

# Value-Add Opportunity

711 N PERSON STREET | RALEIGH, NC



CONFIDENTIAL OFFERING MEMORANDUM

MARCH 2026

AVISON  
YOUNG

*Rendering for Conceptual Purposes Only*

If you would like  
more information  
please get in touch.

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*Rendering of rear of building for conceptual purposes only*



# Executive summary

## 711 N Person Street

Avison Young is pleased to present one of the best value add acquisition opportunities in Downtown Raleigh. 711 N. Person Street is within the Person Street Village on the North side of downtown, adjacent to several prestigious historic neighborhoods such as Oakwood and Mordecai, and within easy walking distance to Smokey Hollow, Seaboard Station, William Peace University and over 1,000 new apartment units.

The Person Street Village is experiencing a rapid renaissance due to the booming interest on the North side of downtown. Numerous restaurants and retailers have recently located within the Village such as:

- The Crawford & Co. restaurant, a James Beard winner
- Joli, by Scott Crawford
- Stanbury, rated a top 20 Triangle restaurant
- Oakwood Pizza Box, a top 10 Triangle pizzeria



# Project overview

**Located in the vibrant and rapidly growing North Person Street district, 711 N Person Street offers an exceptional retail opportunity in the heart of Raleigh.** This ±3,526 square foot storefront is perfectly positioned to capitalize on the area's dynamic mix of residential and commercial activity.

## Project Summary

|                       |   |
|-----------------------|---|
| Address               | 711 N Person Street<br>Raleigh, NC                      |
| Parcel ID             | 0028914   |
| Market                | Downtown Raleigh  |
| Site Area             | 0.39 acres  |
| Building Size (SF)    | ±3,526  |
| Year Built/ Renovated | 1967 / 2020   |
| Zoning                | NX-3-SH   |
| Future Land Use       | Mixed-Use   |
| Parking               | Potential of up to 25 spaces, including 4 in the front. |



*Rendering of drive-in basement for conceptual purposes only*

# Property overview

The building's storefront is separated into two spaces, offering the option for multi-tenancy or an owner-user occupant. In addition, the building has a drive in basement of  $\pm 2,460$  SF — providing an ideal space for a speakeasy, fitness and training facility, creative studio storage or warehouse use. Unit A totals  $\pm 2,186$  SF and Unit B totals  $\pm 1,340$  SF. Both units feature A/C units that have been replaced within the last 4 years, and a floor to ceiling height of about 10 feet. Additionally, the property boasts ample parking with over 20 spaces in a private lot located at the rear of the building as well as storefront and on street parking to accommodate both customers and employees.

## POTENTIAL OPPORTUNITIES

- Boutique Retailers: Ideal for unique, locally-owned shops looking to attract a diverse customer base.
- Cafes and Restaurants: Perfect for trendy cafes, bistros, and casual dining establishments that can benefit from the area's foot traffic and vibrant dining scene.
- Fitness and Wellness Centers: The vibrant mix of live, work, play in the surrounding area presents the opportunity to capitalize on the nearby residential and commercial areas.
- Professional Services: Centrally located and well-served by public transportation, with easy access to major roads and highways.
- Creative Studios: Ideal for art galleries, design studios, and co-working spaces that thrive in a culturally rich and dynamic environment.

## BY THE NUMBERS



**243,229**  
5 MILE POPULATION



**36**  
MEDIAN AGE



**101,185**  
HOUSEHOLDS



**\$10.7M**  
IN RETAIL SPENDING



**600**  
HOUSING UNITS BUILT  
IN LAST 3 YEARS



**100+**  
REGIONAL GROWTH  
OF 100 PEOPLE PER DAY



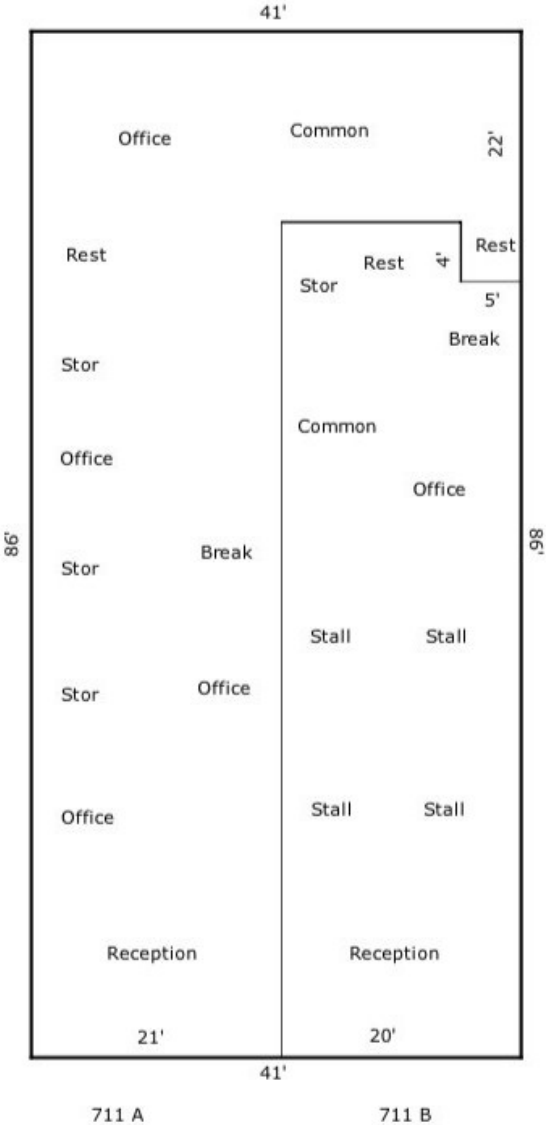


*Rendering of drive-in basement for conceptual purposes only*

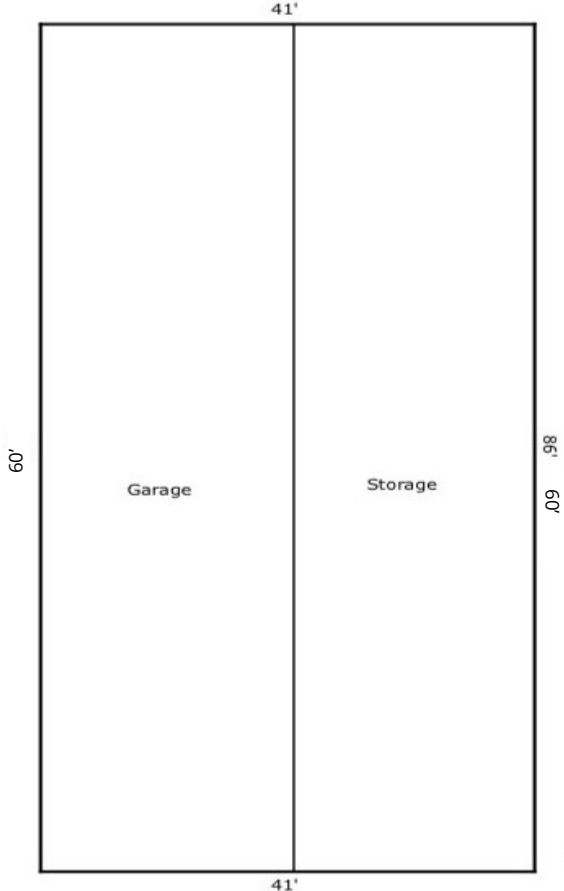


# Floor plans

FIRST FLOOR  
±3,526 SF



BASEMENT  
±2,460 SF



# Location overview



# Local amenities

The area surrounding 711 N Person Street boasts a diverse array of locally-owned restaurants, cafes, and bars. Notable spots include Crawford and Son, Oakwood Pizza Box, and Standard Beer + Food, offering everything from fine dining to casual bites. The location is well-served by public transportation, with easy access to major roads and highways, making it convenient for both customers and employees.

North Person Street is home to a variety of boutique shops and specialty stores offering a unique shopping experience. Additionally, Seaboard Station and Smoky Hollow are located less than a mile from the property, contributing to the lively atmosphere of the neighborhood.

Seaboard Station is a vibrant downtown destination just a short walk from 711 N Person Street. This mixed-use development features a dynamic blend of residential, retail, and community spaces with an array of shops, restaurants, and services. The lively central corridor and thoughtfully designed apartments make Seaboard Station a hub of activity and a key draw for potential customers.

Smoky Hollow is another exciting development nearby, known for its high walkability and community-focused design. This area features a mix of local retailers, Class A office space, urban apartment homes, and outdoor gathering areas. Smoky Hollow is home to downtown Raleigh's first national grocery store, Publix, as well as a variety of wellness services, restaurants, and bars. The energetic pedestrian promenade and blend of local goods and services make Smoky Hollow a desirable destination for both residents and visitors.



Smoky Hollow | Source: [smokyhollowraleigh.com](http://smokyhollowraleigh.com)



Smoky Hollow Park | Source: City of Raleigh - Smoky Hollow Park Schematic Design

# Restaurant, co-working, and entertainment



Seaboard Station | Source: Hoffman & Associates



# Let's connect.

## CONTACTS

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