



8312 CREEDMOOR ROAD

RALEIGH, NC 27613

±3,225 - 9,575 SF AVAILABLE FOR LEASE



PROPERTY FEATURES

- Fully equipped 2nd generation medical space
- Affluent North Raleigh location
- Excellent visibility with over 32,000 vehicles per day
- 1 mile from I-540
- Plenty of parking
- Monument signage available

BUILDING FEATURES

BUILDING SIZE	±9,575 SF
AVAILABLE	±3,225-9,575 SF
LEASE RATE	\$25 PSF
TICAM	±\$3.50 PSF (estimated)
TIMING	Immediately

FOR MORE INFORMATION, PLEASE CONTACT:

JAMES MATTOX | 919.576.2696
 Managing Director
 James.Mattox@foundrycommercial.com
 Licensed Real Estate Broker

ROSS DIACHENKO | 919.576.2683
 Senior Associate
 Ross.Diachenko@foundrycommercial.com
 Licensed Real Estate Broker

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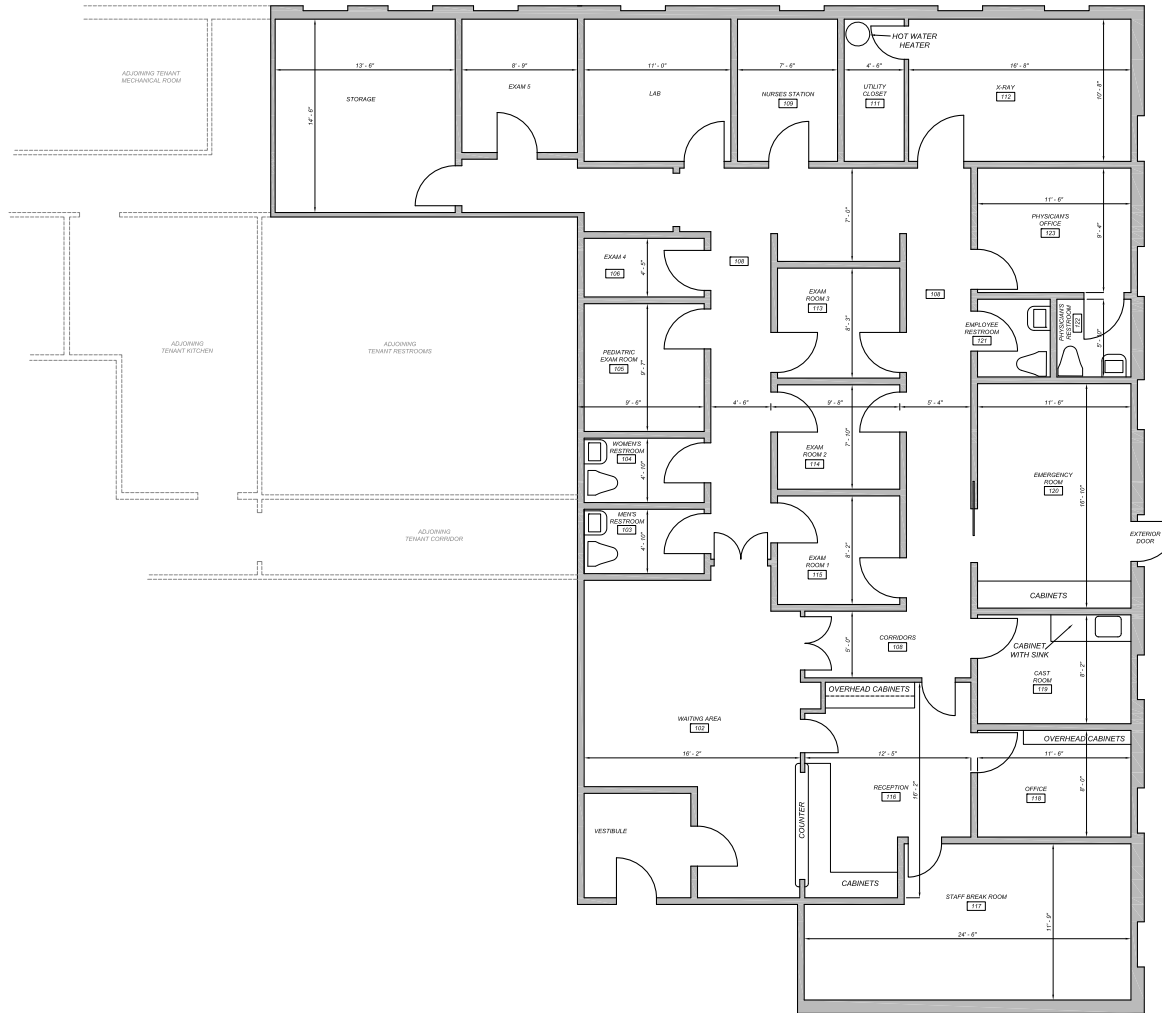
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MEDICAL OFFICE FLOOR PLAN | ±3,225 SF (ABILITY TO EXPAND UP TO ±9,575 SF)



MEDICAL OFFICE SPACE
3,225 SF

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DEMOGRAPHICS

1 MILE RADIUS

 **6,904**
ESTIMATED POPULATION 2020

 **48.9**
MEDIAN AGE

 **\$360,969**
MEDIAN HOME VALUE 2020

 **3,431**
TOTAL EMPLOYEES

 **\$127,515**
AVG HOUSEHOLD INCOME


3 MILE RADIUS

 **62,079**
ESTIMATED POPULATION 2020

 **42.3**
MEDIAN AGE

 **\$347,280**
MEDIAN HOME VALUE 2020

 **22,443**
TOTAL EMPLOYEES

 **\$121,595**
AVG HOUSEHOLD INCOME

5 MILE RADIUS

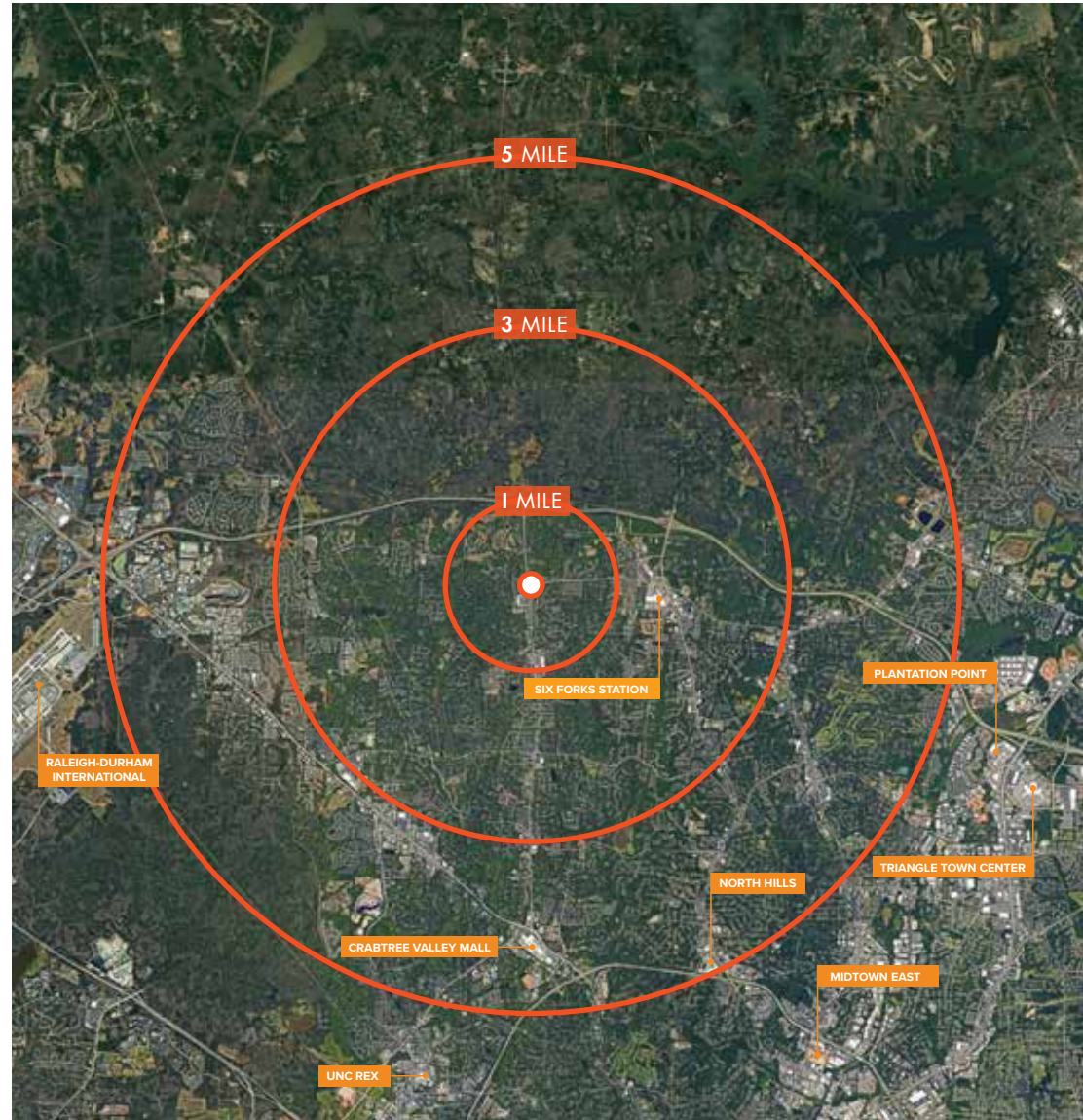
 **154,153**
ESTIMATED POPULATION 2020

 **41.0**
MEDIAN AGE

 **\$341,460**
MEDIAN HOME VALUE 2020

 **72,435**
TOTAL EMPLOYEES

 **\$116,734**
AVG HOUSEHOLD INCOME



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