



HILBURN DRIVE
ELEMENTARY
SCHOOL

11,000 VPD
LYNN ROAD



GROVE BARTON
SHOPPING CENTER

GLENWOOD AVENUE
SITE

HILBURN DRIVE



TOWNRIDGE
SHOPPING CENTER



48,000 VPD



WEST MILLBROOK ROAD



PLEASANT VALLEY
PROMENADE



33,000 VPD

DURALEIGH ROAD



GLENWOOD AVENUE



7523 GLENWOOD AVENUE
RALEIGH, NORTH CAROLINA

LAND FOR LEASE OR BUILD-TO-SUIT
13.69 AC

7523 GLENWOOD AVENUE

LAND FOR LEASE OR BUILD-TO-SUIT



PROPERTY FEATURES

- Unique opportunity in the heart of the Glenwood Avenue corridor between Lynn Road and Hilburn Drive
- Over 566 feet of frontage on Glenwood Avenue
- Zoning is CX-3-PK, which allows for a variety of commercial and residential uses

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2020 EST. POPULATION	11,358	61,186	148,724
2025 PROJ. POPULATION	12,380	66,752	161,831
AVERAGE HH INCOME	\$93,427	\$101,910	\$114,680

TRAFFIC COUNTS	
GLENWOOD AVENUE	48,000 VPD
LYNN ROAD	11,000 VPD

AREA RETAILERS



For more information, please contact:

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7523 GLENWOOD AVENUE LAND FOR LEASE OR BUILD-TO-SUIT

LOCATION



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