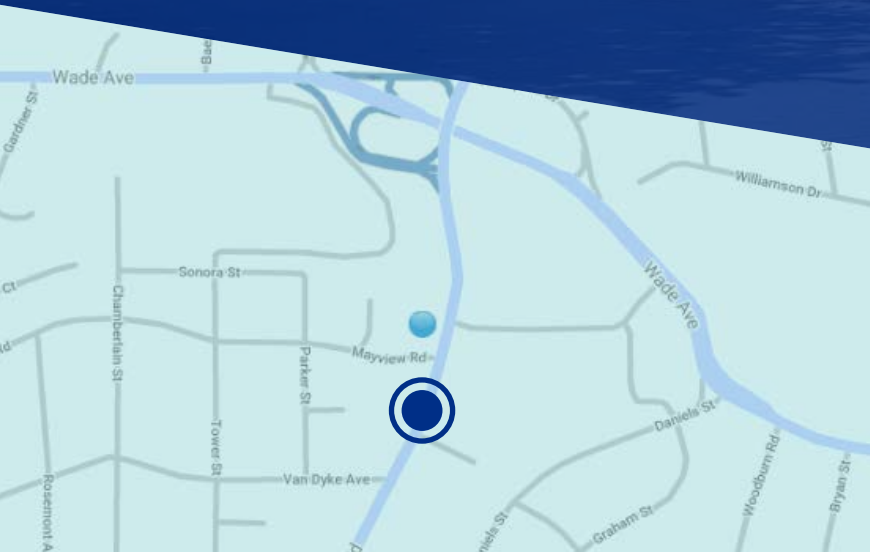




# 1019 OBERLIN ROAD

RALEIGH, NC 27605

ITB OFFICE BUILDING  
FOR LEASE



1001 Wade Avenue, Suite 300, Raleigh, NC 27605  
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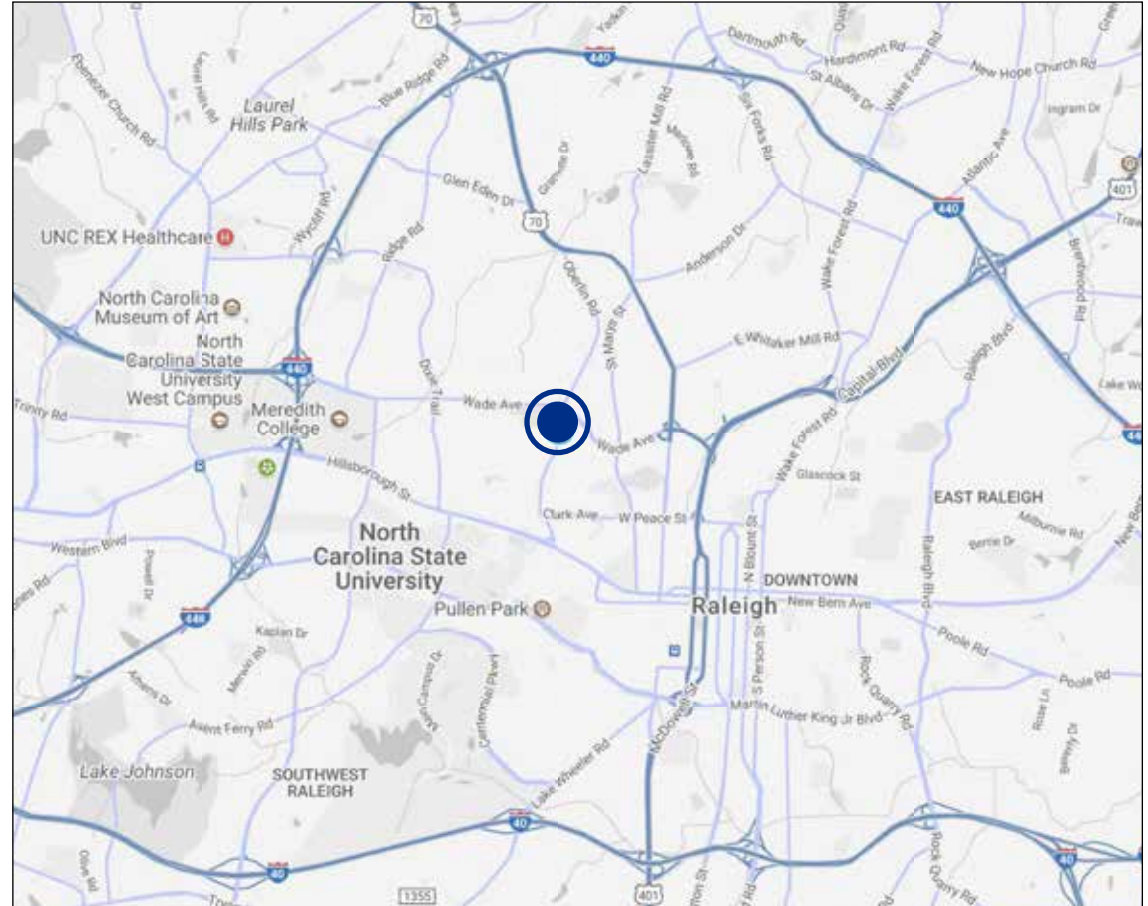
**ITB OFFICE BUILDING  
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## PROPERTY HIGHLIGHTS

- Two-story, 2,416 SF freestanding office building
- Zoned OX-3
- Brick exterior with wood joist construction
- Large windows provide ample natural lighting
- Private driveway and parking available

## LOCATION HIGHLIGHTS

- Located on Oberlin Road, near Cameron Village
- Many restaurants and shops located within minutes
- Close to Wade Avenue, a main arterial road to downtown Raleigh



# ASKING RATE

\$4,800/month

## SHELLEY BHATIA

sbhatia@trademarkproperties.com

919.645.1421 direct 910.273.8474 mobile

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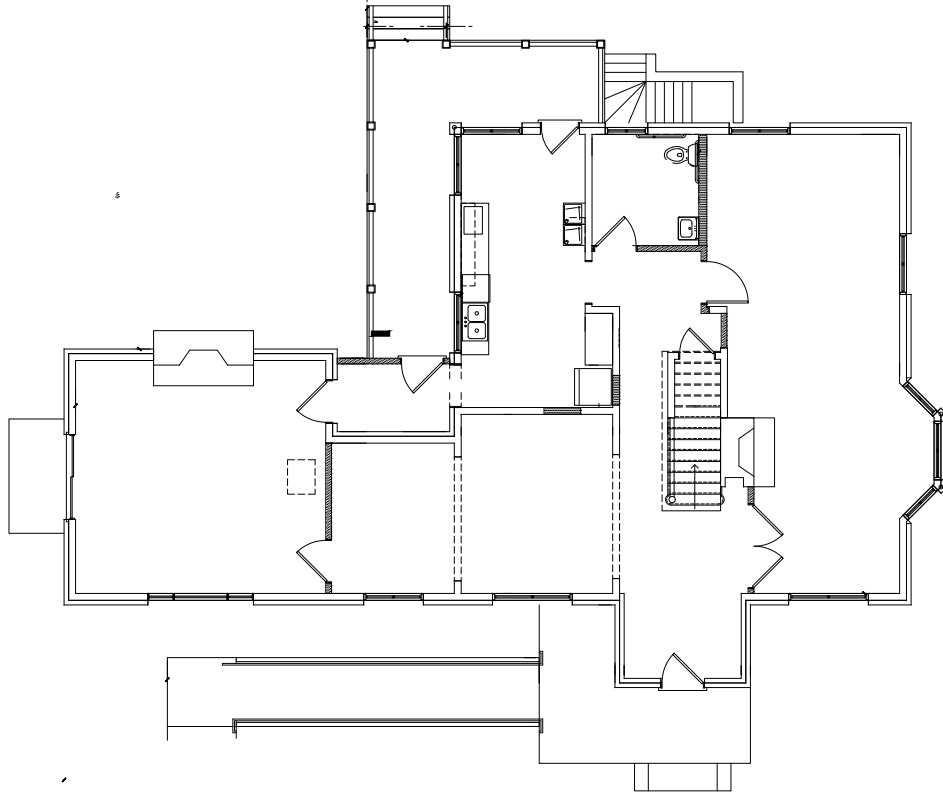


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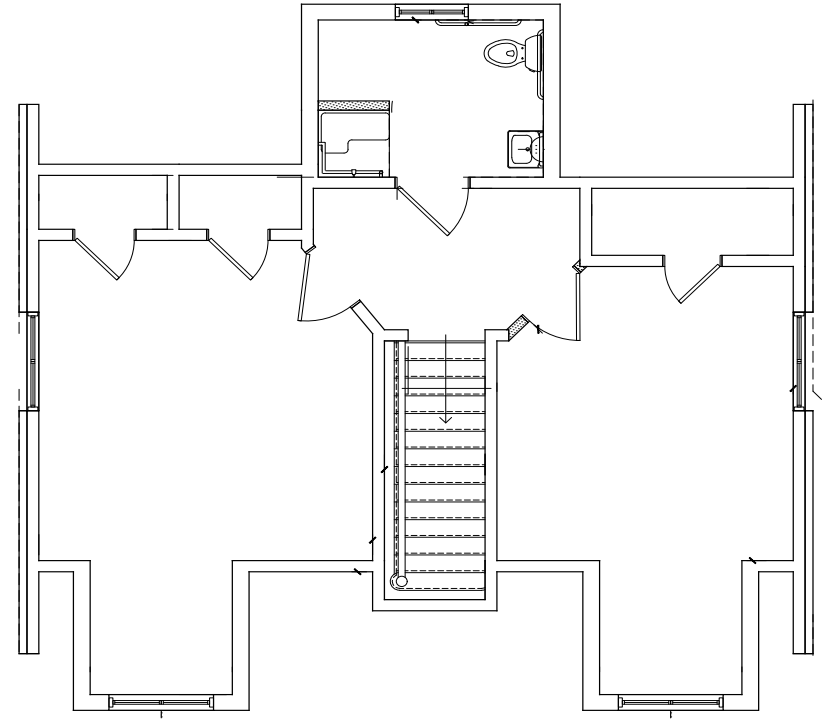
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FIRST FLOOR



SECOND FLOOR



**SHELLEY BHATIA**

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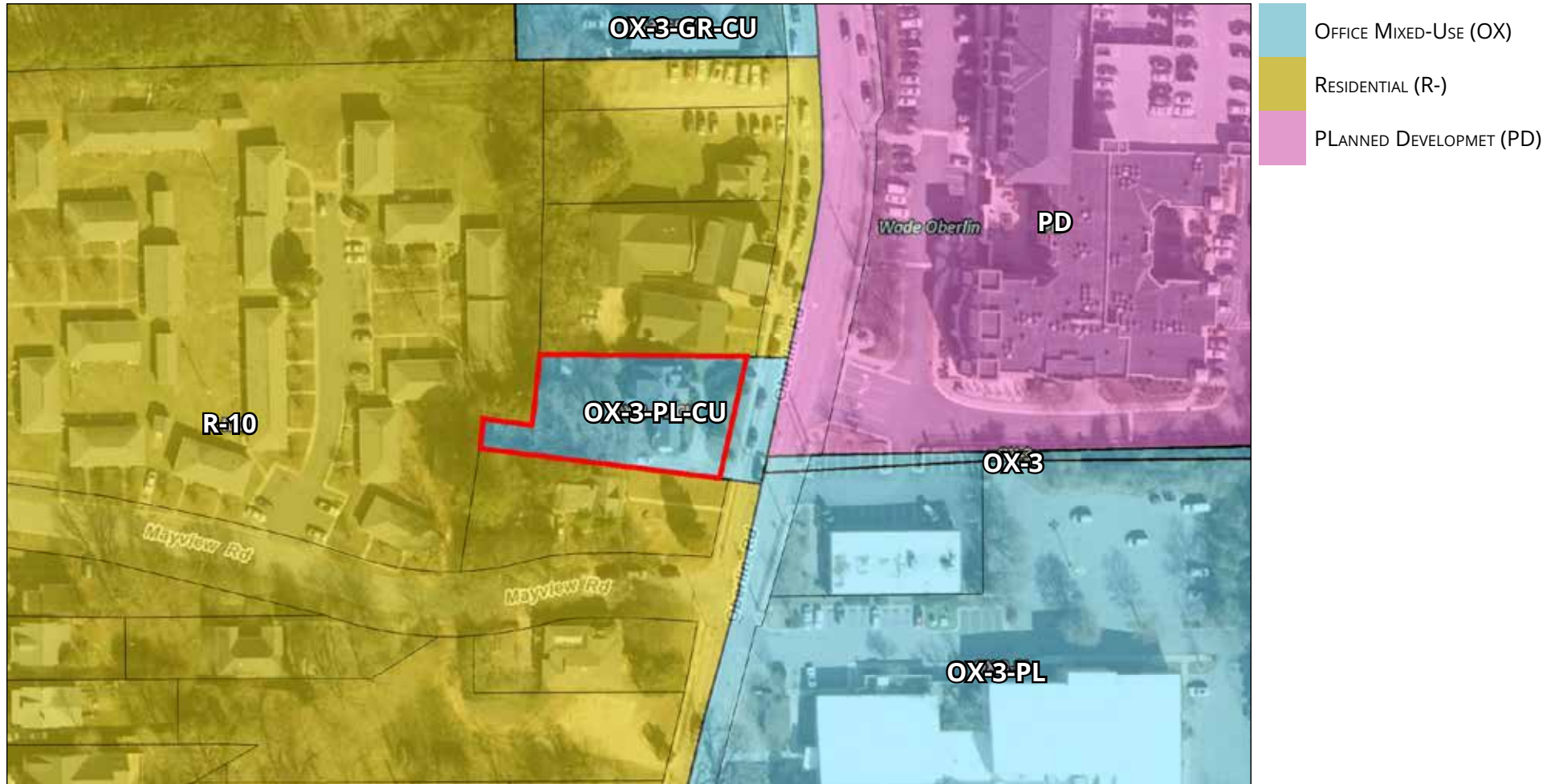


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ZONING MAP



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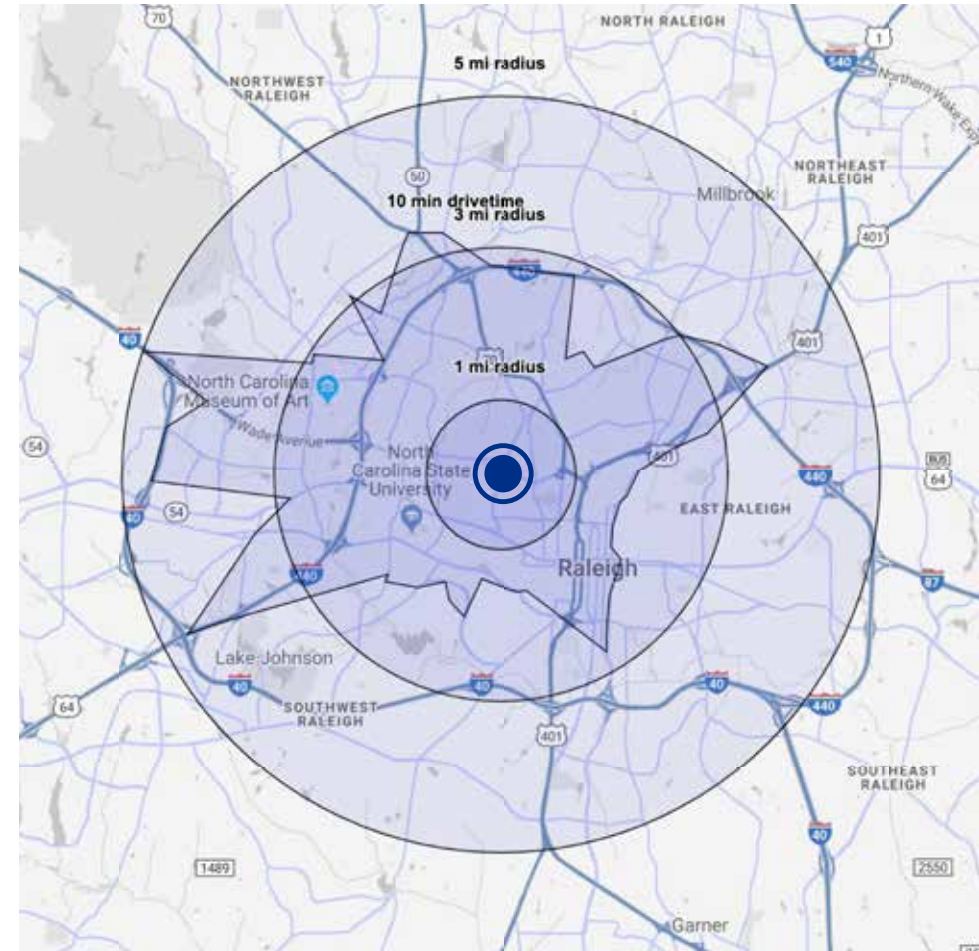
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**ITB OFFICE BUILDING  
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## DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	10 MINUTE DRIVE TIME
<b>POPULATION</b>				
2018 Population	13,744	101,487	240,872	318,567
2023 Projected Population	15,386	113,458	270,246	357,238
Median Age	34.7	33.1	34.1	34.6
<b>HOUSEHOLDS</b>				
2018 Households	6,738	40,964	99,496	132,622
2023 Projected Households	7,546	46,327	111,932	148,795
Owner Occupied Housing Units	2,541 (72.0%)	13,418 (66.6%)	37,638 (65.0%)	41,667 (59.8%)
Rented Occupied Housing Units	990 (28.0%)	6,736 (33.4%)	20,231 (35.0%)	28,036 (40.2%)
<b>INCOME (2018)</b>				
Average Household Income	\$117,516	\$93,768	\$83,688	\$82,463
Median Household Income	\$81,371	\$70,147	\$65,894	\$65,639
Per Capita Income	\$57,926	\$38,548	\$35,006	\$34,668



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