal.

# 5838 Six Forks Rd.

## Raleigh, North Carolina



*Disclaimer:  
The Floor Plan is simply for illustrative purposes. The Listing Agency makes no representations as to the accuracy of the floor plan. Buyers are responsible for confirming the square footage of the Building.*

**Floor Plan – First Floor**  
Approximately 5,759 Square Feet



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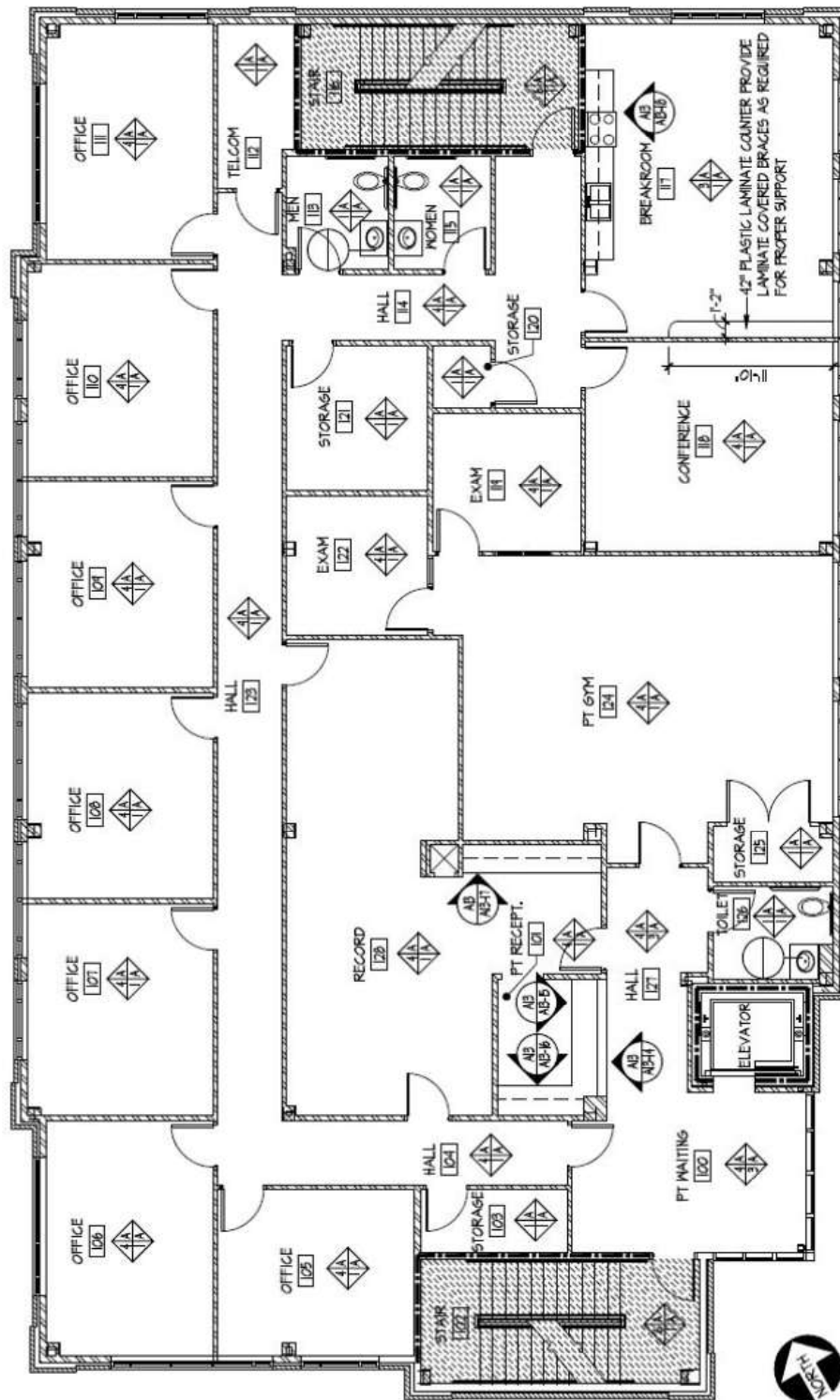
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## Raleigh, North Carolina



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**Floor Plan – Second Floor**  
Approximately 5,759 Square Feet

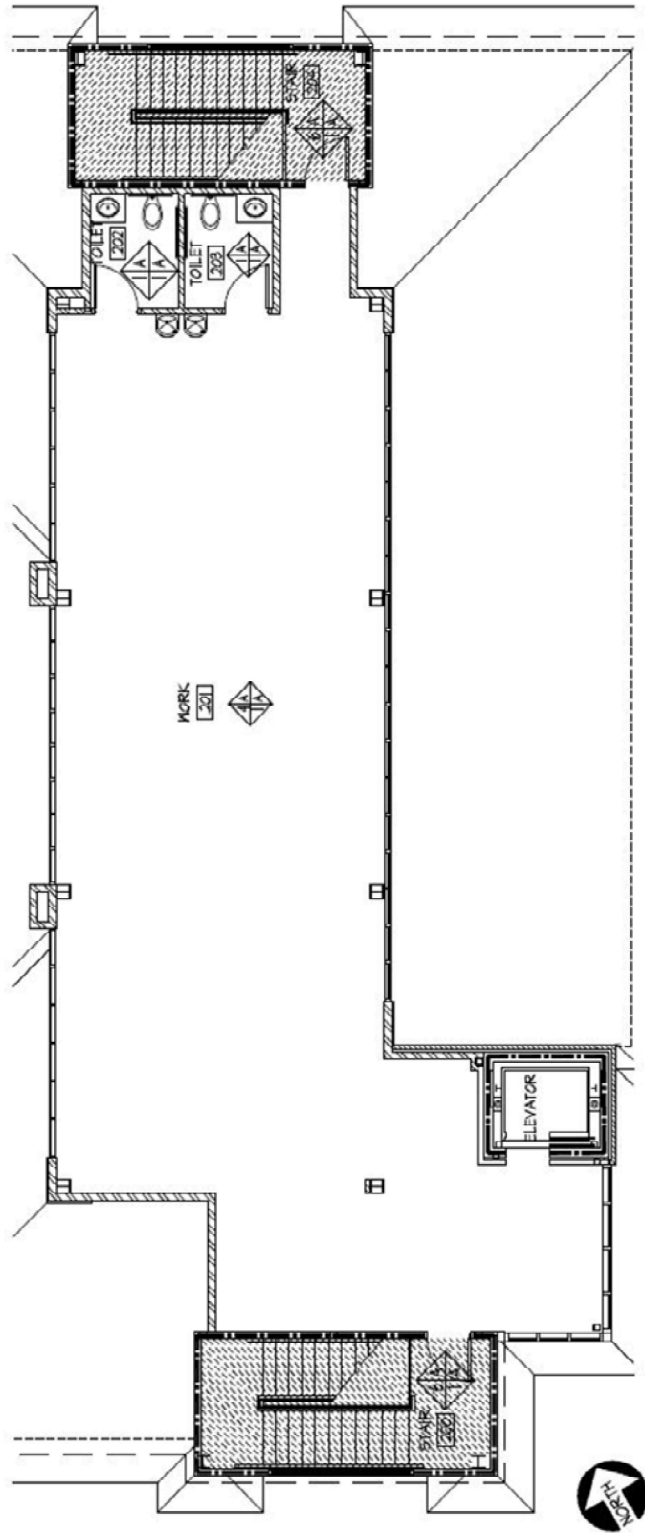
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# 5838 Six Forks Rd.

## Raleigh, North Carolina



**Floor Plan – Third Floor**  
Approximately 2,467 Square Feet

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## Survey/Site Plan

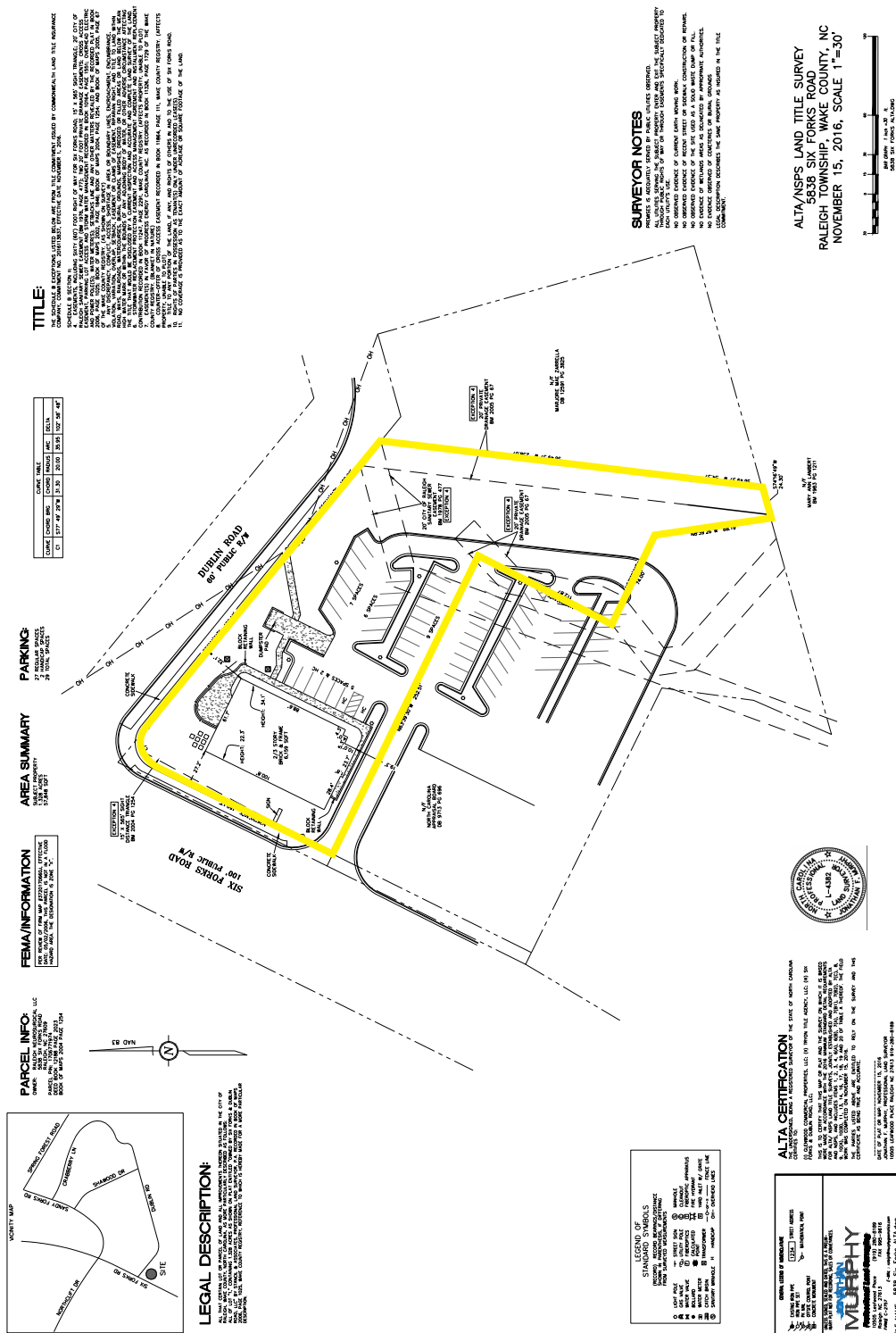


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## Raleigh, North Carolina



Aerial

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