



1310 CORPORATION PKWY

SUITE J | RALEIGH, NC 27610

**FOR
LEASE**

**1,565 SF
RETAIL/FLEX SUITE**

LISTING BROKER:

SHELLEY BHATIA, CCIM

910.273.8474 (M)

SBHATIA@TRADEMARKPROPERTIES.COM

**1310 CORPORATION PARKWAY
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PROPERTY HIGHLIGHTS

- » 1,565 SF in-line retail/flex suite
- » 20,000 SF retail strip center
- » Situated off New Bern Avenue (BUS-64), ideal for small businesses
- » Easy access to I-440 connecting to I-40, I-540, US-401, and US-87
- » Ample onsite parking available for employees and customers.
- » Surrounded by retail, residential, and various small businesses

**LEASE RATE:
\$14.50 + \$6.27 NNN/SF**



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**1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919.782.5552**

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PROPERTY PHOTOS

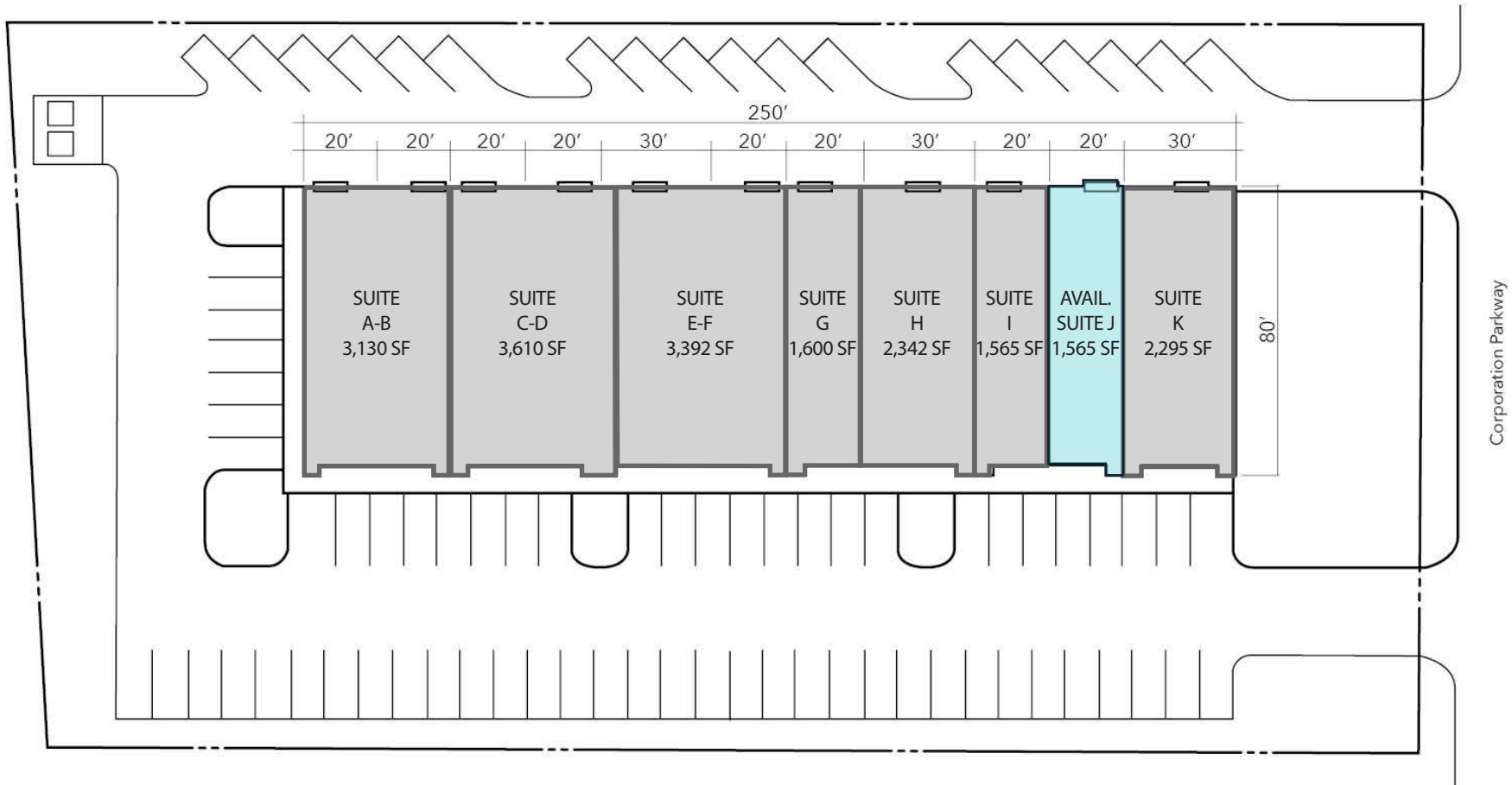


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FLOOR PLAN

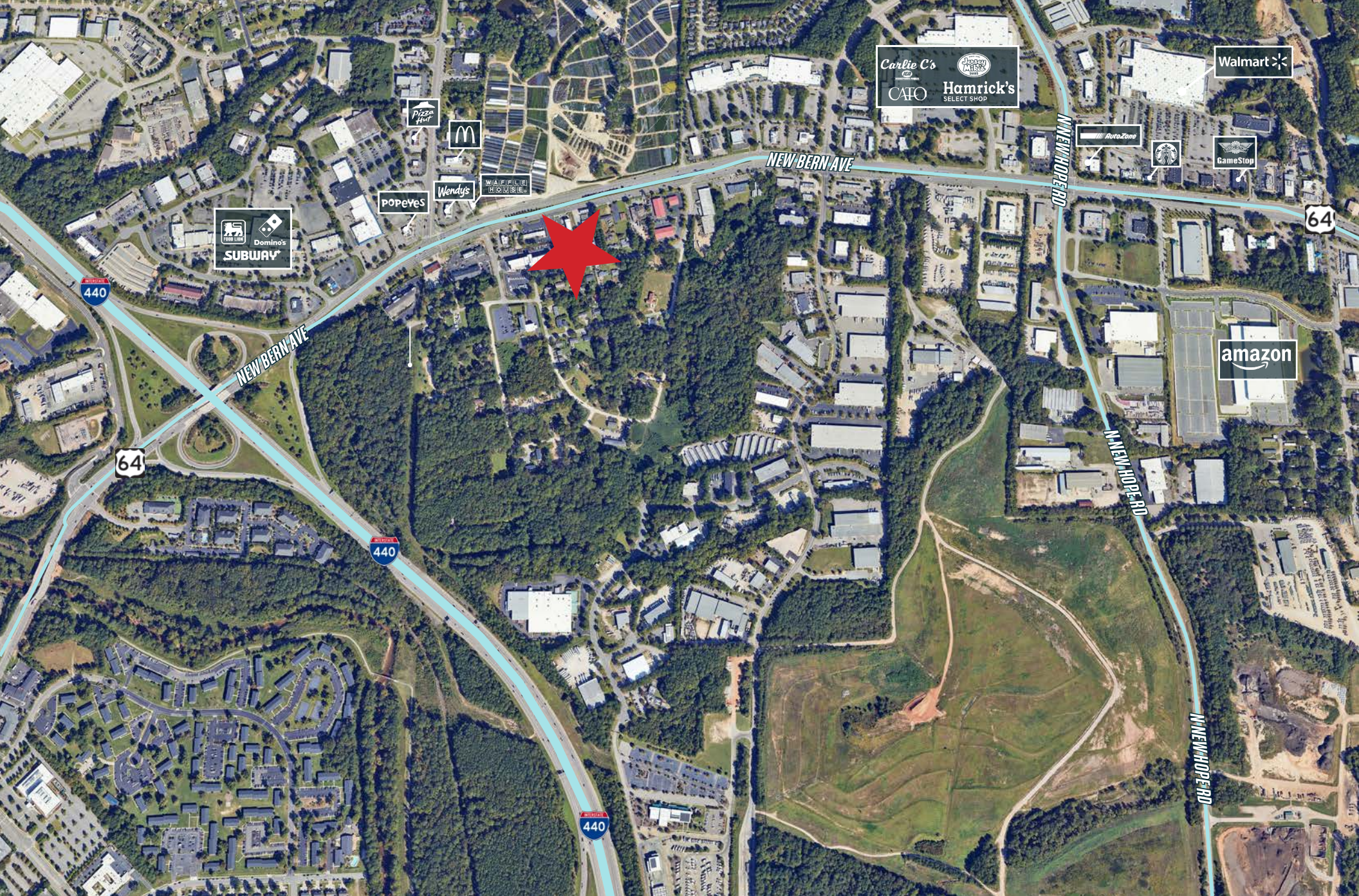


AVAILABILITY

SUITE	SIZE	LEASE RATE	LEASE TYPE	AVAILABLE
J	1,565	\$14.50/SF	NNN	IMMEDIATELY

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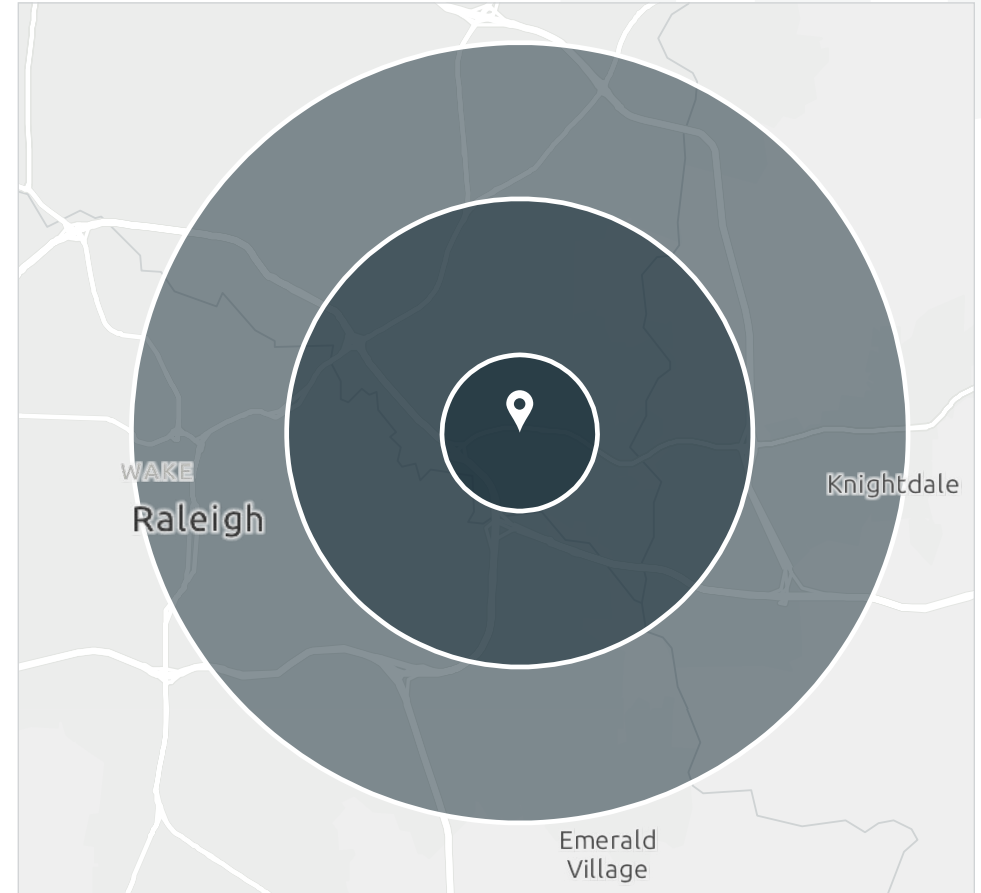
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 POPULATION	7,433	71,794	207,161
2028 POPULATION (PROJECTED)	7,816	74,227	225,951
2023 HOUSEHOLDS	2,631	27,794	83,465
2028 HOUSEHOLDS (PROJECTED)	2,775	28,831	92,525
OWNER-OCCUPIED HOUSING UNITS	1,484	16,873	43,994
RENTER-OCCUPIED HOUSING UNITS	1,147	10,921	39,462
2023 AVERAGE HOUSEHOLD INCOME	\$99,363	\$92,226	\$101,785



EXCLUSIVE BROKER:

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