

FOR LEASE

3713 BENSON DR.

RALEIGH, NC 27609

**2,279 SF
OFFICE SUITE**

LISTING BROKER:

FRED DICKENS

**919.227.5508 (O) | 919.673.4775 (M)
FDICKENS@TRADEMARKPROPERTIES.COM**

3713 BENSON DRIVE
RALEIGH, NC 227609

PROPERTY HIGHLIGHTS

- » First floor office space for lease with direct access to parking
- » Suite 101: 2,279 SF
- » Private entry with awning
- » Signage Available
- » The suite is perfect for medical outpatient procedure, or general office use
- » Located just off Wake Forest Road, near I-440
- » Less than 0.5 mile from Duke Raleigh Hospital
- » One mile from Midtown East and two miles from North Hills
- » Free surface parking available
- » 4:1,000 parking ratio. Avoid hospital parking!

LEASE RATE: \$25.00, MG

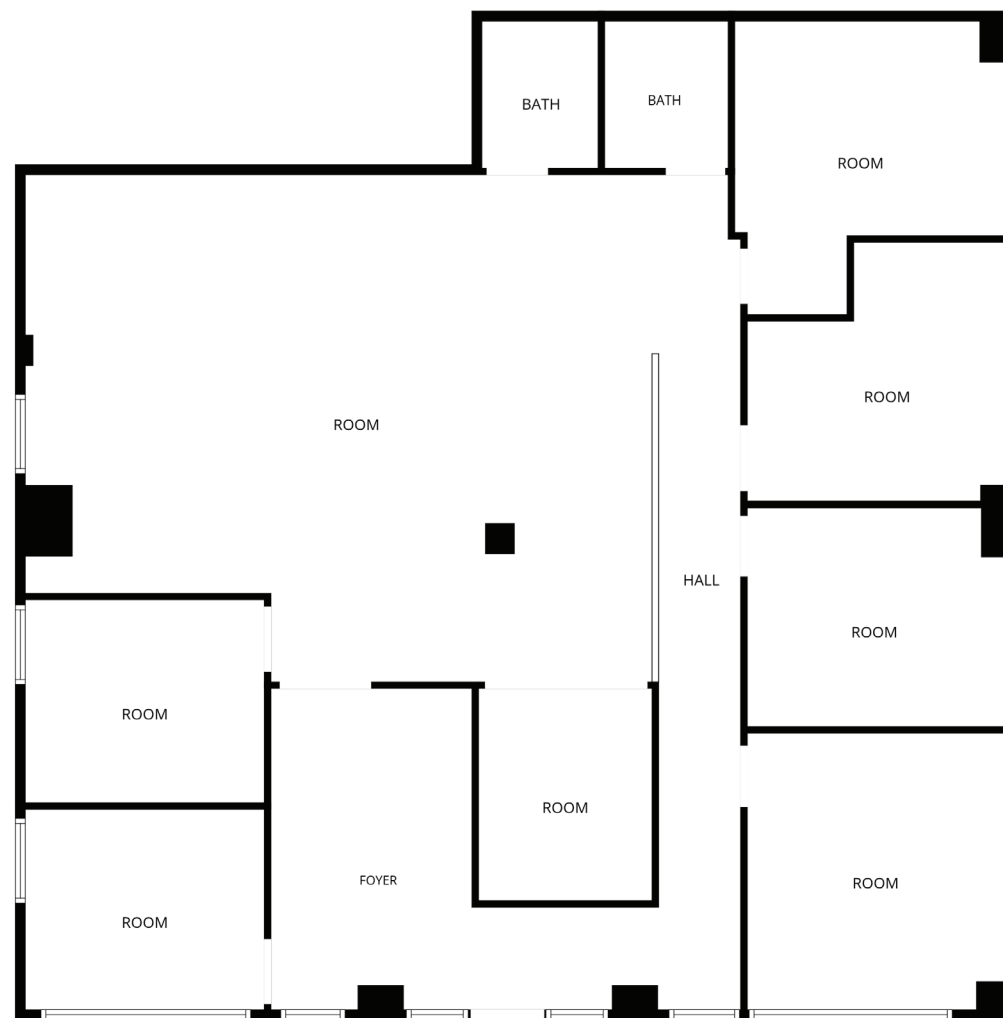


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1001 WADE AVENUE
SUITE 300, RALEIGH, NC 27605
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FLOOR PLAN



*For illustration purposes only

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PROPERTY PHOTOS



AREA AMENITIES

1

A Lil' R+ R	Clean Juice	Plants	Mason's Famous	Sur La Table
Aladdin's Eatery	CO	Happy & Hale	Lobster Rolls	Sweetgreen
Alo Yoga	Coquette	hellbent	Massage Envy	Tamasha
Altar'd State	Brasserie	HomeTurf	Spa	Target
Another	Cowfish	Hush	Monkee's	Tecovas
Broken Egg	Cuccilo	iCRYO	Orangetheory	The BBQ Lab
Cafe	Terrazza	J.Crew	Fitness	The Spectacle
Anthropologie	Dose Yoga +	J.McLaughlin	Paintbase Nail	Total Wine &
Barking Dog	Smoothie	JETSET Pilates	Bar	More
Bartaco	Evereve	johnnie-O	Panera Bread	Trellis Floral
Ben & Jerry's	Fink's Jewelers	Jubala Coffee	Peloton	TrenLend
Benchwarmers	Firebirds Wood	Kendra Scott	Peter Millar	True Food
Bagels	Fired Grill	Kilwins	Pink Chicken	Kitchen
Blown Away	Five Guys	Kings Dining &	PrimoHoagies	Uniquities
Blow Dry Bar	Fleur Boutique	Entertainment	Pure Barre	Velvet Taco
Bonefish Grill	Flower Power	La Maison	REI	Vermillion
Bononbos	Kids Cooking	Lamb's Ear	Rosewater	Village Tavern
Bul Box	Foxcroft Wine	Learning	Roth's	Vineyard Vines
Capital Grille	Co	Express	Ruth's Chris	Vita Vite
Captain	Gena Chandler	Leo's Italian	Steak House	Vivace
Cookie &	Giorgio Pizza	Social	Salon Blu	Voda Boutique
The Milk Man	Bar	Lilly Pulitzer	Sixty Vines	Vow'd
Charlotte's	Glo de Vie	Lululemon	Standard Beer	Weddings
Chick-fil-A	Med Spa	Athletica	+Food	Warby Parker
Chipotle	Good Graces	Madewell	Starbucks	Woodhouse Spa
Chuy's	Green Rabbit	Marta's	STIR Raleigh	Yard House

2

Black Ivory Cafe	Jerry's Artarama	Piada Italian Street	The Melting Pot
Burger Fi	Jet's Pizza	Food	Tropical Smoothie
CPR-Cell Phone	JewelRecycle	ShabaShabu	Cafe
Repair	Lush Nail Bar	Staples	Trek Bicycle Store
DSW Designer Shoe	Lady Jane's Haircuts	The Designery North	Ultra Beauty
Warehouse	Ross Dress for Less	Raleigh	US Fitness Products
Hampton Inn &	RxUniform	The Joint	US Postal Service
Suites	Pet Supplies Plus	Chiropractic	

3

A Goodnight Sleepstore
BB Crispy Chicken
Beauty Co
Boardroom Salon For Men
Cava
Chase Bank
Chick-fil-a

Club Pilates
Crumbl Cookies
Drybar
Fifth Third Bank
First Watch
Jimmy John's
MyEyeDr

Nail Kitchen
New Balance
Papa John's
PGA Tour Superstore
Pet People
Petfolk Veterinary &
Urgent Care

Starbucks
STRETCHLAB
The Gator Bug
The Good Feet Store
The NOW Massage
Torchy's
UNC Urgent Care

Midtown Raleigh
Verizon Wireless
Waxing the City
Wegmans

4

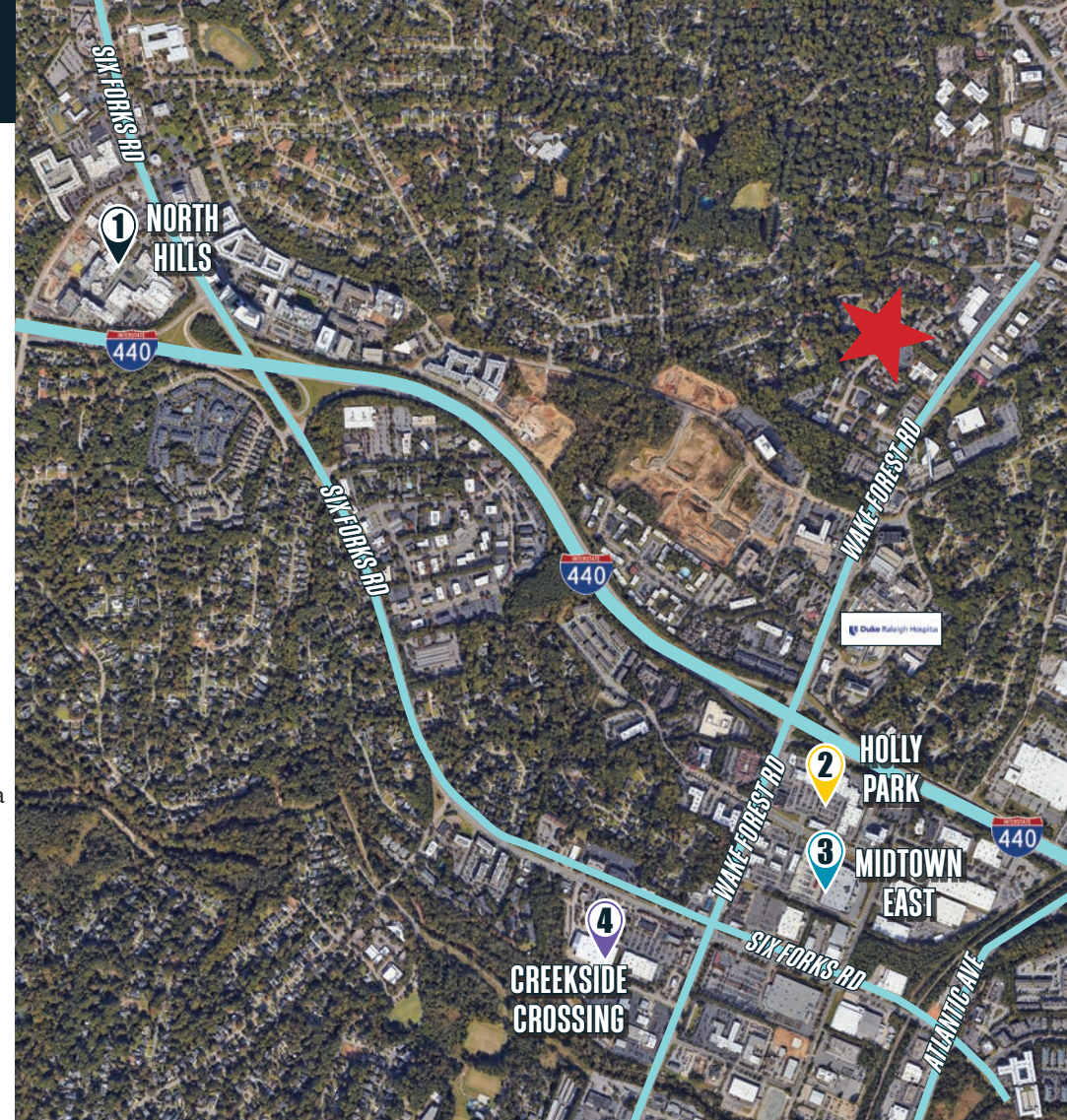
Arby's
Billionaires's Barber
Shop Midtown
BP

CNP Nails
Discount Tires
Dollar Tree
Jasmin Mediterranean

Jumbo China Restaurant
McDonald's
Midtown Pho
Neo Hibachi

La Farm Bakery
Lilly's Makeup Bar
Planet Fitness
Pizza Hut

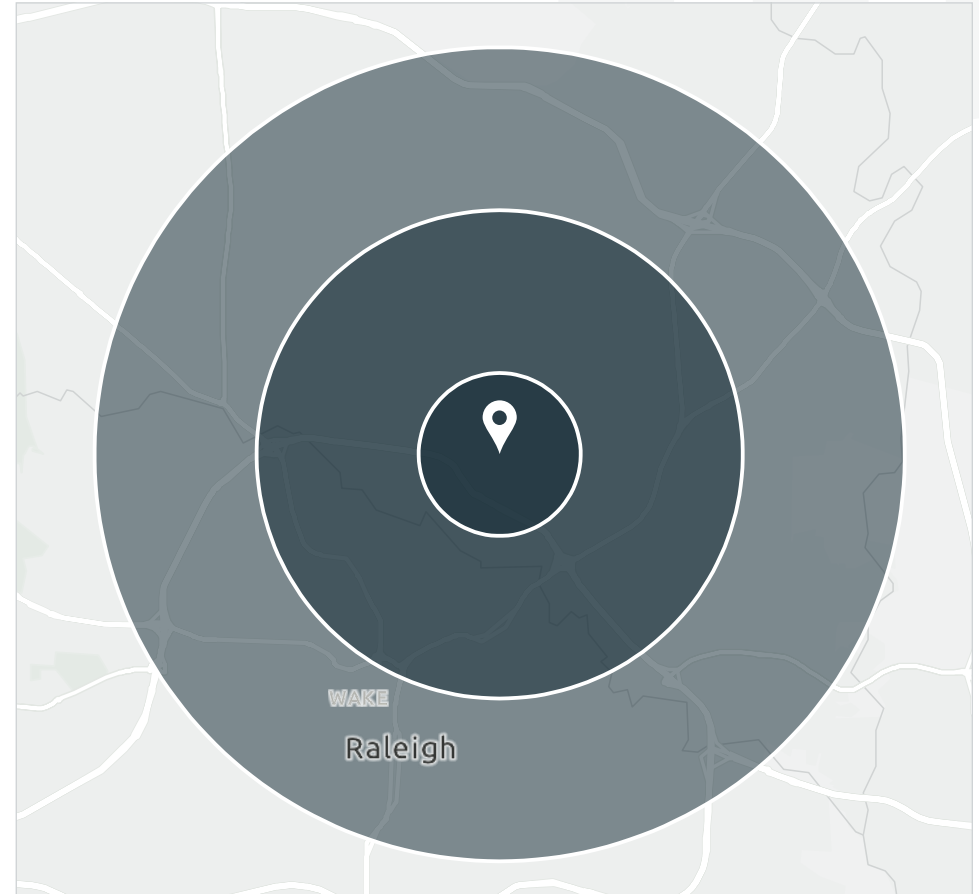
Star Tobacco
SuperCuts
T-Mobile
Umiya Raleigh



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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 POPULATION	8,524	94,348	259,346
2030 POPULATION (PROJECTED)	10,990	100,872	277,673
2025 HOUSEHOLDS	4,299	43,767	115,765
2030 HOUSEHOLDS (PROJECTED)	5,744	47,839	126,839
OWNER-OCCUPIED HOUSING UNITS	1,282	20,091	54,053
RENTER-OCCUPIED HOUSING UNITS	3,017	23,676	61,712
2025 AVERAGE HOUSEHOLD INCOME	\$119,845	\$134,390	\$133,954
2030 AVG HOUSEHOLD INCOME (PROJECTED)	\$134,234	\$148,723	\$148,083



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