

5,689 SF FOR LEASE / SALE



313 W.  
HARGETT ST

RALEIGH, NC 27601

CBRE

## PROPERTY HIGHLIGHTS

**313 W Hargett St offers a rare opportunity to lease or acquire a prime asset in Downtown Raleigh. The property benefits from strong visibility and walkability**

- ±5,689 SF existing building on a ±0.13-acre site with DX-12 Downtown Mixed Use zoning
- Prime location on West Hargett Street surrounded by dining, retail, and office uses
- Exceptional Walkability & Visibility with strong pedestrian traffic and proximity to Fayetteville Street, Moore Square, and Glenwood South



Population  
Within 3 Miles

**105,266**



Average HHI  
Within 3 Miles

**\$133,622**



Daytime Population  
Within 3 Miles

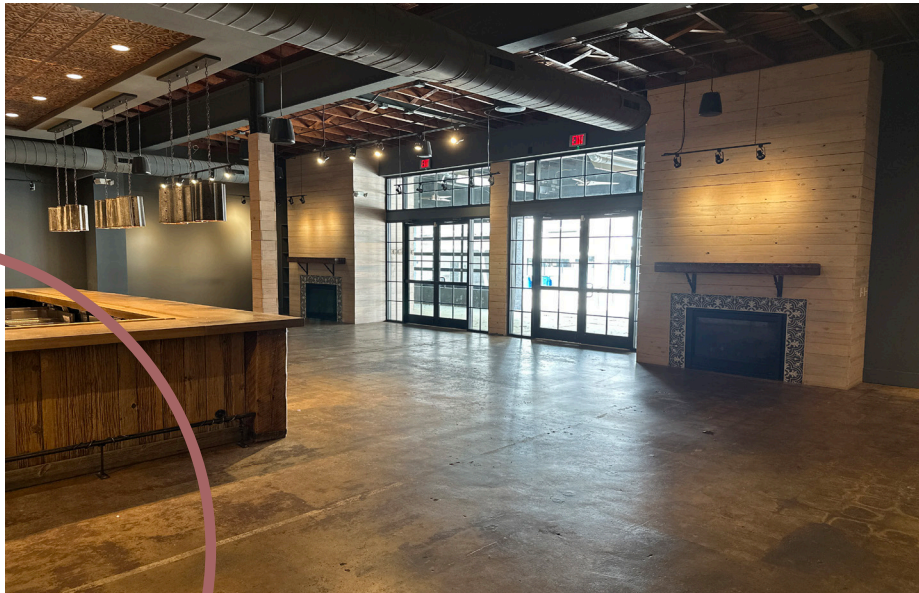
**153,362**







# SITE PHOTOS



# 313 W.

HARGETT ST

5,689 SF FOR  
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