

NNN RETAIL INVESTMENT FOR SALE

0.986 AC PRIME NNN INVESTMENT OPPORTUNITY | SHERWIN-WILLIAMS & GODFATHER'S PIZZA



6429 Glenwood Ave, Raleigh, NC 27612



OFFERING SUMMARY

Sale Price:	\$3,500,000
Building Size:	8,504 SF
Lot Size:	0.986 Acres
Cap Rate:	6.16%
NOI:	\$234,026
Year Built:	1983
Zoning:	IX-3
Market:	Raleigh/Durham
Submarket:	Glenwood/Creedmoor

PROPERTY OVERVIEW

A rare opportunity to acquire a stabilized NNN investment in Raleigh's premier Glenwood Ave corridor with immediate access to I-440. The property is leased to national tenants Sherwin-Williams and Godfather's Pizza on market-rate NNN leases, providing passive income.

With an NOI of \$234,026 and a 6.16% cap rate, the asset delivers strong in-place cash flow. One lease is newly signed, while the other runs through 2029 with renewal options, ensuring long-term stability.

The adjacent Parcel B (6425 Glenwood Ave), totaling 1.726 acres, is also available with significant redevelopment potential. Survey recombination is completed, and parcels can be purchased individually or together, creating a compelling, time-sensitive investment opportunity.

PROPERTY HIGHLIGHTS

- Stabilized NNN Asset: Sherwin-Williams & Godfather's Pizza on long-term leases
- Strong Income: \$234,026 NOI at a 6.16% cap rate
- Prime Location: High-visibility Glenwood Ave corridor near I-440
- Redevelopment Upside: 1.726-acre adjacent Parcel B available
- Flexible Sale: Survey recombination completed; buy individually or together

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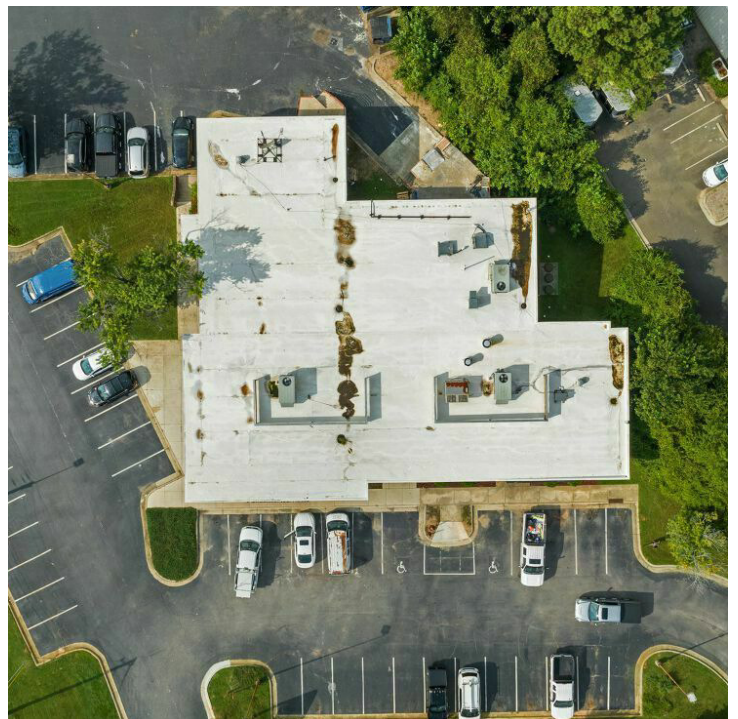
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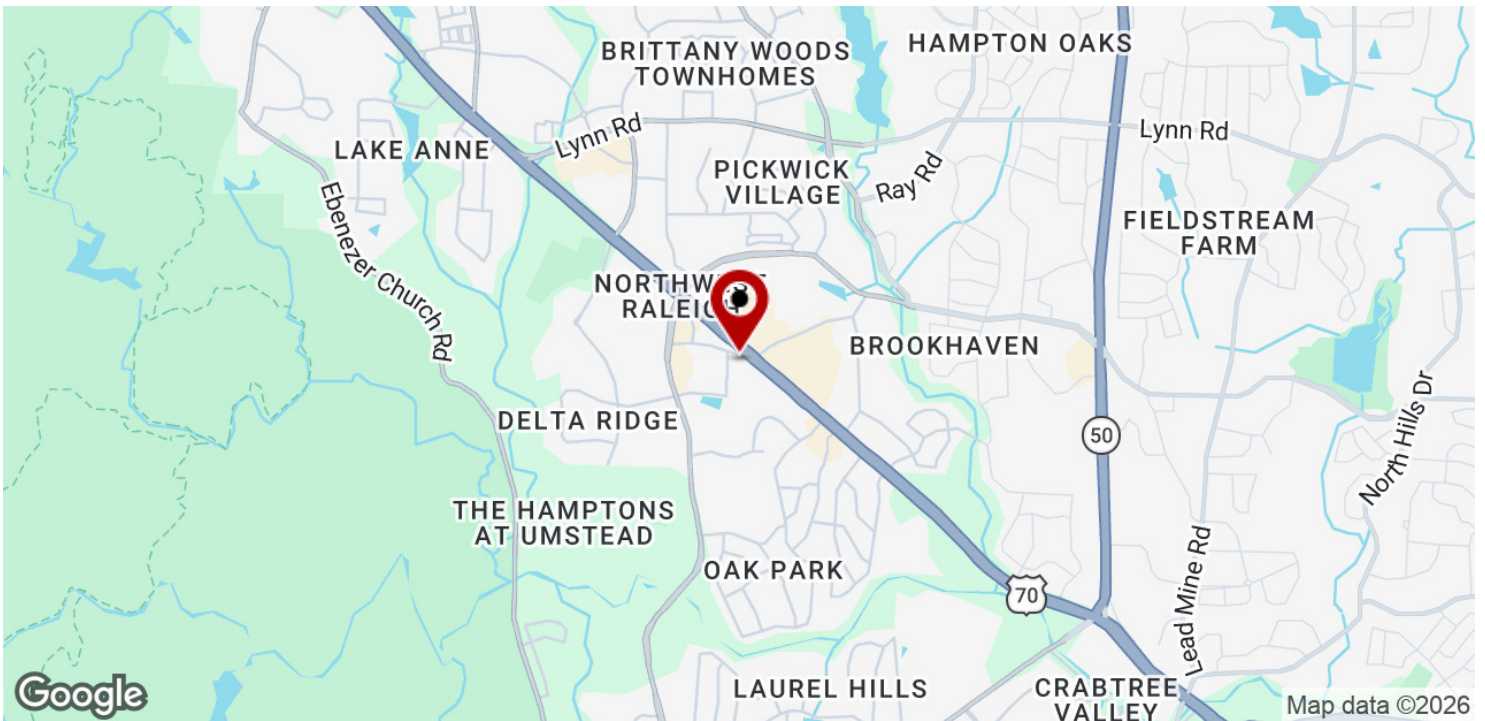
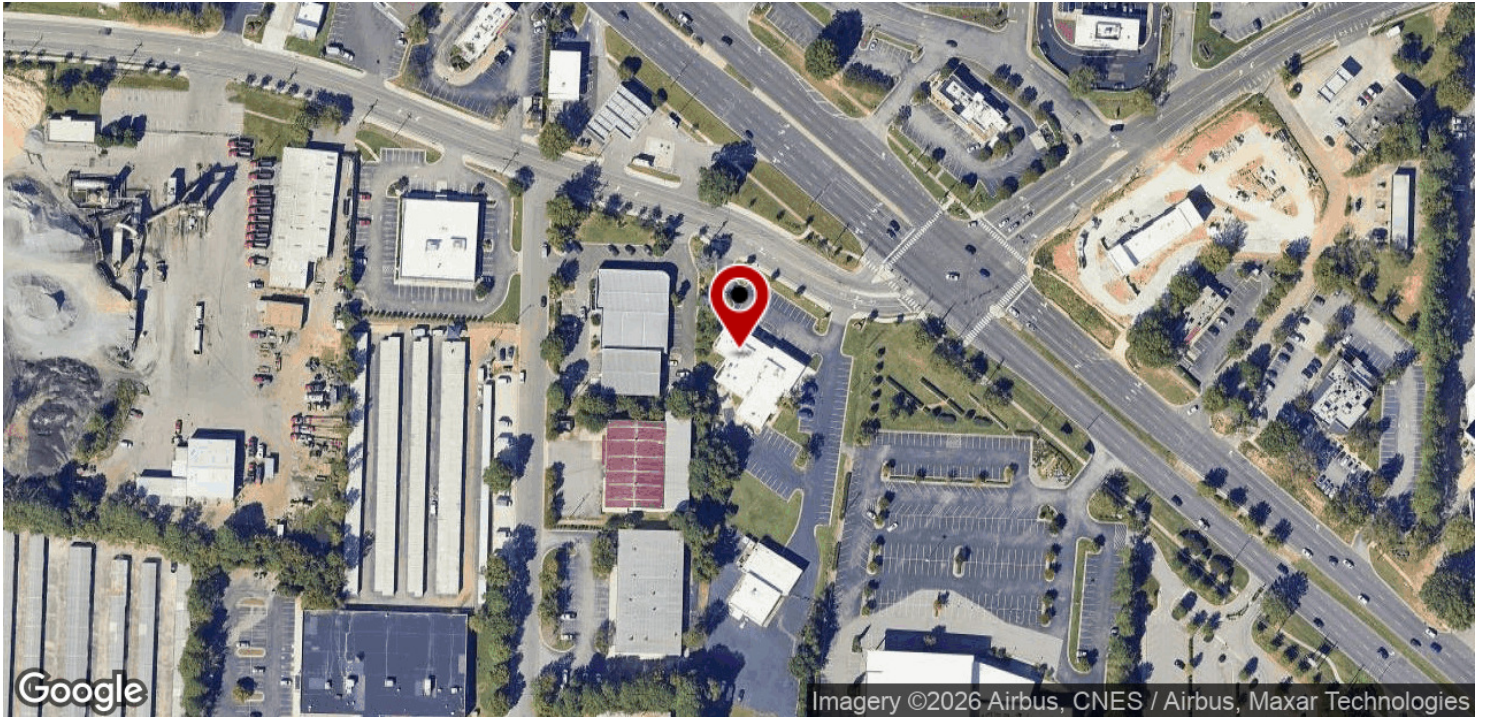
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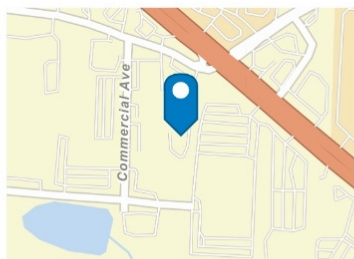
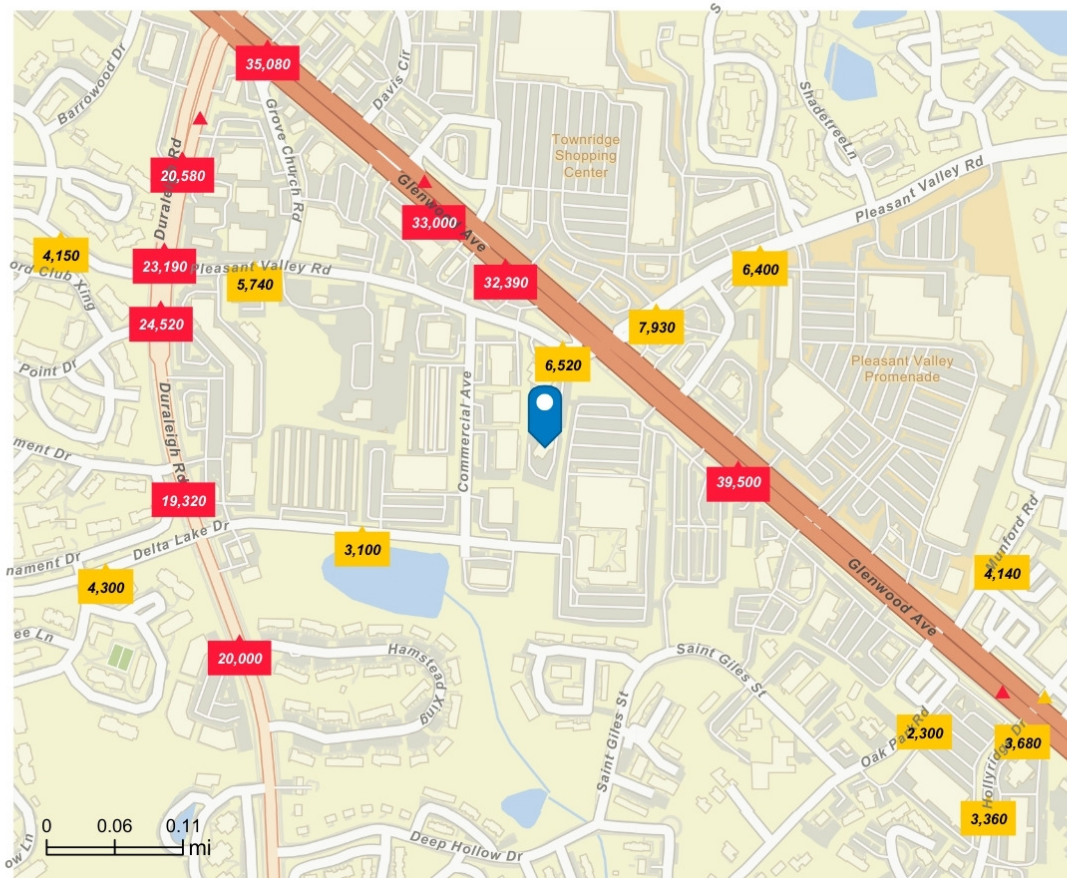
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Traffic Count Map - Close Up

6429 Glenwood Ave, Raleigh, North Carolina, 27612



Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

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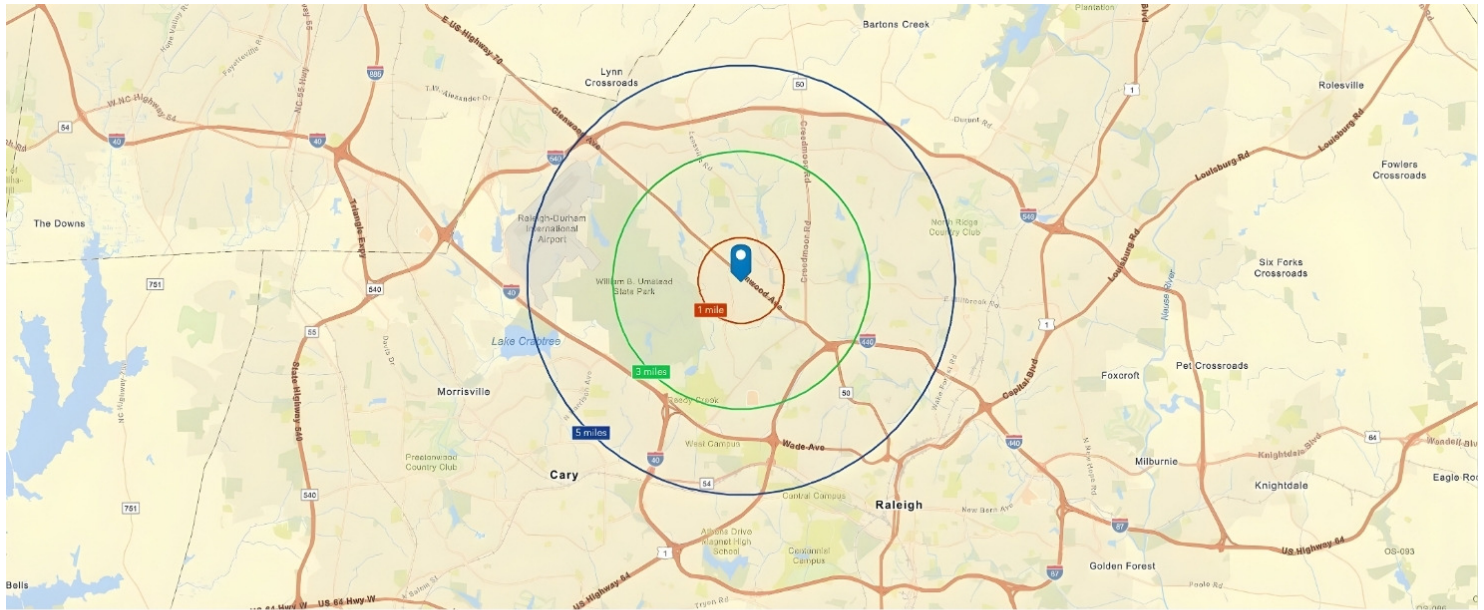
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	1 MILE	3 MILES	5 MILES	
2025 Estimated Population	10,828	75,700	168,684	POPULATION
2030 Projected Population	10,703	75,969	171,974	
2025 Estimated Household	5,484	36,815	79,629	HOUSEHOLD
2030 Projected Household	5,459	37,518	82,669	
2030 Estimated Owner Occupied Housing	2,324	18,601	42,241	HOUSING
2030 Estimated Renter Occupied Housing	3,135	18,918	40,428	
2025 Estimated Total Business	562	3,548	10,683	BUSINESS
2025 Estimated Total Employees	5,438	39,179	120,591	EMPLOYEES

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