



**228**  
FAYETTEVILLE ST

RETAIL SPACE  
FOR LEASE

Historic Mahler Building in Downtown Raleigh

**LEASING AGENT**

**THOMAS HESTER**

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**LOCATION**

228 Fayetteville St  
Raleigh, NC 27601



**YORK PROPERTIES**

2108 Clark Avenue  
Raleigh, NC 27605  
919.821.1350

yorkproperties.com  
@yorkproperties1  
f t i y

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## DETAILS

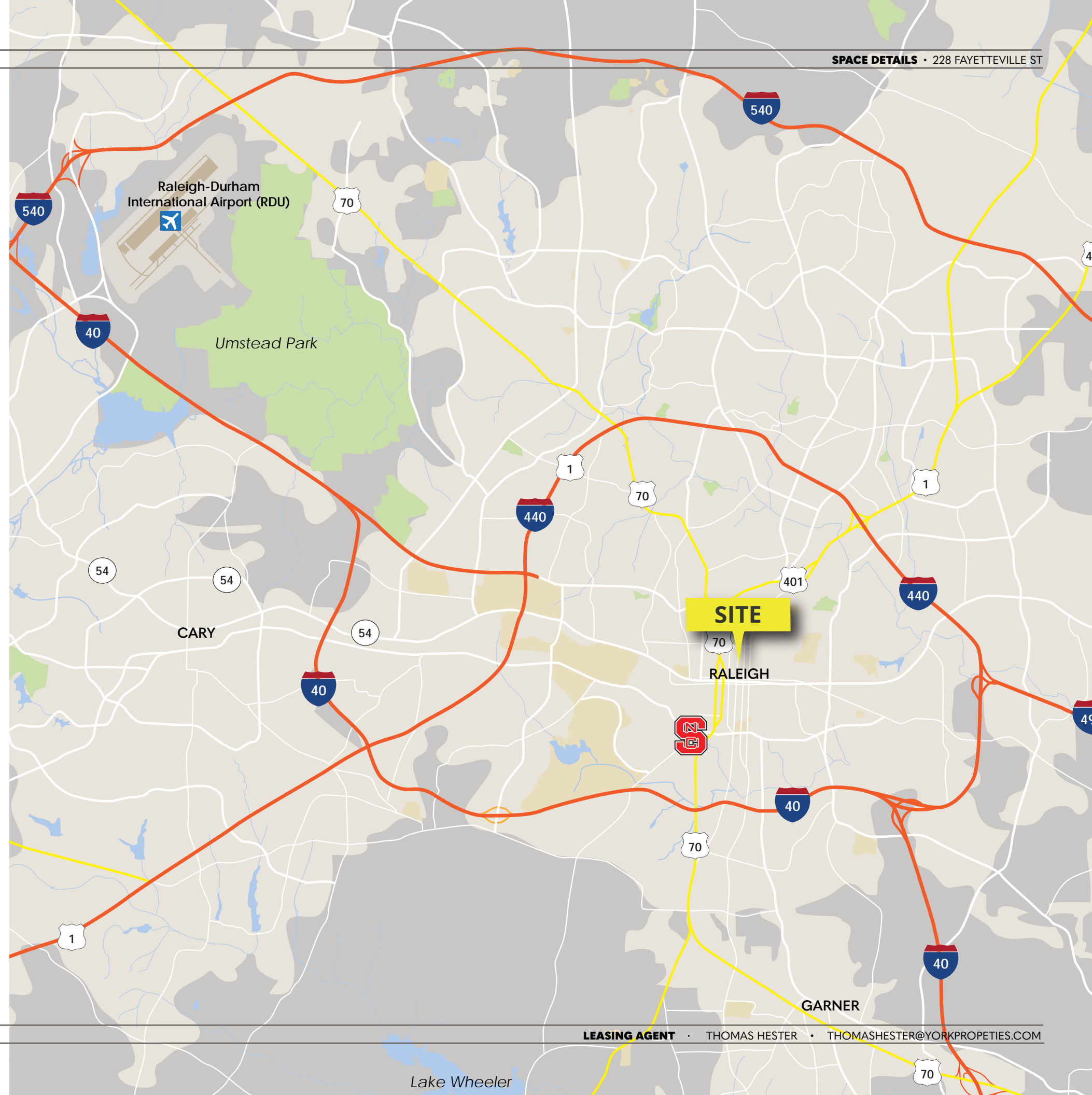
**SITE:** 228 FAYETTEVILLE ST, RALEIGH  
**TYPE:** RETAIL/OFFICE  
**SIZE:** SUITE 100 - 3,200 SF  
**RATE:** \$28.00 PSF NNN  
**TICAM:** \$2.50 PSF  
**UTILITIES:** TENANT RESPONSIBLE FOR ELECTRIC, INTERNET, JANITORIAL

## GENERAL LOCATION

The prime retail space is located on the 200 block of historic Fayetteville St. in the heart of downtown Raleigh's central business district, which boasts nearly 8,000 residential units, over 100 retail operators, 150 restaurants, and 7.5 million square feet of private office space.

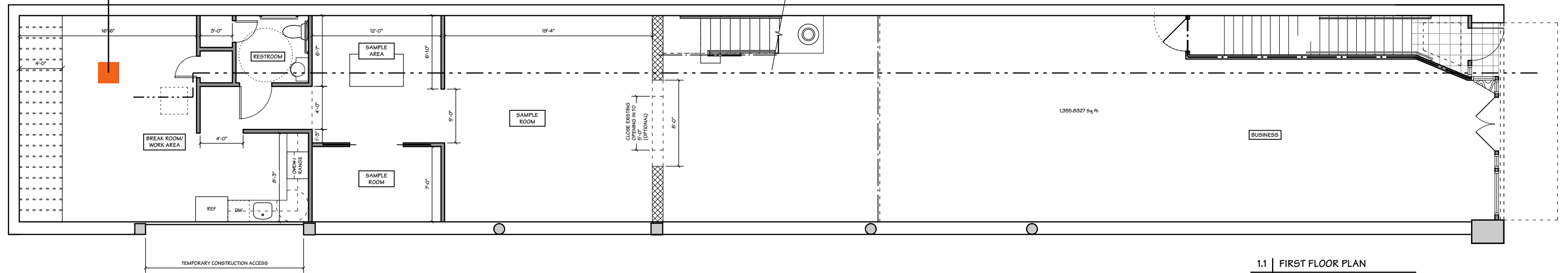
## BUILDING HIGHLIGHTS

- Rare ground floor retail space on the busiest block of Downtown Raleigh
- Historic Mahler Building was constructed in 1876 and fully renovated in 2009
- Open "gallery" layout provides flexibility for diverse range of retail or office users
- There are over 10,000 public parking spaces within a five-block radius of Fayetteville St (per City of Raleigh)
- The Moore Square GoRaleigh Bus station one block to the east sees more than 80 buses an hour on average
- Exclusive basement storage can be made available at Tenant request



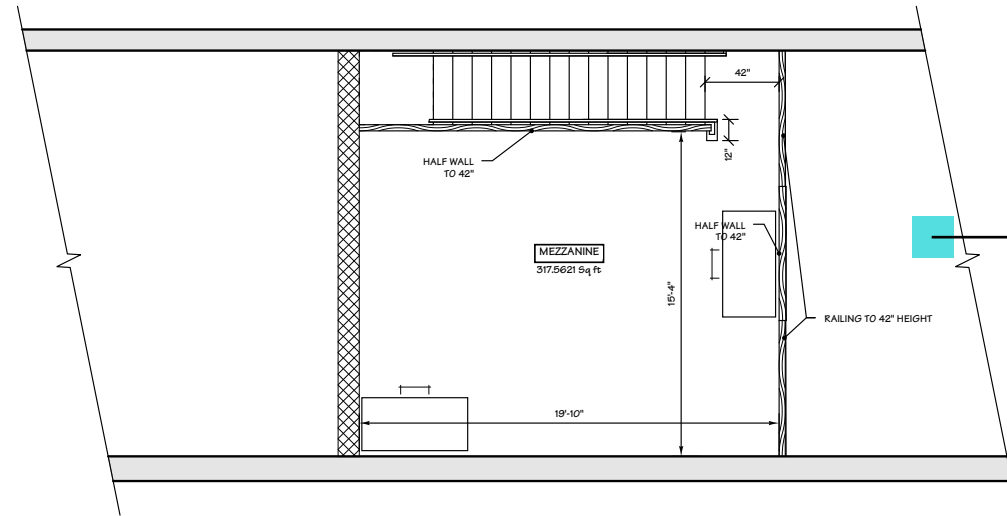
**STREET LEVEL FLOOR PLAN**

± 2,800 SF of office/retail



**MEZZANINE FLOOR PLAN**

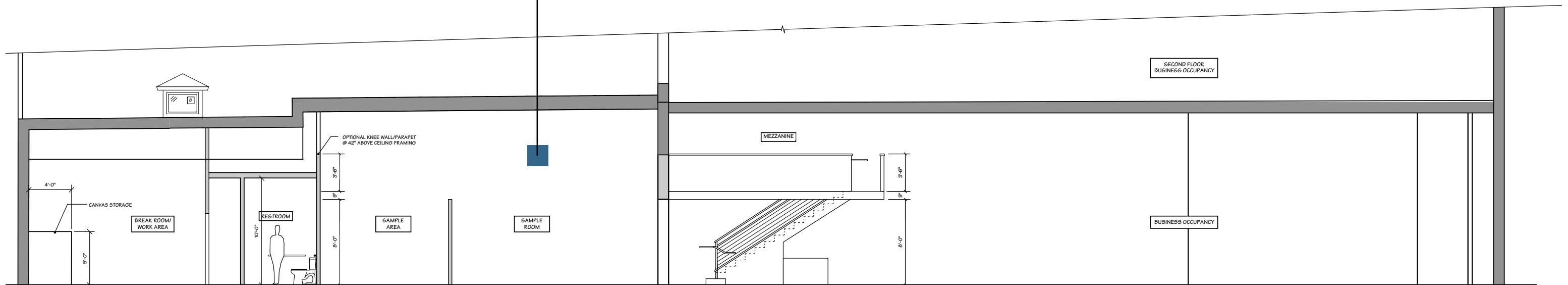
± 400 sf of office loft

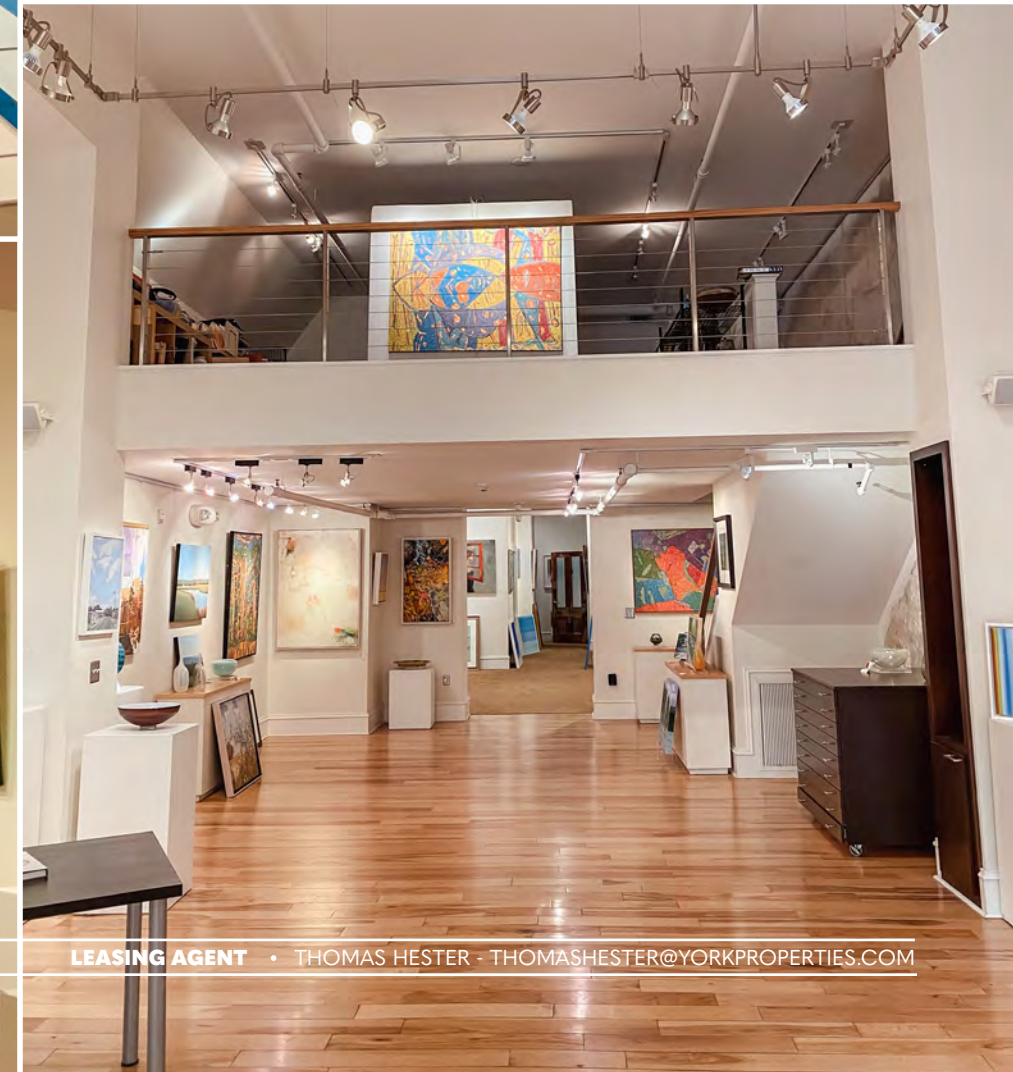
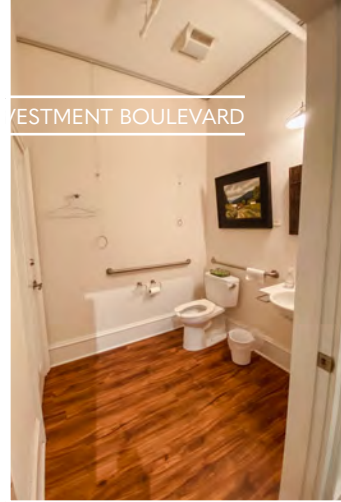


**1.1 | FIRST FLOOR PLAN**

1/8" = 1'-0"  
APPROX. 1300 SQ. FT. (PLUS MEZZANINE OFFICE)

**SPACE PROFILE**





BROUGHTON  
HIGH SCHOOL

RALEIGH BEER  
GARDEN

DOS TAQUITOS

CORTEZ SEAFOOD

SAINT MARY'S  
SCHOOL

42ND ST OYSTER BAR

CLOUDS BREWING

400 H TOWER

SECOND EMPIRE

MORGAN  
FOOD HALL

301 HILLSBOROUGH  
TOWER (2021)

GLENWOOD ONE

CITRIX

WEAVER ST MARKET

THE DILLON

RALEIGH UNION  
TRAIN STATION

RED HAT  
AMPITHEATER

RALEIGH  
CONVENTION  
CENTER

BB&T  
TOWER

MEMORIAL  
AUDITORIUM

**SITE**

WAKE COUNTY  
COURTHOUSE

WHISKEY KITCHEN

BIDA MANDA

RALEIGH TIMES

MOORE SQUARE

BREWERY BHAVANA

SEABOARD  
STATION

PEACE UNIVERSITY

SMOKY HOLLOW  
PROJECT

NC STATE  
LEGISLATURE

NC MUSEUM  
OF SCIENCE

STATE CAPITOL

HISTORIC OAKWOOD

EXPLORIS MIDDLE  
SCHOOL

CHAVIS PARK

### 2020 DEMOGRAPHICS

MILE RADIUS	POPULATION	HOUSEHOLDS	HOUSEHOLD INCOME	DAYTIME POPULATION
1	19,747	9,630	\$89,646	41,079
3	106,960	41,893	\$92,609	82,322
5	218,584	88,117	\$87,290	173,435

### RALEIGH ACCOLADES

- #2 MOST EDUCATED CITY IN THE US  
Raleigh-wake.org · January 2021
- #2 MOST FAMILY-FRIENDLY CITIES  
Homes.com · January 2017
- #2 BEST IN QUALITY LIFE IN THE WORLD  
Numbeo.com · February 2019
- #3 HAPPIEST CITIES IN AMERICA  
Raleighnc.gov · March 2021
- #3 BEST PLACES IN AMERICA FOR STARTING A BUSINESS  
Inc. com · January 2018
- #4 MILLENNIALS WHO WANT TO RELOCATE  
Raleighnc.gov · March 2021

Source: DataUsa.io