

MEDICAL / OFFICE SPACE AVAILABLE

1708 Trawick Rd

Raleigh, NC 27604



Medical / office space near WakeMed
main hospital campus in Raleigh

- 17,300 SF building built in 2000
- 60 surface parking spaces
- Suites now available:
 - 1,025 SF / 1,191 RSF: suite 209



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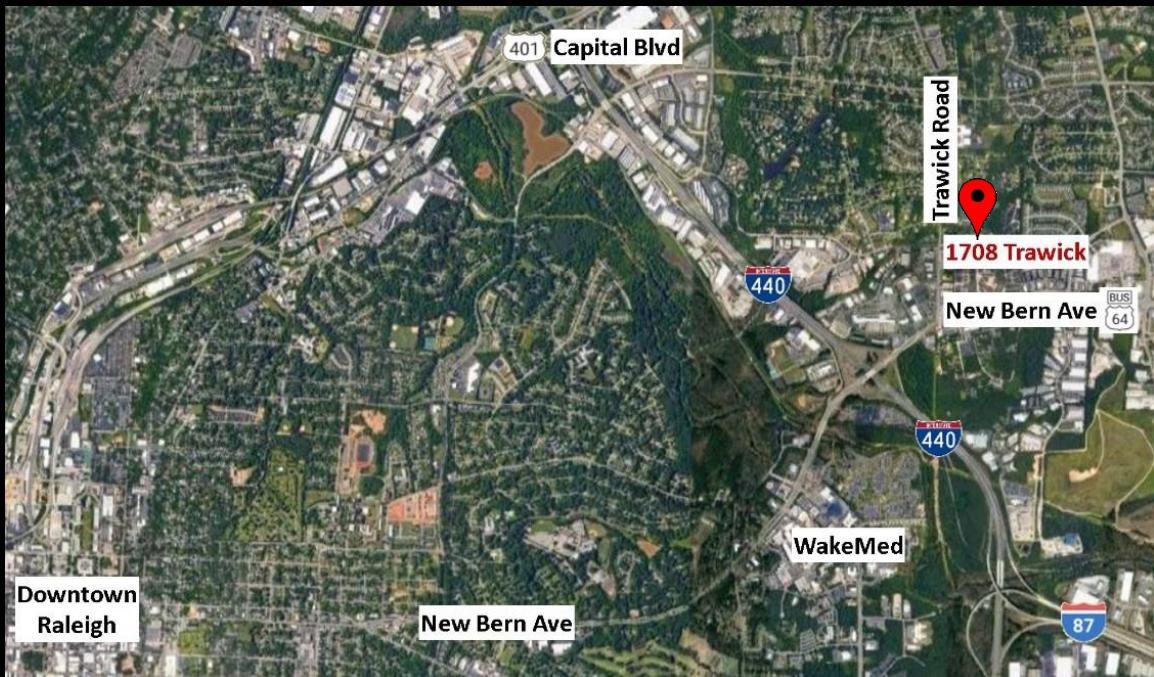
COMMERCIAL

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- 1.4 Miles to WakeMed main campus
- 4 miles to downtown Raleigh
- 18 minute drive to RDU airport

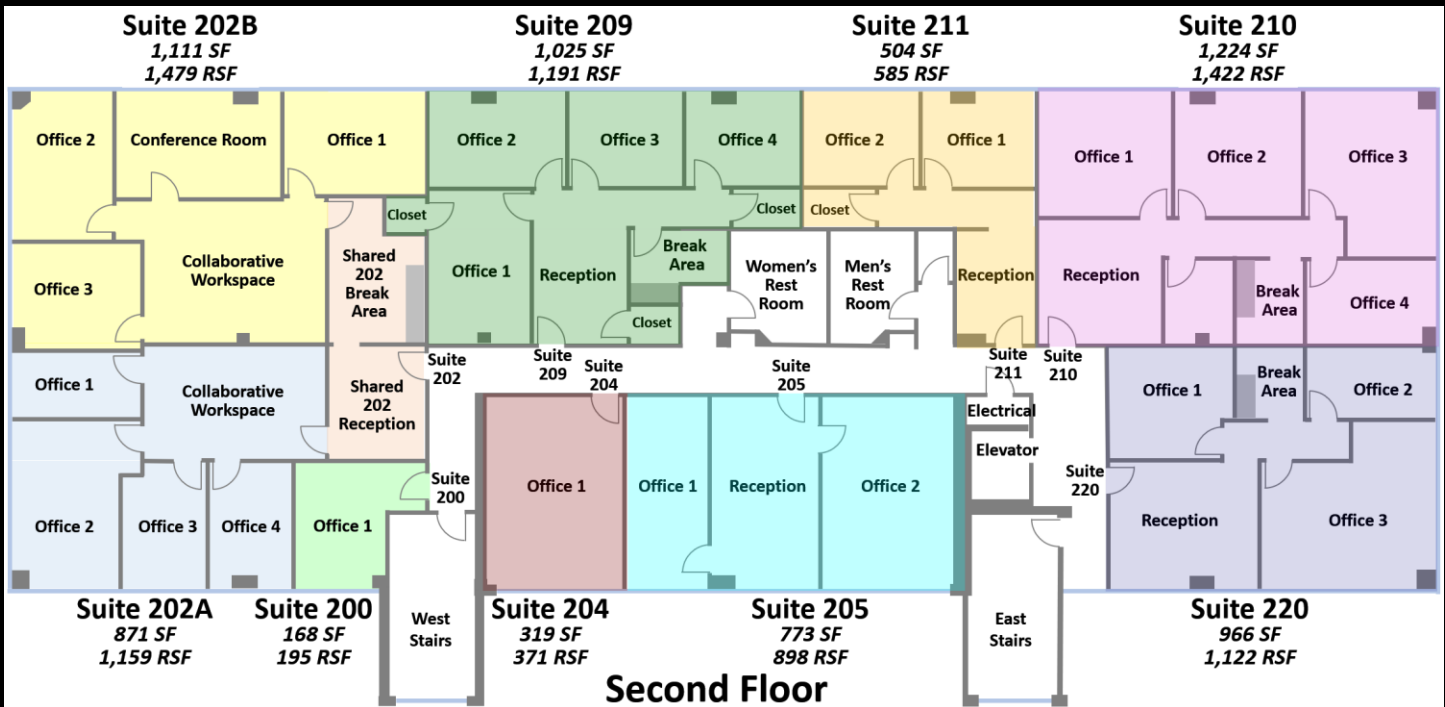
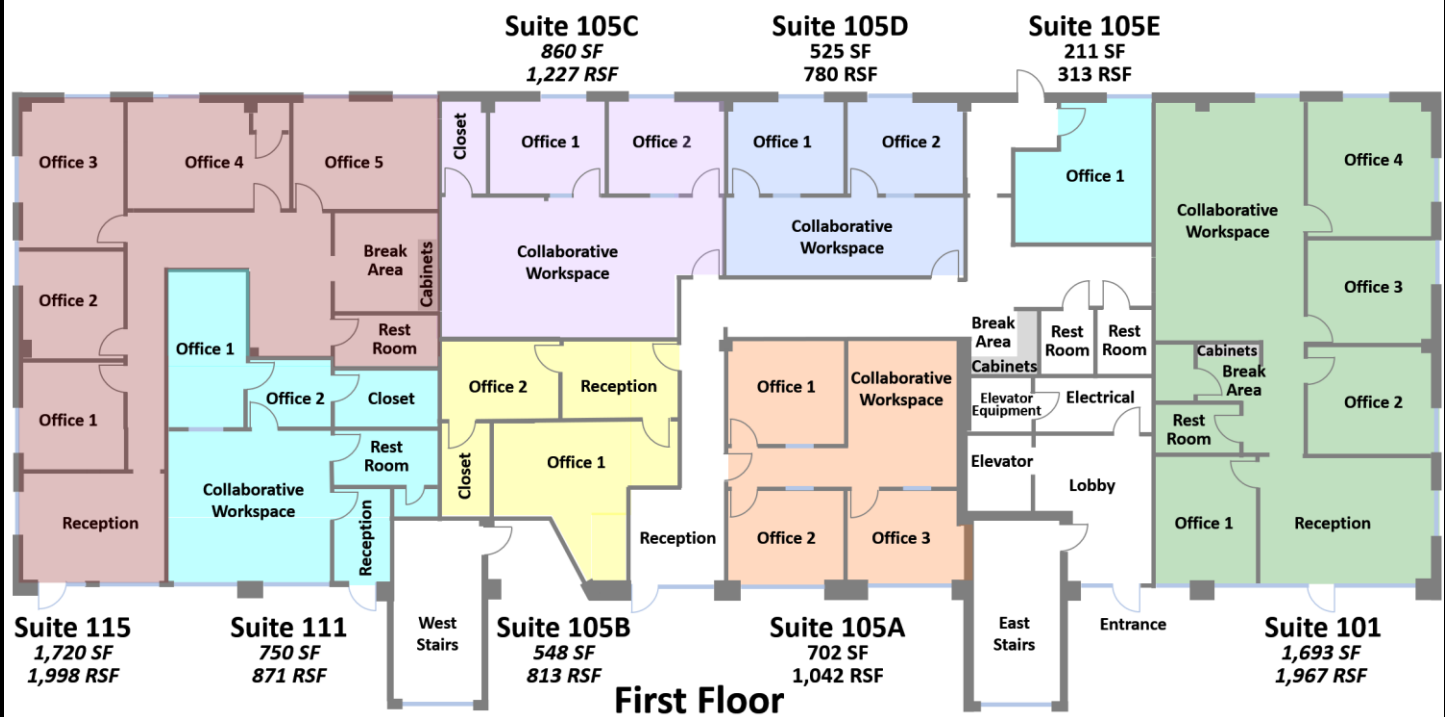


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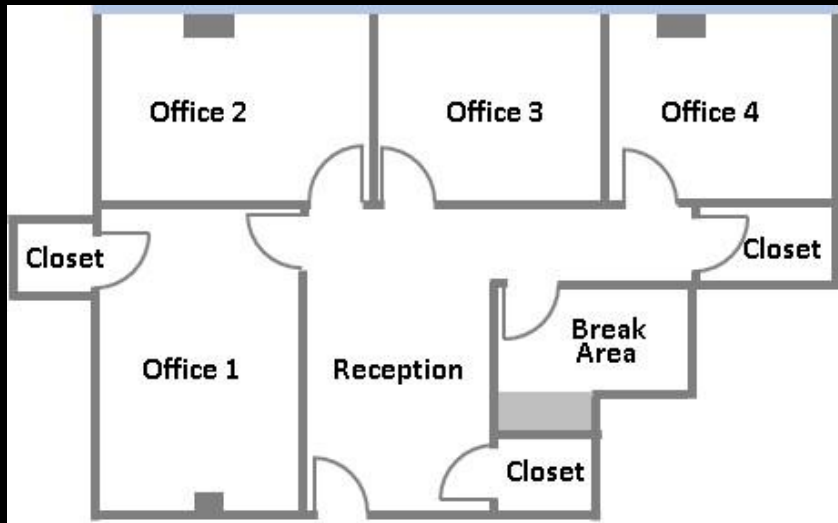
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Suite 209

1,025 SF / 1,191 RSF



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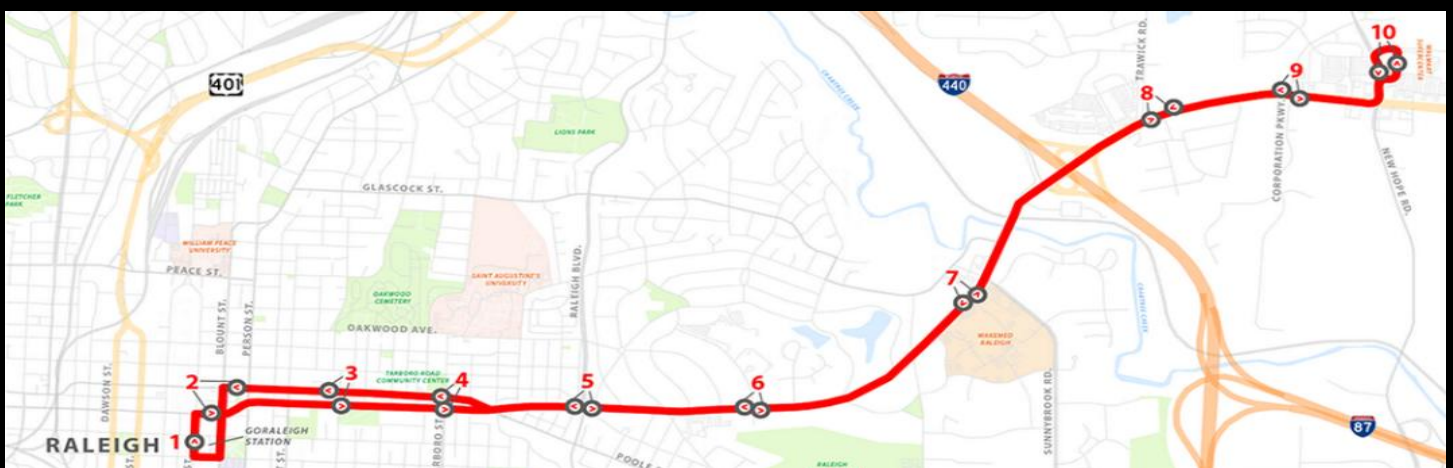
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Short walk to planned Trawick Road station



Wake BRT: New Bern Avenue

Connecting downtown Raleigh with WakeMed and New Hope Road with frequent and reliable transit



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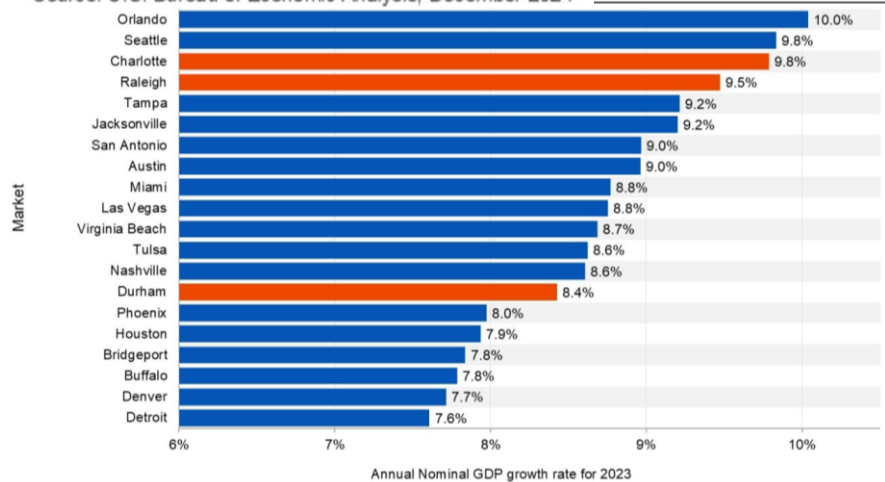
Located in fourth fastest growing economy in US

North Carolina cities rank among fastest-growing economies in the country

Raleigh rises one spot among largest economies in the United States

Fastest growing major US markets

Source: U.S. Bureau of Economic Analysis, December 2024



5-mile demographics

- Population: 220,580
(in 2024)
- Annual population growth: 1.8%
(2024-2029)
- Median age: 36.6
- Average household income: \$94,588
- Traffic: 118,000 vehicles /day
(I-40 & 64)

