

Dillon

Commercial Real Estate Services



1004 South Saunders Street Raleigh, NC 27603-2202

- Approximately 1,764 square feet of retail/office space for lease near Dix Park
- Location is in a rapidly developing area on the south side of downtown Raleigh
- Hundreds of apartments, new office and retail space is being developed adjacent to the site
- A new traffic circle is planned at the intersection with Lake Wheeler Road
- Street improvements are also planned along South Saunders and Lake Wheeler Road
- Ownership is anticipating a full renovation, to include new LED lights, new HVAC, new restroom(s), paint, and a floor covering of tenant's choice. Additional improvements can be negotiated.
- Adequate parking is provided on site with unmarked spaces
- Due to the renovation needs, it is anticipated that the building could be available in October 2023
- Asking annual rent rate is \$27.50 per foot NNN. . . . \$4,042.50 per month NNN

Dillon Commercial Real Estate Services, Inc.
3900 Merton Drive, Suite 170, Raleigh, North Carolina 27609
919-782-1921

www.dilloncommercial.com

