

FLEX FOR LEASE

6301 CHAPEL HILL ROAD

RALEIGH, NC 27607



NAITRI PROPERTIES

PROPERTY OVERVIEW

Flex space in a highly accessible Raleigh location situated just off I-40 between Raleigh and Cary this property is ideally suited for a variety of flex and retail uses.

ADDRESS

6301 & 6303 Chapel Hill Road
Raleigh, NC 27607

BUILDING SIZE

Approximately 18,201 RSF

AVAILABLE SPACE

7,505 SF

RENTAL RATE

\$12.50/SF, NNN + TICAM & HVAC

TICAM

\$4.76/SF

HVAC

\$150.50/month

DATE AVAILABLE

January 1, 2027

PARKING RATIO

3.72:1,000 SF

HIGHLIGHTS

- Recently resurfaced parking lot and new dumpster pad.
- Premier Chapel Hill Road location between Raleigh and Cary
- Immediate access to I-40 and regional transportation networks
- Minutes from Downtown Raleigh, Downtown Cary, and RDU Airport
- Convenient access to dining, retail, lodging, and entertainment amenities
- Surrounded by significant ongoing residential and mixed-use development
- Ideal for flex, service, light industrial, and showroom users

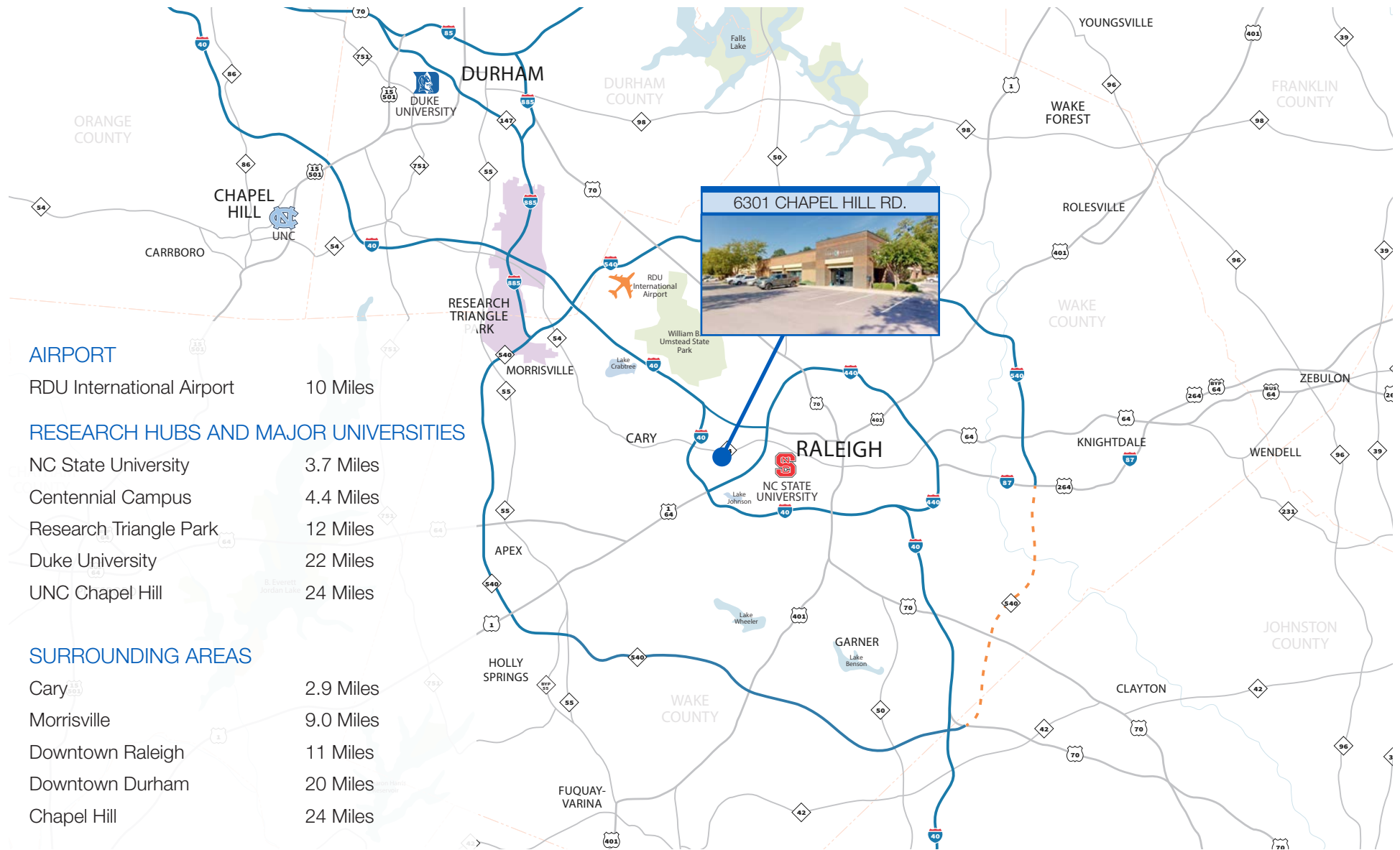
CONTACT

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NAITRI PROPERTIES



TRIANGLE REGION



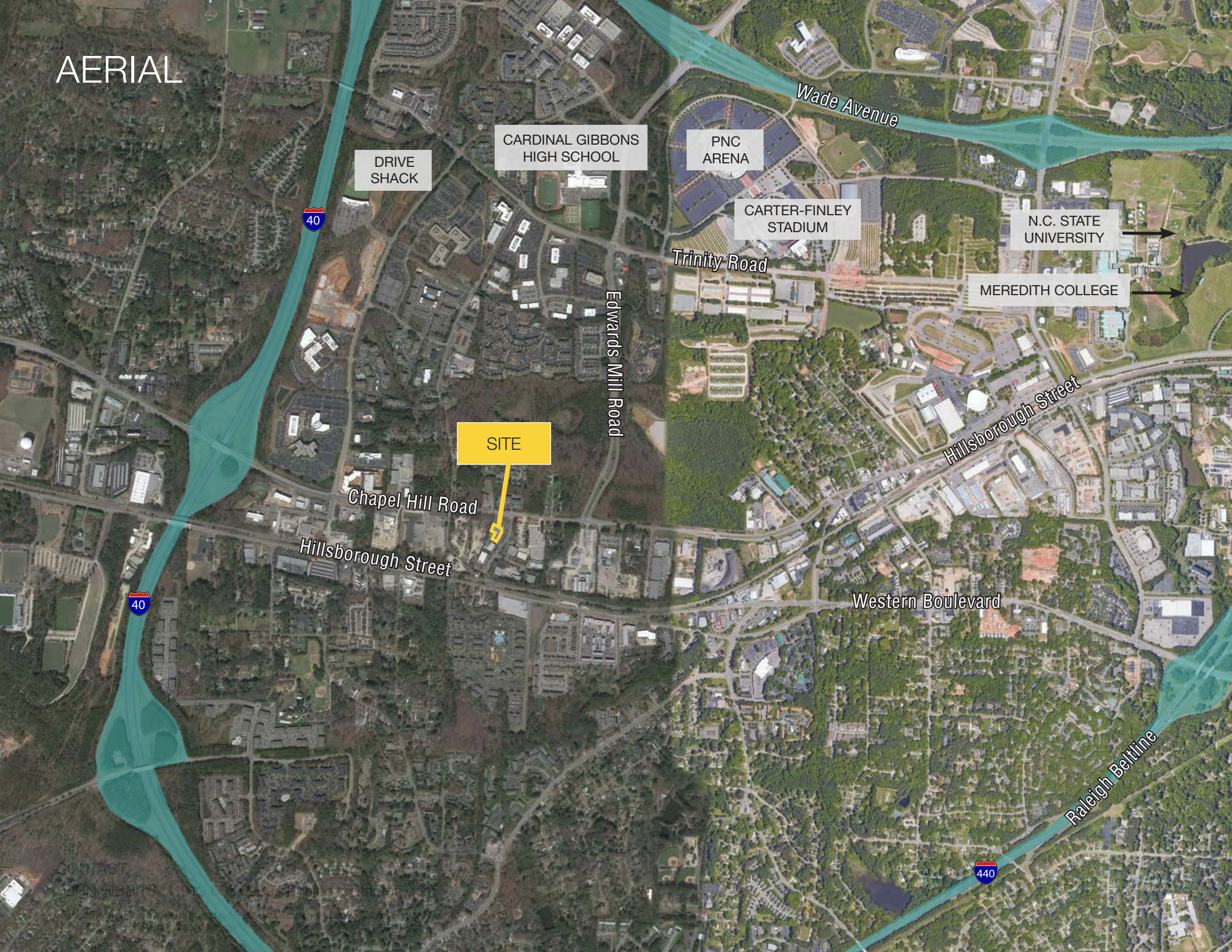
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NAI TRI PROPERTIES

AERIAL



DRIVE
SHACK

CARDINAL GIBBONS
HIGH SCHOOL

PNC
ARENA

CARTER-FINLEY
STADIUM

N.C. STATE
UNIVERSITY

MEREDITH COLLEGE

Wade Avenue

Trinity Road

Edwards Mill Road

SITE

Chapel Hill Road

Hillsborough Street

Hillsborough Street

Western Boulevard

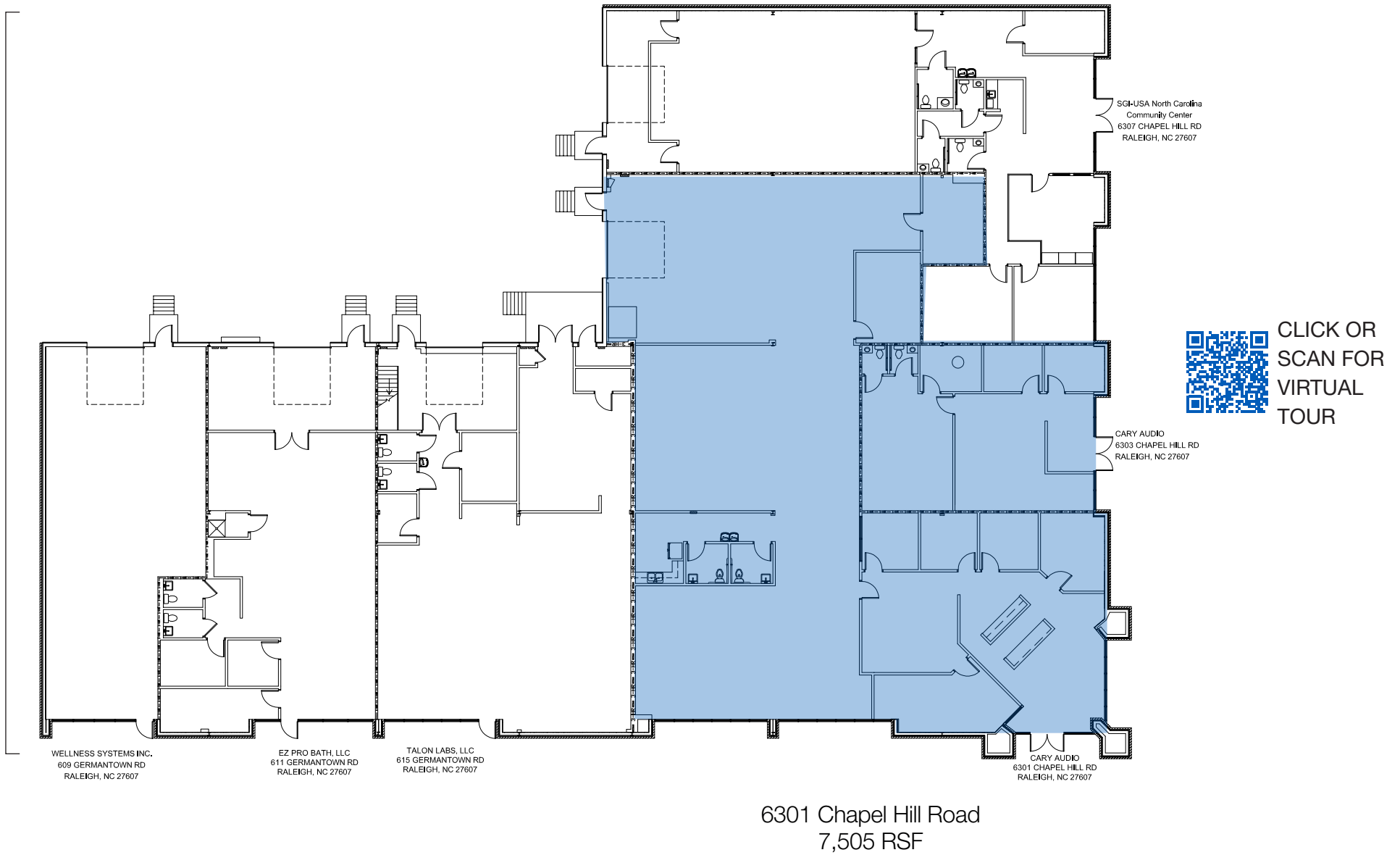
Raleigh Beltline

CONTACT

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Information on this map was derived from public sources and is not intended to be used for legal purposes. Hibbis is not responsible for any errors or omissions on this map.

FLOOR PLAN



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INTERIOR PHOTOS



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AMENITIES

Below are some of the amenities that can be reached within a short 10 minute drive or less.

FOOD

Backyard Bistro
Bojangles
Bru's Public House
Burger King
Champions Bars at Plaza West
Cookout
Dunkin'
Golden Corral
Hardee's
Hong Kong
Jersey Mikes
McDonald's
Neomonde Mediterranean
Old Time Barbecue
Pam's Farmhouse Restaurant
Papa John's Pizza
Raleigh Brewing Company
Tropical Smoothie
Firehouse Subs
Sonic Drive-in
Spring Rolls
Sushi Nine
QDOBA Mexican Eats

Wade Cafe
Waffle House
Wendy's

SERVICES

76
BP
Choice Auto Repair
Citgo
CVS
Dollar Tree
Exxon
Food Lion
Harris Teeter
NCDMV
Peoples Bank
Precision Tune Auto Care
Sheetz
Shell
Speedway
United States Postal Service
Wells Fargo
Walgreens

PARKS & FITNESS

Barbell Basics
Drive Shack
FirmFit Training Center
Method Community Park
Powell Drive Park
YMCA of the Triangle
Planet Fitness

MEDICAL

UNC REX Hospital
New Hope Medical Center
Raleigh Medical Center
Wake Med Center

ACCOMODATIONS

Four Points by Sheraton
Hampton Inn & Suites
Hyatt Place
MainStay Suites
Ramada by Wyndham
Wingate by Wyndham

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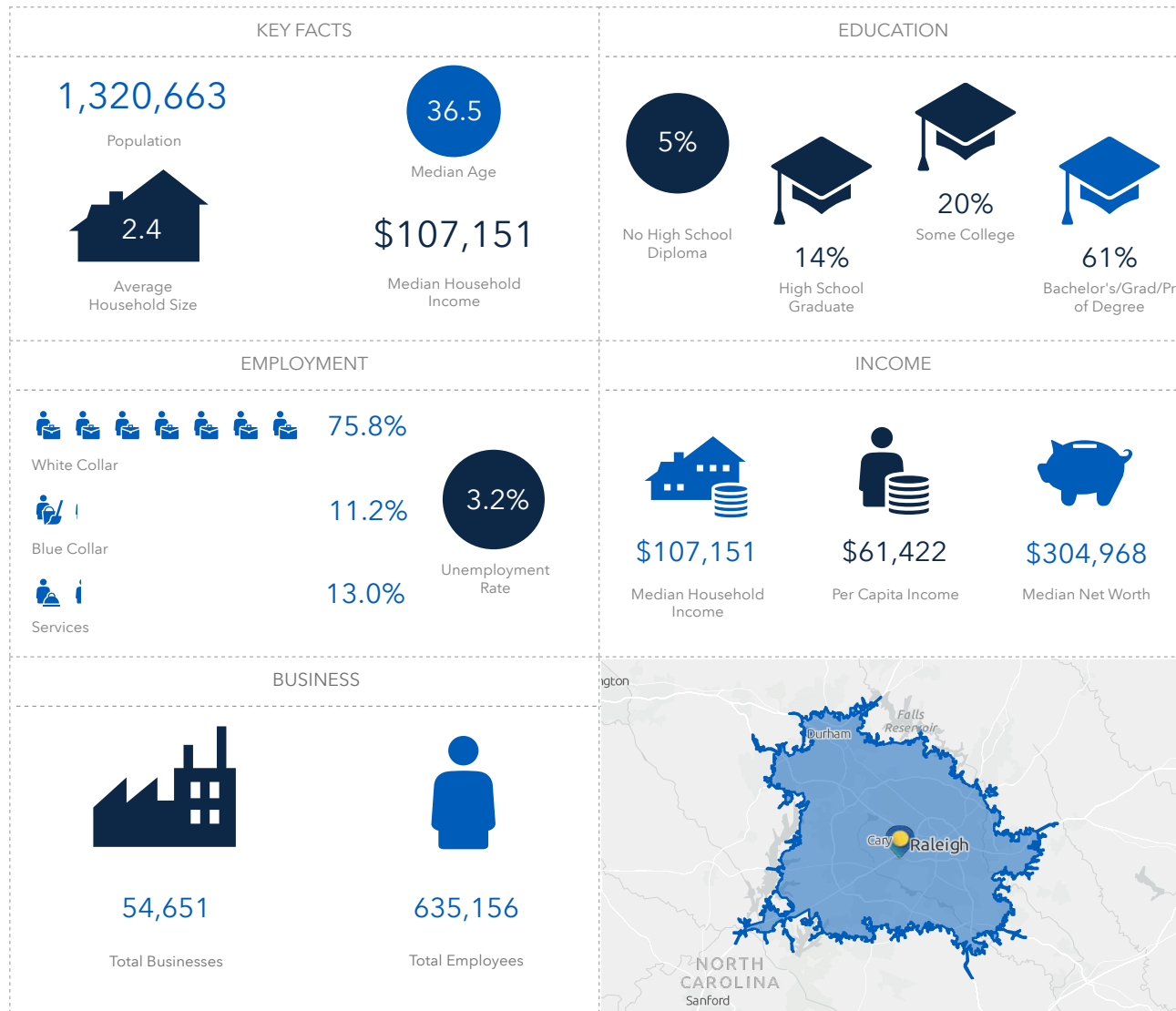
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DEMOGRAPHICS

27 MINUTE AVERAGE COMMUTE DRIVE TIME



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