



FREESTANDING 2ND GEN RESTAURANT - FOR LEASE

3601 NEW BERN AVE

ATLAS STARK

PROPERTY SUMMARY

Freestanding, second-generation restaurant available for lease. Located at 3601 New Bern Ave, this ±5,000 SF restaurant offers great exposure and visibility along New Bern Avenue, and is located adjacent to a new 6,900 SF retail center delivering in 2026. Exterior renovations are currently underway. The interior includes a fully built-out kitchen with a grease trap and hood. The property sits just outside the I-440 Beltline, offering convenient access to Downtown Raleigh and the greater Triangle region.

HIGHLIGHTS

- Address: 3601 New Bern Ave, Raleigh, NC 27610
- Use: 2nd Generation Restaurant
- Building Size: ±5,000 SF
- Base Rent: \$37.50 PSF NNN; TICAM: \$5.50 PSF
- Available Now
- Adjacent to new 6,900 SF retail center delivering in 2026



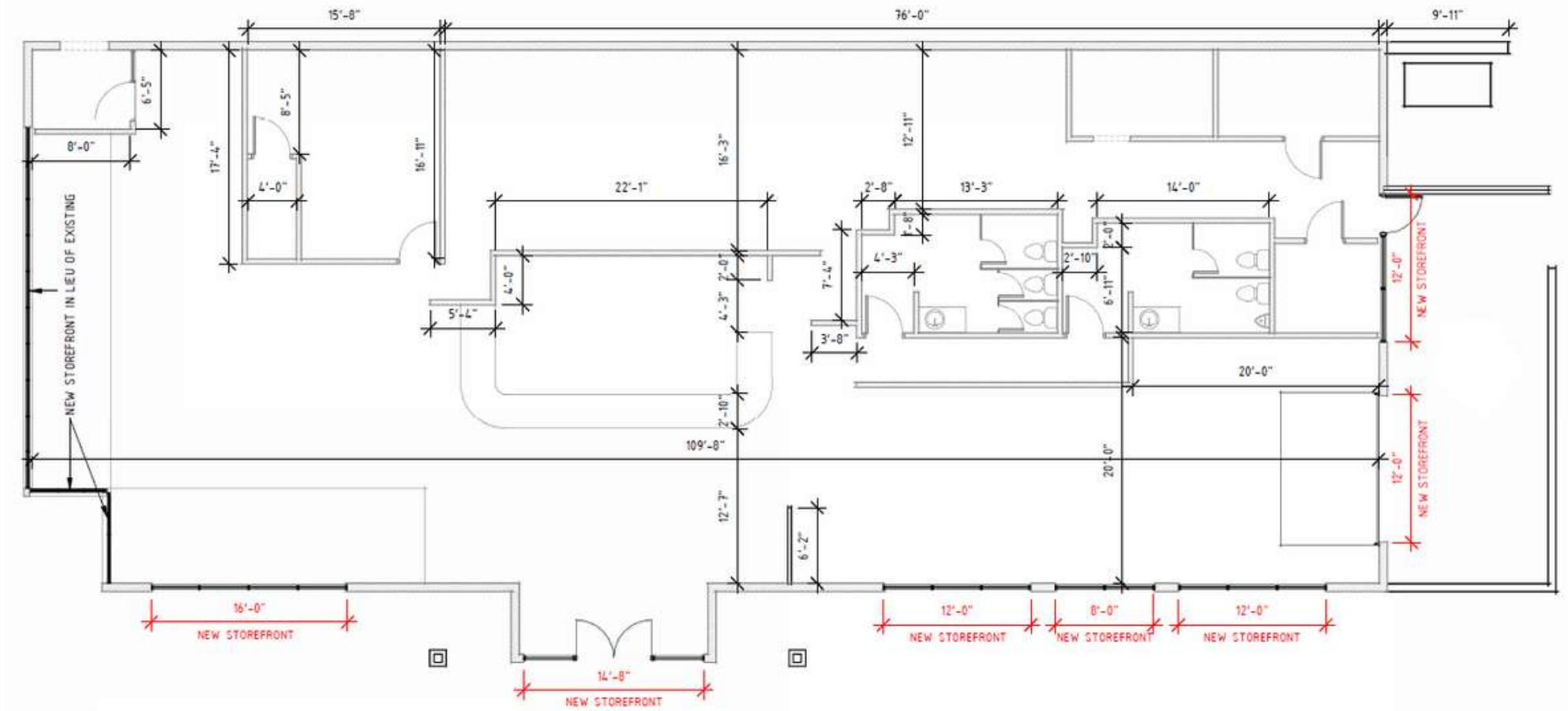


PROPERTY

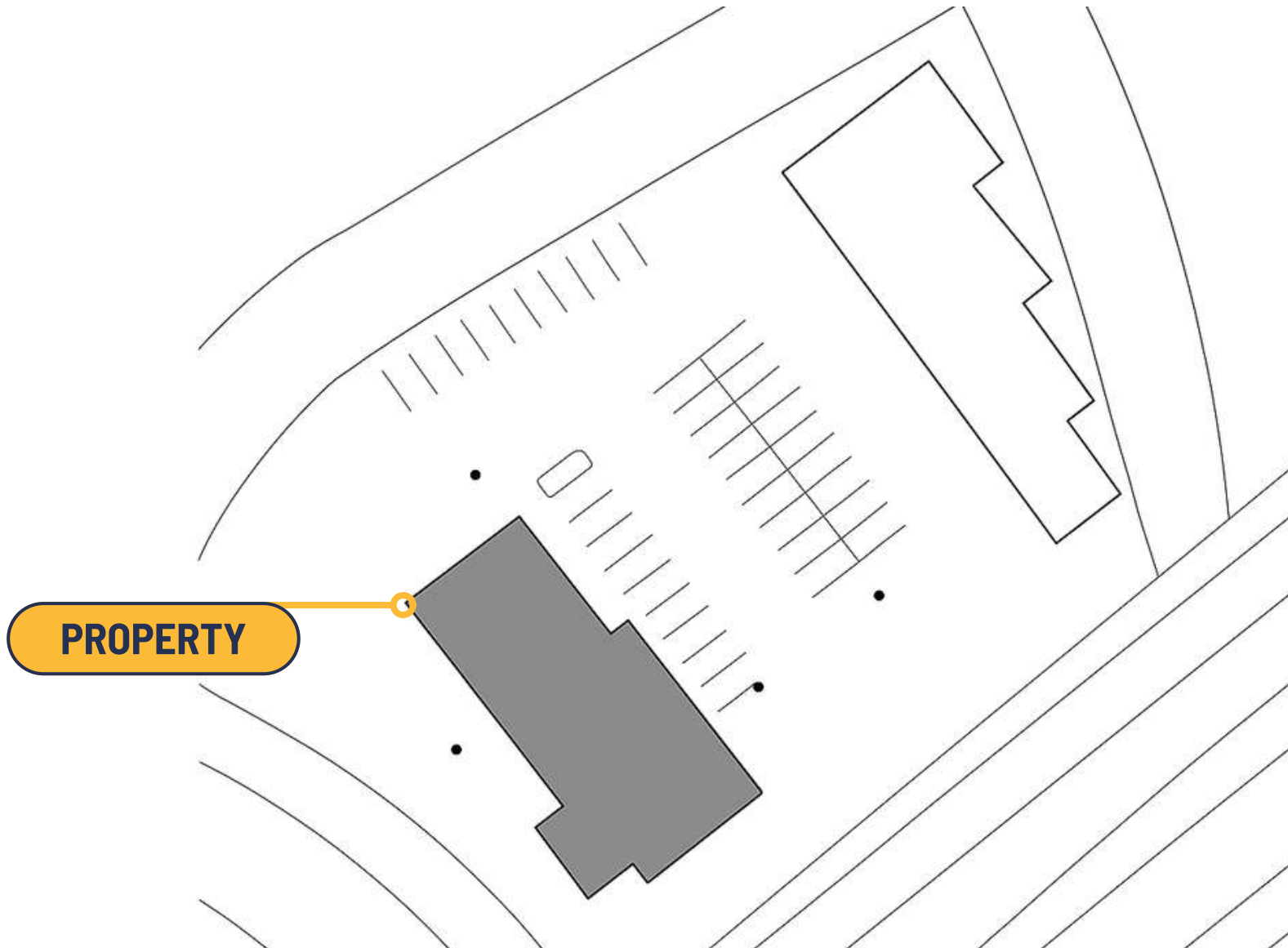
3605 New Bern Ave

- Pre-Leasing
- New construction
- 6,900 SF retail center
- Flexible suites ranging from 900 SF to 6,900 SF

Floorplan



Site Plan



DEMOGRAPHICS WITHIN 3-MILE



81,988 POPULATION



38 MEDIAN AGE



\$99,702 MEDIAN
HOUSEHOLD INCOME



2.4 AVERAGE
HOUSEHOLD SIZE

LOCATION

- 4-MIN TO WAKE MED HOSPITAL
- NORTH HILLS-5 MILES
- DOWNTOWN RALEIGH-4 MILES
- RDU INTERNATIONAL AIRPORT-20 MINUTES

440

SITE

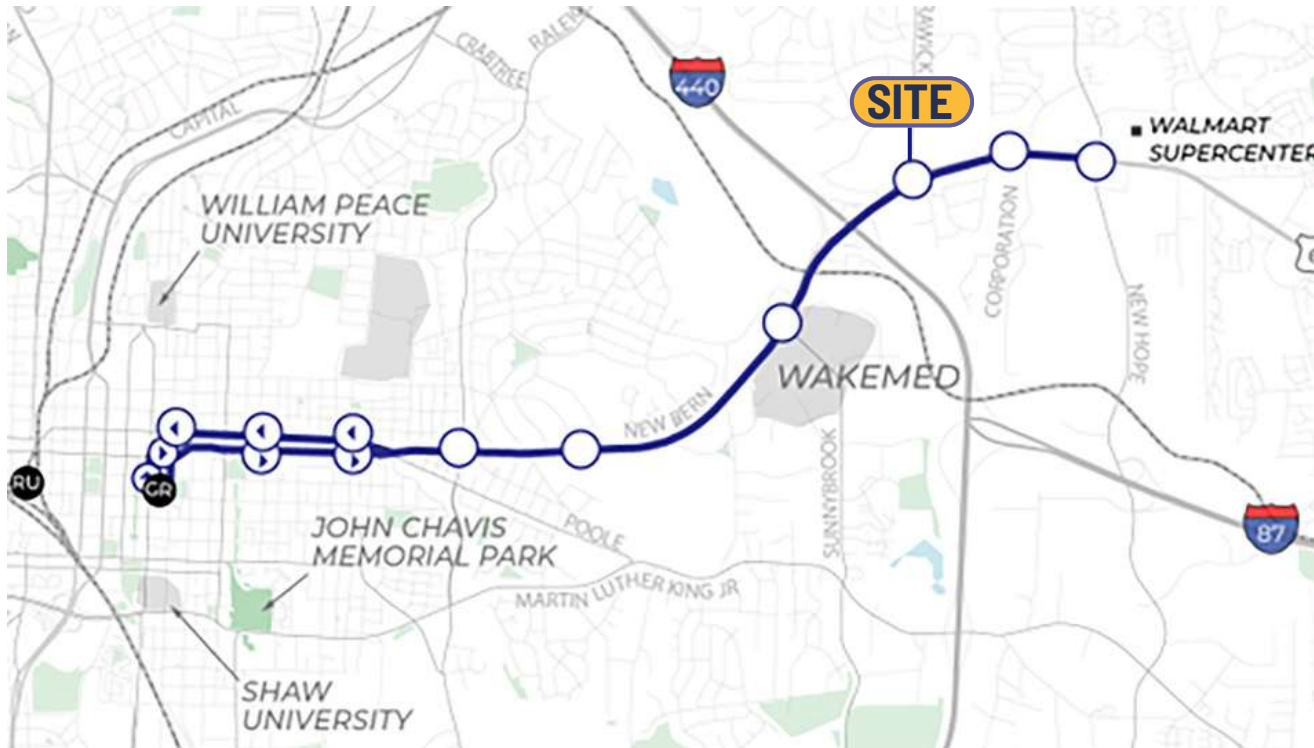
NEW BERN AVE.

**WakeMed Raleigh
Campus**

DOWNTOWN RALEIGH

WAKE BRT - NEW BERN AVE

The Wake BRT - New Bern Avenue project is currently under construction, **extending from Downtown Raleigh to New Hope Road**. The 5-mile corridor will include 19 new station platforms and 3.3 miles of dedicated bus lanes, **improving travel times and accessibility along one of the city's busiest routes**. With service planned to connect key destinations such as WakeMed and nearby shopping centers, the project will bring enhanced public transit right to New Bern Avenue, supporting continued growth and connectivity in East Raleigh.



HIGHLIGHTS

- Corridor: Downtown Raleigh → New Hope Rd (≈ 5.1 miles)
- Stations: 19 BRT platforms with upgraded shelters and real-time info
- Dedicated Lanes: 3.3 miles for faster, more reliable bus service
- Signal Priority: Keeps buses moving through traffic lights
- Major Stops: Downtown, WakeMed, and New Bern Ave shopping centers
- Status: Under construction now - Raleigh's first BRT corridor



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