

RETAIL PROPERTY FOR LEASE

# PRIME RETAIL FOR LEASE IN RALEIGH

3201 Northside Dr | Raleigh, NC 27615

**KEITH BASHI**  
919.520.9634  
keith@cityplat.com

**CITYPLAT**  
COMMERCIAL REAL ESTATE

# PRIME RETAIL FOR LEASE IN RALEIGH

3201 Northside Dr, Raleigh, NC 27615

RETAIL PROPERTY FOR LEASE



## TABLE OF CONTENTS

|                              |   |
|------------------------------|---|
| PROPERTY SUMMARY             | 3 |
| FLOOR PLAN                   | 4 |
| PHOTOS                       | 5 |
| LOCATION MAP                 | 6 |
| CITY INFORMATION             | 7 |
| DEMOGRAPHICS MAP & REPORT    | 8 |
| CONFIDENTIALITY & DISCLAIMER | 9 |

**KEITH BASHI**

| 919.520.9634 | keith@cityplat.com



# PROPERTY SUMMARY

3201 Northside Dr, Raleigh, NC 27615

RETAIL PROPERTY FOR LEASE



## PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 3201 Northside Dr, Raleigh, NC, 27615. This exceptional property boasts a spacious and versatile layout, perfectly suited for a wide range of retail or commercial uses. With ample parking and excellent visibility, the property offers maximum exposure for your business. Inside, the expansive interior space provides a blank canvas for customizing your vision, and the high ceilings create a bright and airy atmosphere. The location's convenient access to main roads ensures a steady flow of potential customers, making it an ideal setting for a thriving retail enterprise. Don't miss the chance to make this well-positioned property the home of your next successful venture.

## OFFERING SUMMARY

|                  |                  |
|------------------|------------------|
| Lease Rate:      | \$16 SF/yr (NNN) |
| Estimated TICAM: | \$4 SF/yr        |
| Available SF:    | 14,309 SF        |
| Building Size:   | 28,193 SF        |

## PROPERTY HIGHLIGHTS

- Spacious and versatile layout
- High ceilings of 26"
- Large windows create a bright atmosphere
- Convenient access to main roads
- Ideal for retail or commercial use
- Prime location for maximum business exposure
- Ready for your next successful venture
- Zoned: IX-3

**KEITH BASHI**

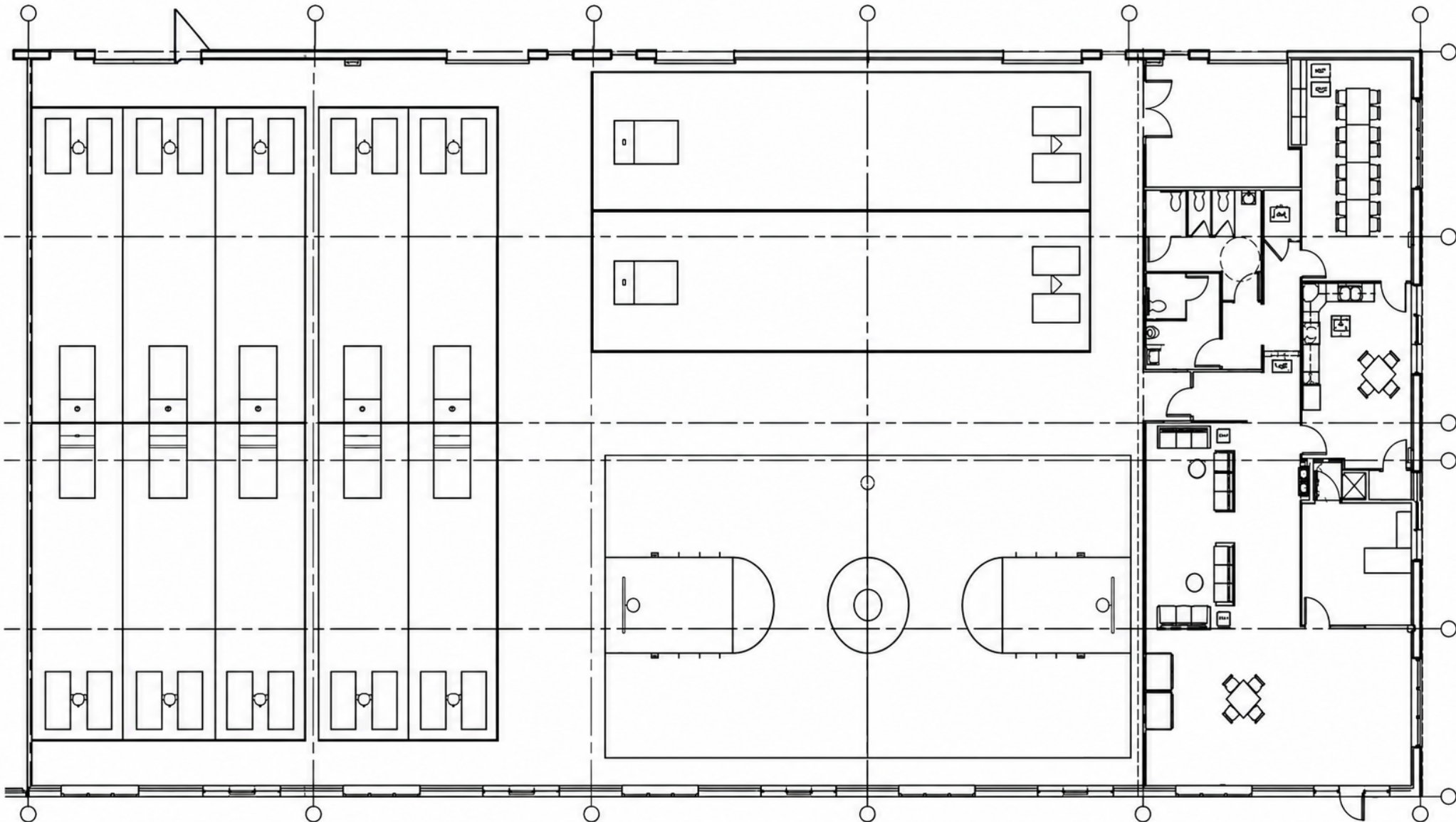
| 919.520.9634 | keith@cityplat.com



# FLOOR PLAN

3201 Northside Dr, Raleigh, NC 27615

RETAIL PROPERTY FOR LEASE



**KEITH BASHI**

| 919.520.9634 | keith@cityplat.com

**CITYPLAT**  
COMMERCIAL REAL ESTATE

107 Fayetteville , Suite 100, Raleigh, NC 27601 • 919.650.2643 • cityplat.com

# PRIME RETAIL FOR LEASE IN RALEIGH

3201 Northside Dr, Raleigh, NC 27615

RETAIL PROPERTY FOR LEASE



**KEITH BASHI**  
| 919.520.9634 | keith@cityplat.com

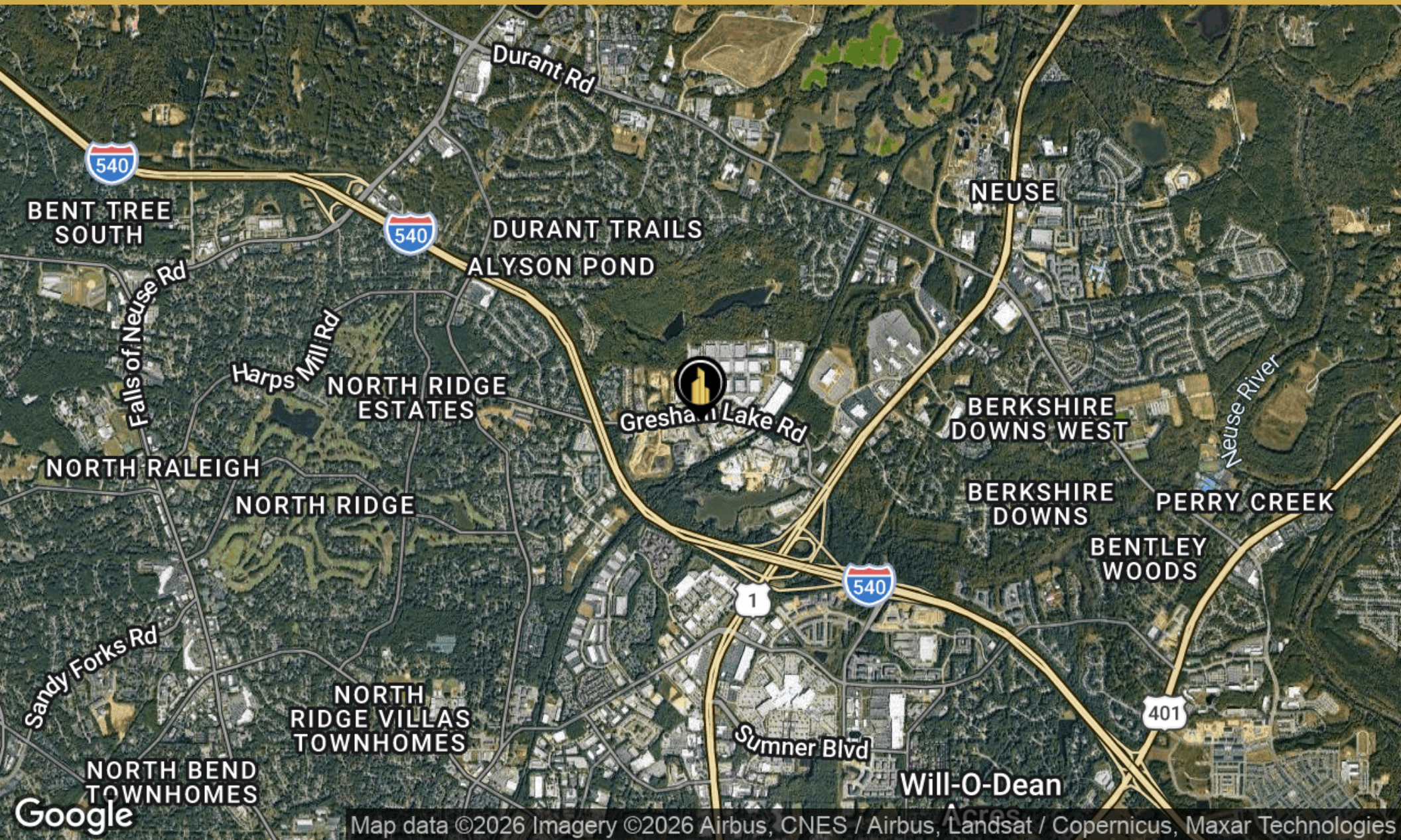
**CITYPLAT**  
COMMERCIAL REAL ESTATE

107 Fayetteville , Suite 100, Raleigh, NC 27601 • 919.650.2643 • cityplat.com

# PRIME RETAIL FOR LEASE IN RALEIGH

3201 Northside Dr, Raleigh, NC 27615

RETAIL PROPERTY FOR LEASE



**KEITH BASHI**

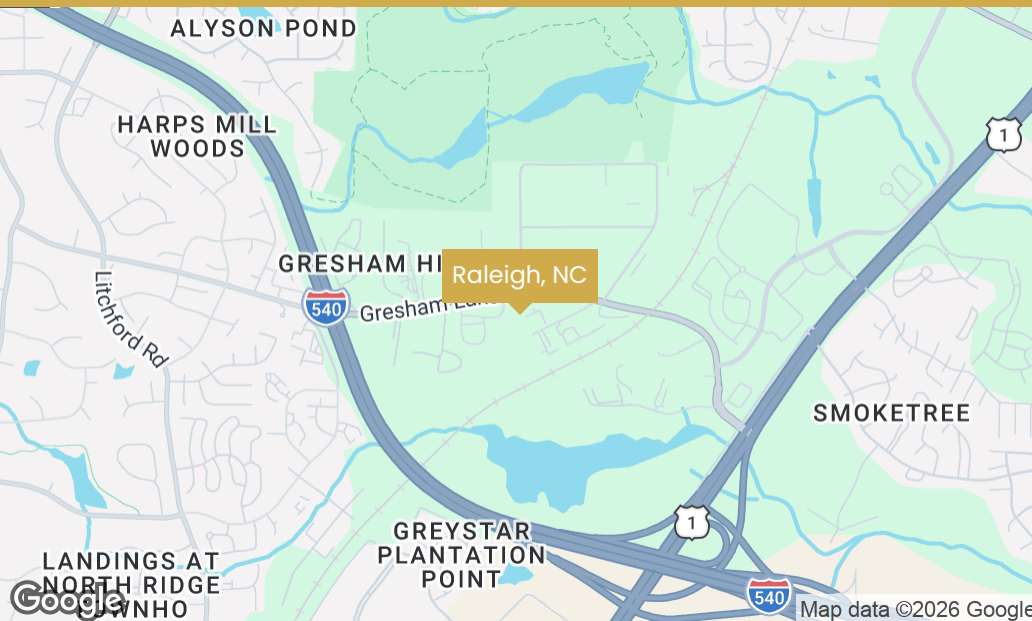
| 919.520.9634 | keith@cityplat.com

**CITYPLAT**  
COMMERCIAL REAL ESTATE

# RALEIGH

3201 Northside Dr, Raleigh, NC 27615

RETAIL PROPERTY FOR LEASE



## LOCATION DESCRIPTION

Discover the vibrant energy of Raleigh's Northside area, where your retail business can thrive in a dynamic, high-traffic location. Positioned in the heart of this bustling district, the property offers immediate access to a diverse mix of shopping, dining, and entertainment options. Just moments away, explore North Hills, a premier shopping and entertainment destination housing an array of upscale retailers, popular restaurants, and lively gathering spots. Nearby, Falls Lake beckons outdoor enthusiasts with its scenic trails and recreational activities. With a strong focus on community and commercial growth, the area presents an unbeatable opportunity for your retail venture to become an integral part of Raleigh's vibrant and evolving landscape.

Beyond the immediate trade area, Raleigh continues to rank among the fastest-growing cities in the Southeast, supported by a highly educated workforce, a strong economy, and steady population growth. As part of the Research Triangle, the city benefits from the presence of leading employers, prestigious universities, and a diverse mix of technology, healthcare, and life sciences companies that generate sustained consumer spending. Ongoing residential and commercial development continues to expand the customer base while reinforcing Raleigh's reputation as one of the nation's most desirable places to live and work. For retailers, the combination of economic stability, affluent demographics, and long-term growth creates an ideal environment to build brand awareness, attract loyal customers, and achieve lasting success.

## LOCATION DETAILS

County

Wake



**KEITH BASHI**

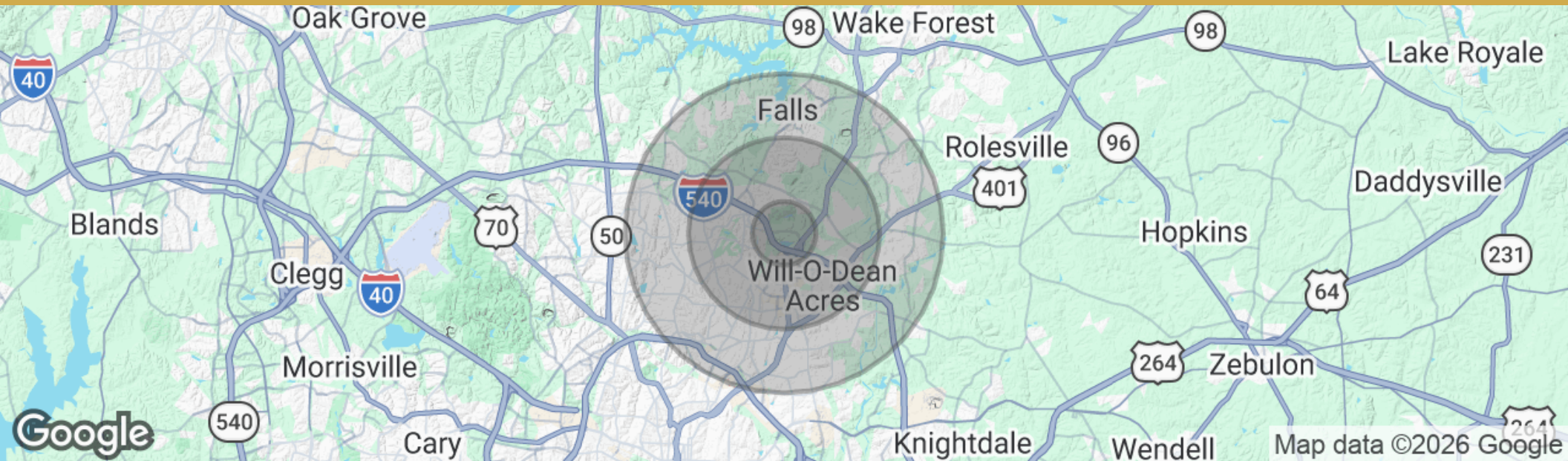
| 919.520.9634 | keith@cityplat.com

**CITYPLAT**  
COMMERCIAL REAL ESTATE

# DEMOGRAPHICS

3201 Northside Dr, Raleigh, NC 27615

RETAIL PROPERTY FOR LEASE



## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 8,471  | 74,998  | 188,178 |
| Average Age          | 35.9   | 38.0    | 39.2    |
| Average Age (Male)   | 36.5   | 36.4    | 37.7    |
| Average Age (Female) | 35.1   | 39.6    | 40.3    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,526     | 31,247    | 77,491    |
| # of Persons per HH | 2.4       | 2.4       | 2.4       |
| Average HH Income   | \$96,360  | \$110,501 | \$118,941 |
| Average House Value | \$385,485 | \$398,094 | \$419,402 |

2023 American Community Survey (ACS)

KEITH BASHI

| 919.520.9634 | keith@cityplat.com

**CITYPLAT**  
COMMERCIAL REAL ESTATE

# PRIME RETAIL FOR LEASE IN RALEIGH

3201 Northside Dr, Raleigh, NC 27615

RETAIL PROPERTY FOR LEASE

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from CityPlat Brokerage, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither CityPlat Brokerage, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. CityPlat Brokerage, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. CityPlat Brokerage, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. CityPlat Brokerage, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

**KEITH BASHI**

| 919.520.9634 | keith@cityplat.com

