



**FOR SALE
OR LEASE**

183 WIND CHIME CT

SUITE 203 | RALEIGH, NC 27615

**956 SF | SECOND FLOOR
OFFICE CONDO**

LISTING BROKER:

KHARMIKA ALSTON

919.645.1431 (D) | 919.672.4905 (M)

KALSTON@TRADEMARKPROPERTIES.COM

**1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552**

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PROPERTY HIGHLIGHTS

- » 956 SF flexible second floor office condo with ground level entry
- » Ideal for various configurations, including private offices, collaborative workspaces, and reception area
- » Located in the vibrant area of North Raleigh, ensuring a dynamic and energetic environment for your business
- » Easily accessible from major highways, providing convenience for both clients and employees to reach the office
- » Situated in a well-maintained office park, which ensures a prestigious address
- » The office park features ample parking spaces, ensuring hassle-free access for both employees and visitors.
- » The surrounding area boasts a variety of dining, shopping, and service options, offering excellent amenities for your business operations and employee satisfaction
- » Provides a professional and well-maintained environment, enhancing the overall image and functionality of your business



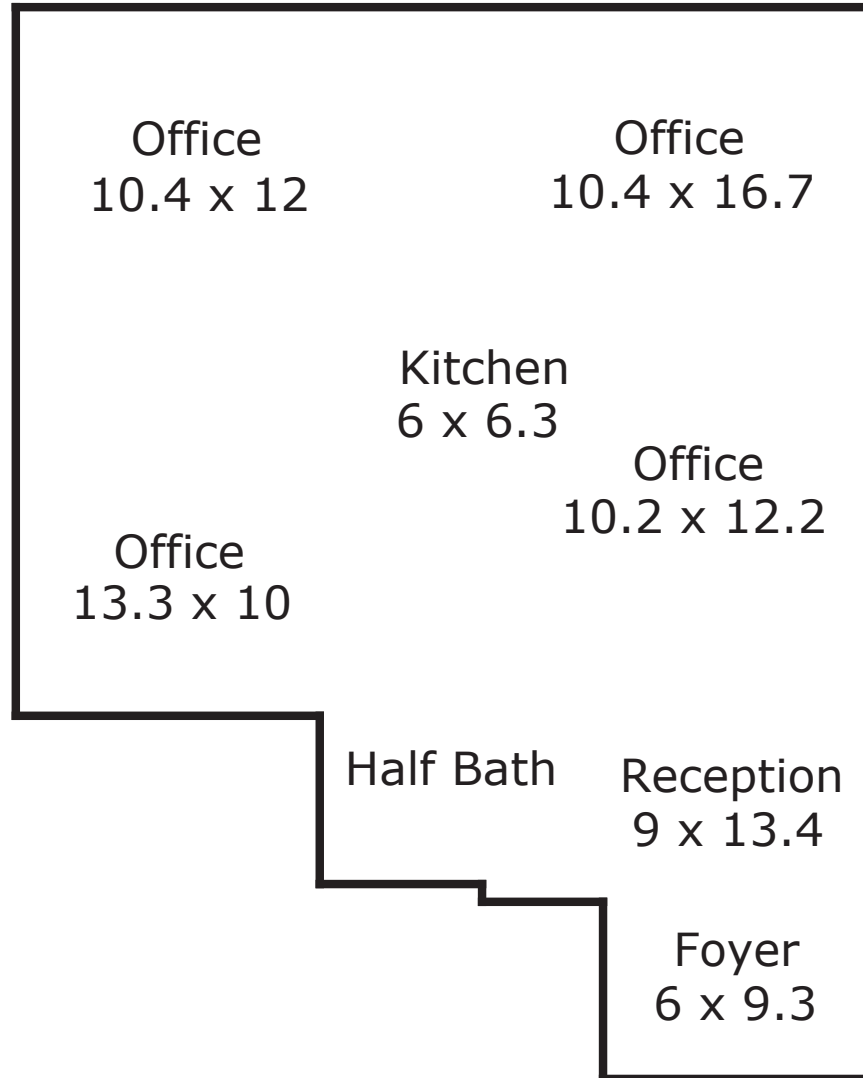
LEASE RATE: \$18.00/SF, MG
SALE PRICE: \$275,000

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FLOOR PLAN

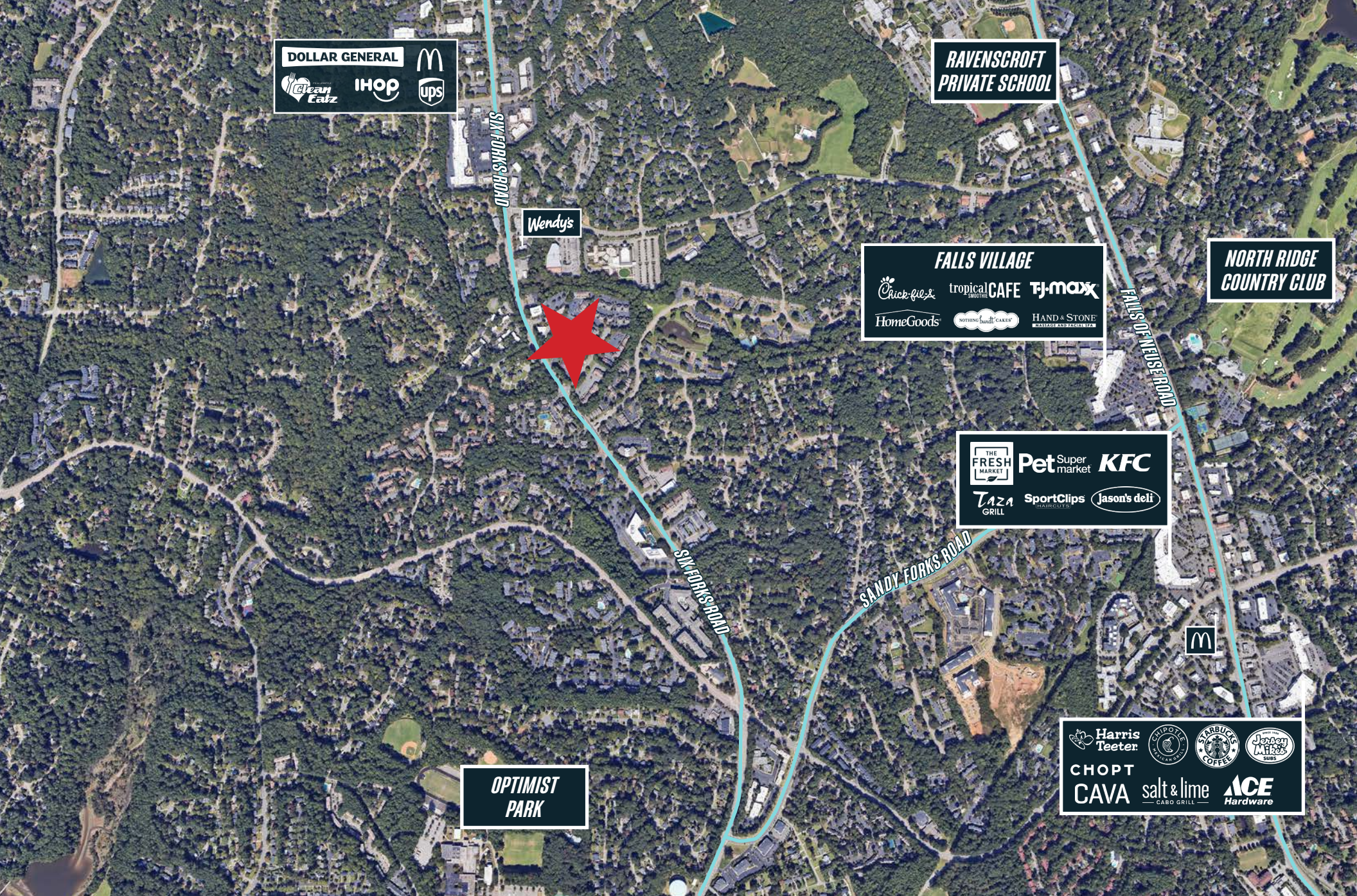


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DOLLAR GENERAL
Clean Eatz
IHOP
McDonald's
UPS

RAVENSCROFT
PRIVATE SCHOOL

Wendys



FALLS VILLAGE
Chick-fil-A
HomeGoods
tropical CAFE
NOTHING BUT CAKE
T.J. Maxx
HAND & STONE

NORTH RIDGE
COUNTRY CLUB

THE FRESH MARKET
Pet Super Market
KFC
Taza Grill
SportClips
Jason's Deli

OPTIMIST
PARK

Harris Teeter
SALT & LIME CABO GRILL
ACE Hardware
Starbucks Coffee
Jason's Deli

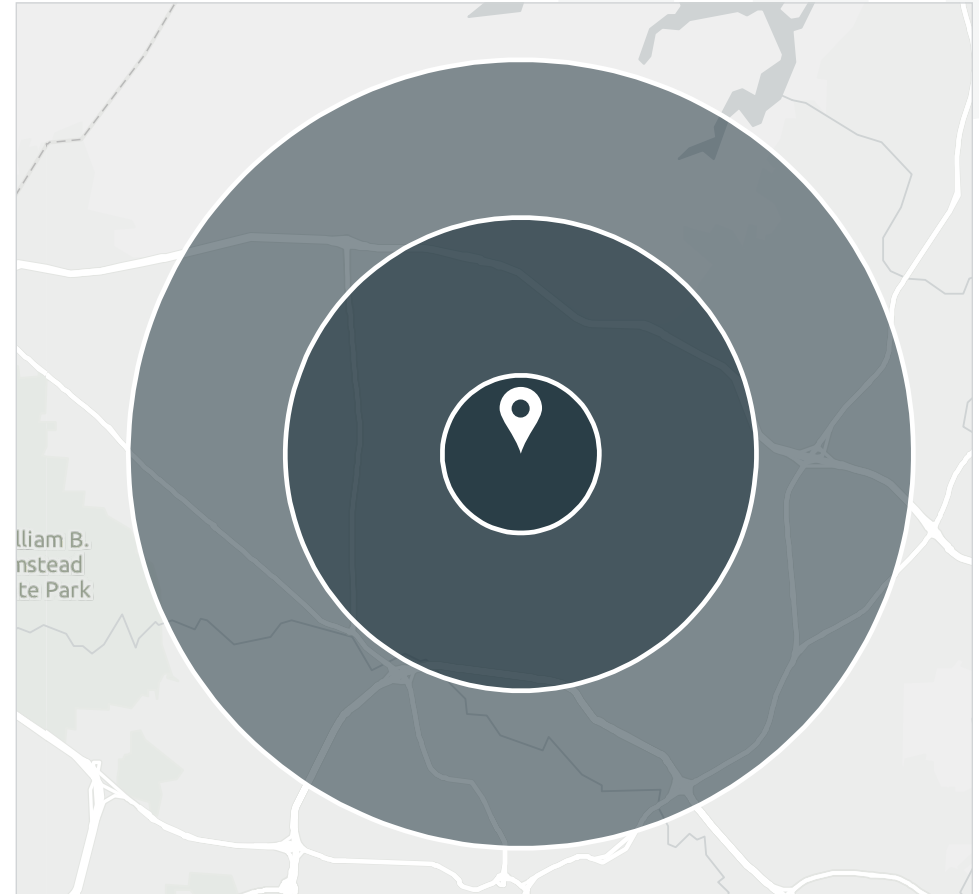
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 POPULATION	13,097	85,094	208,787
2029 POPULATION (PROJECTED)	12,947	88,406	216,295
2024 HOUSEHOLDS	6,451	39,688	94,198
2029 HOUSEHOLDS (PROJECTED)	6,423	41,728	98,431
OWNER-OCCUPIED HOUSING UNITS	3,282	22,716	51,000
RENTER-OCCUPIED HOUSING UNITS	3,170	16,972	43,198
2024 AVERAGE HOUSEHOLD INCOME	\$99,562	\$133,517	\$139,557



EXCLUSIVE BROKER:

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