

NOW PRE-LEASING



8504 DARTON WAY
RALEIGH, NC

±8,000 SF
BUILD-TO-SUIT OPPORTUNITIES AVAILABLE

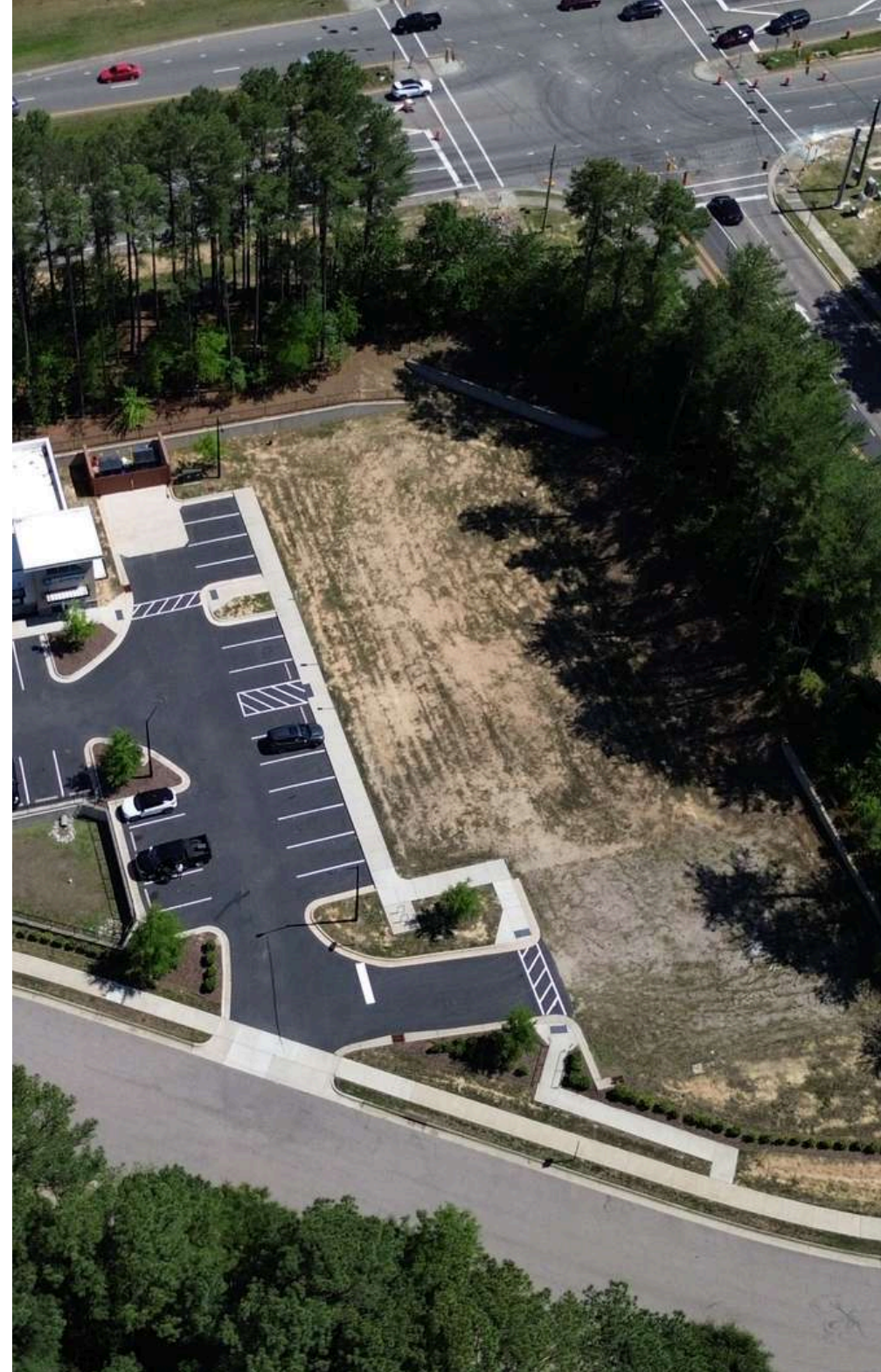
ATLAS STARK

PROPERTY SUMMARY

Build-to-suit opportunity at 8504 Darton Way, a pad-ready site available for medical, retail, and/or office tenants. Located at the signalized intersection of Louisburg Rd (US-401) and Leland Dr, the Property offers high visibility with an ADT count of 27,501 on US-401. The Property is located across the street from prominent shopping and convenience options, including Lowes Foods, CVS, Planet Fitness, and WakeMed Primary Care.

The Property is situated at the entrance of the Highland Creek residential neighborhood with both access to Leland Drive and Darton Way.

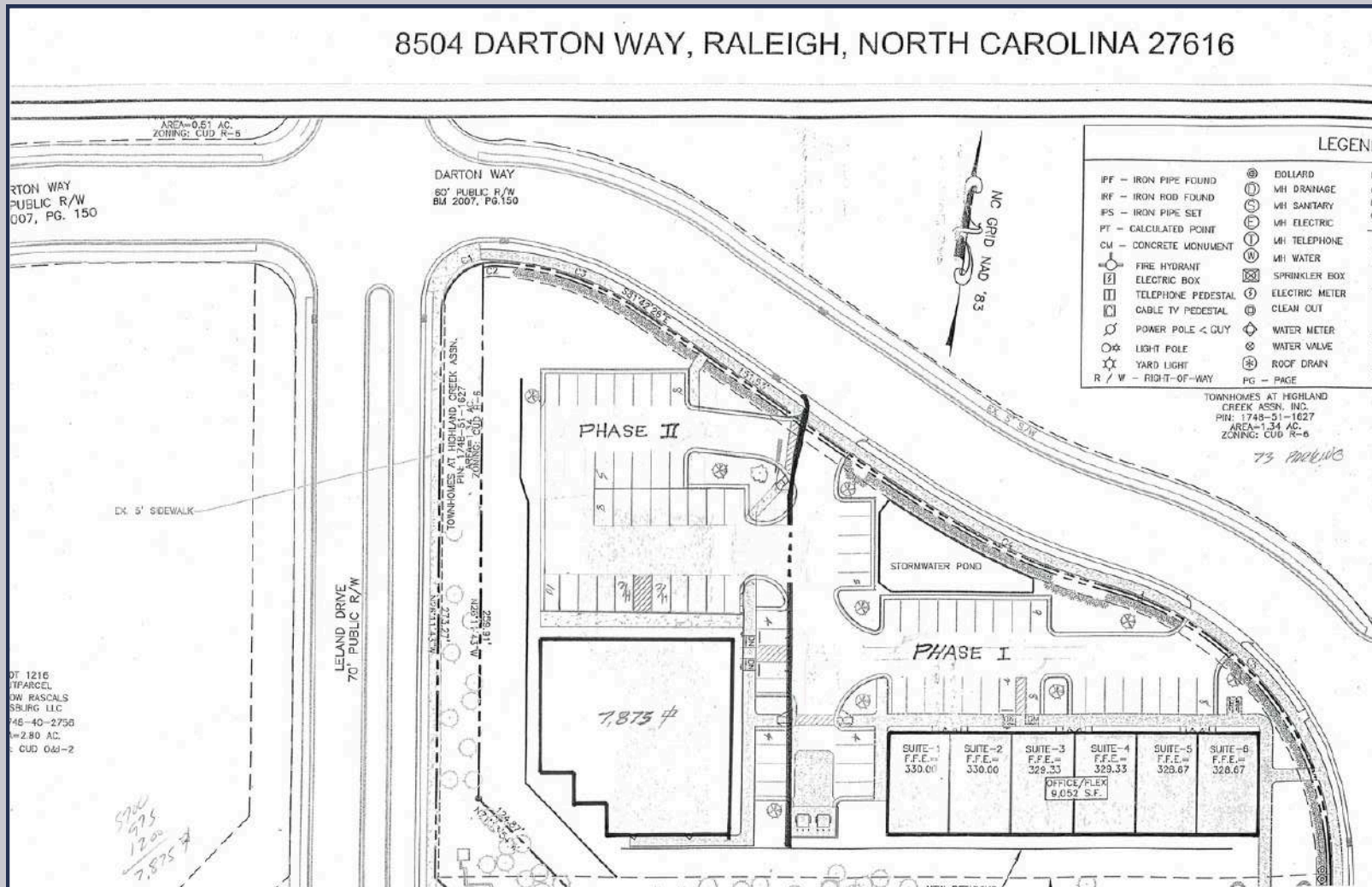
BUILDING SIZE	±8,000 SF
SUITE AVAILABILITY	±1,500 - 8,000 SF
BASE RENT	\$36.00 PSF NNN
TI ALLOWANCE	\$65 PSF
PARKING	> 4:1,000 SF
DELIVERY	COLD, DARK SHELL



CONCEPTUAL PLANS



8504 DARTON WAY, RALEIGH, NORTH CAROLINA 27616



8504 DARTON WAY - RALEIGH, NC 27616

Downtown Raleigh



ADT 27,051
LOUISBURG RD

LELAND DR



DARTON WAY

Highland Creek
Residential Neighborhood

NEIGHBORHOOD OVERVIEW



Population	
1 MILE	9,321
3 MILE	50,544
5 MILE	144,799

Population Projections- 2030	
1 MILE	10,003
3 MILE	54,587
5 MILE	156,575

- Neighborhood Map**
- 1. Highland Creek
 - 2. Brighton Village
 - 3. Springfield
 - 4. Southall Commons
 - 5. Suncrest Village
 - 6. The Landing at Neuse Crossing
 - 7. The Enclave at Forestville Farm
 - 8. Massey Preserve
 - 9. Wheatleigh
 - 10. Forestville Farms
 - 11. 5401 North
 - 12. Remington Park
 - 13. Fox Den
 - 14. Berkshire Down
 - 15. Meryton
 - 16. Riverside
 - 17. Addison

**WAKE TECH
COMMUNITY COLLEGE**

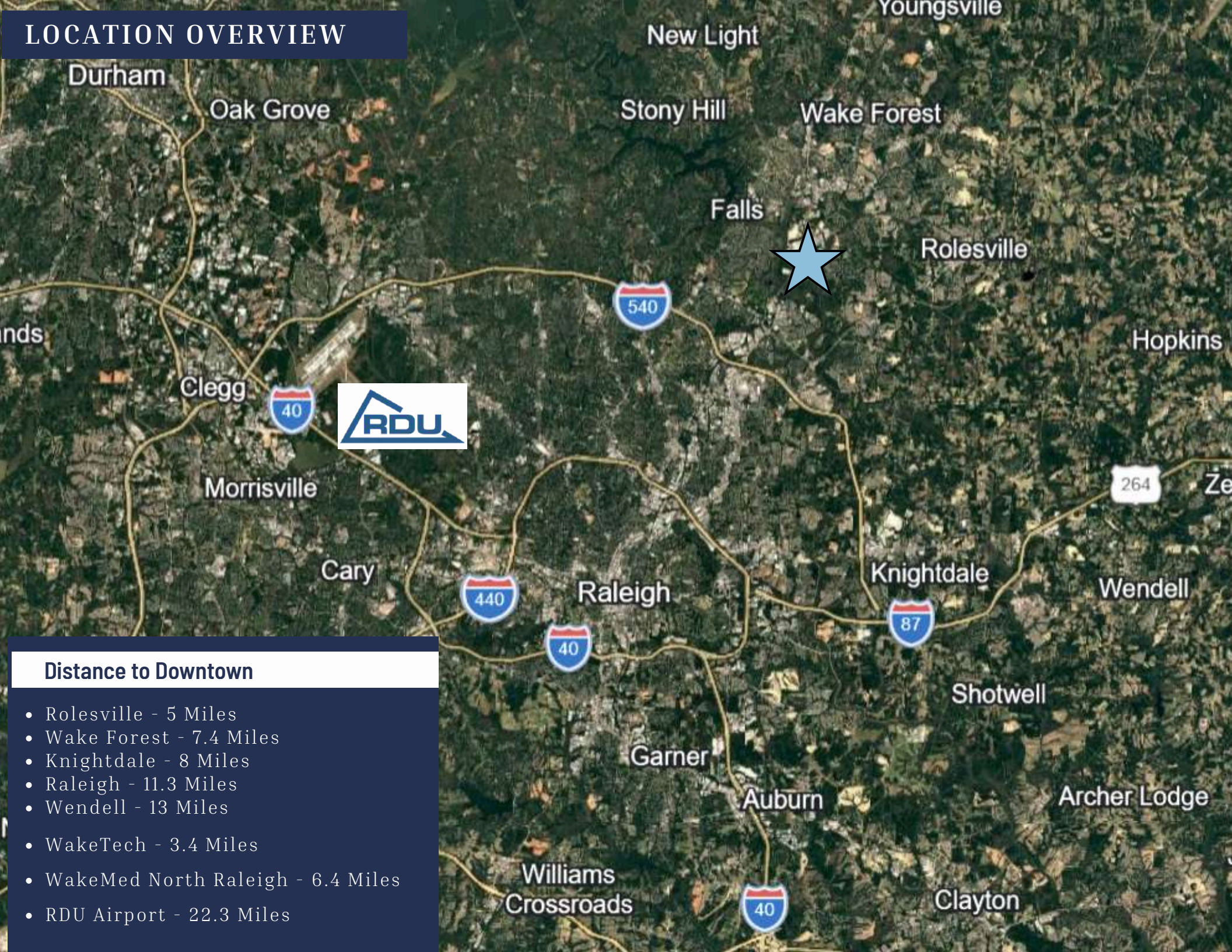


Neuse River

Neuse River

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LOCATION OVERVIEW



Distance to Downtown

- Rolesville - 5 Miles
- Wake Forest - 7.4 Miles
- Knightdale - 8 Miles
- Raleigh - 11.3 Miles
- Wendell - 13 Miles

- WakeTech - 3.4 Miles
- WakeMed North Raleigh - 6.4 Miles
- RDU Airport - 22.3 Miles

AERIAL VIEW



AERIAL VIEW





CONTACT

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