



**±17,500 SF TURNKEY CHURCH FACILITIES**

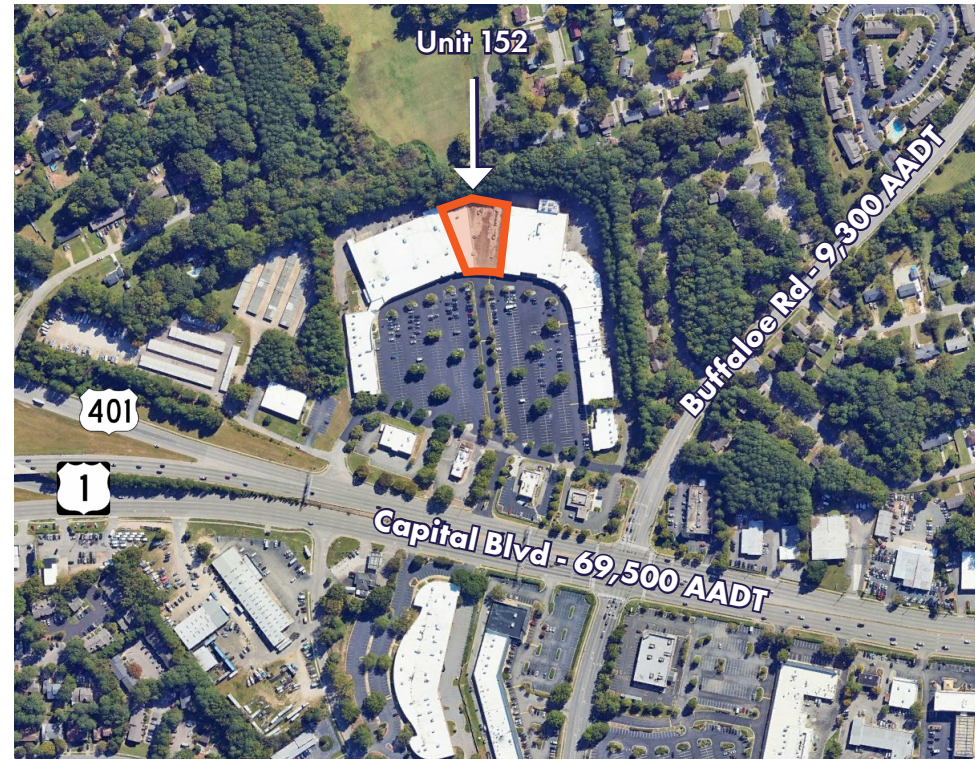
**4020 CAPITAL BLVD, STE 152**  
**Raleigh, NC 27604**

## EXECUTIVE SUMMARY

APG Advisors is proud to exclusively present a turnkey  $\pm 17,500$ -square-foot retail/office condo for sale in the bustling Ashton Square Shopping Center in Raleigh, NC. This fully equipped property comes complete with all fixtures, furniture, equipment and lighting, making it move-in ready for a wide range of uses. Recent improvements include a roof replacement and new HVAC units, both within the last six months. Currently serving as a church facility, the property is designed for immediate functionality and versatility.

Strategically positioned within a bustling retail corridor, the site provides prime visibility and easy access along highly traveled Capital Boulevard. Ashton Square spans  $\pm 17$  acres and features prominent tenant Stars and Strikes Family Entertainment Center, as well as Victoire Foods Market and Mar Y Sol Restaurant. Outparcels include notable brands like Lux Beauty, KFC, Taco Bell and PNC Bank. Built in 1986, the shopping center features multiple points of ingress and egress, with the main entrance providing direct access to the retail/office condo.

This turnkey opportunity, complete with all essential components and located in a prime retail hub, presents an outstanding investment opportunity in Raleigh's dynamic commercial market.



**THE PROPERTY**

<b>ADDRESS</b>	4020 Capital Blvd, Ste 152 Raleigh, NC 27604
<b>PIN NUMBERS</b>	1725495328 020
<b>COUNTY</b>	Wake
<b>UNIT SIZE</b>	±17,500 SF
<b>CURRENT USE</b>	Church facilities
<b>FURNITURE INCLUDED</b>	FF&E included such as chairs, tables, stage, sound system and more
<b>HVAC</b>	Central heating and air conditioning All units replaced within the last 6 months
<b>ROOF</b>	Replaced within the last 6 months
<b>CURRENT TENANT</b>	Raleigh International Church
<b>DATE AVAILABLE</b>	Immediately
<b>SALE PRICE</b>	\$3,200,000



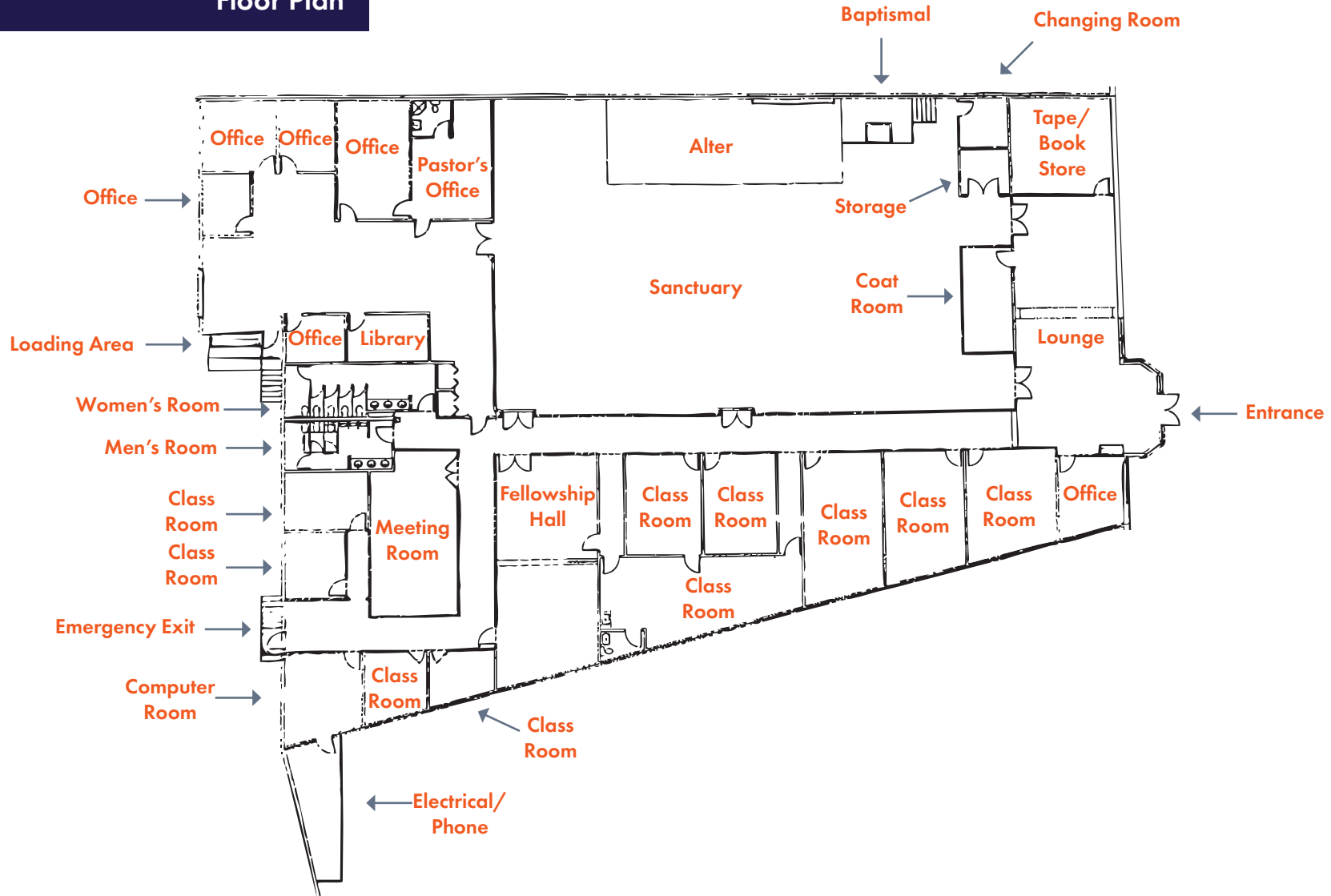
## BUILDING INFORMATION

### Ashton Square Shopping Center

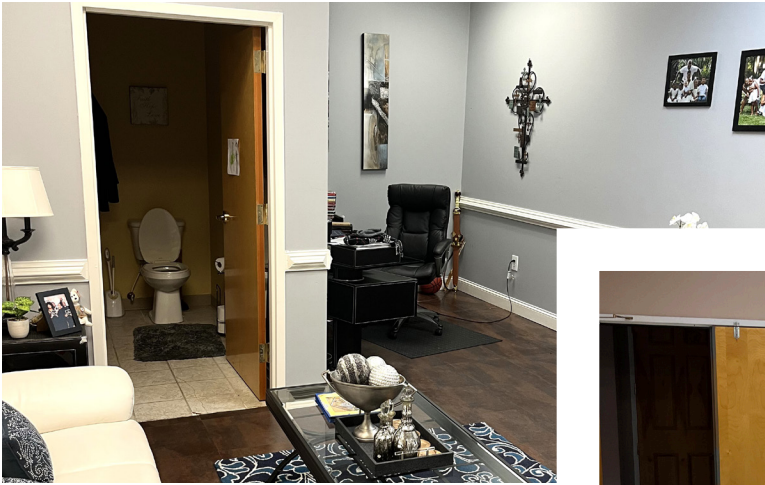
<b>BUILDING SIZE</b>	±168,309 SF
<b>ACREAGE</b>	±17.0 Acreage
<b>YEAR BUILT</b>	1986
<b>FRONTAGE</b>	Capital Blvd with 69,500 AADT Buffaloe Rd with 8,300 AADT
<b>ZONING</b>	CX-3-PL
<b>FLOORS</b>	One
<b>LIGHTING</b>	4' LED fixtures with sensors
<b>POWER</b>	6,200amp/ 480v 3p 4w Heavy
<b>CRANES</b>	(2) 7.5 ton with ±20' clear under hook
<b>PARKING</b>	1,014 parking spots including outparcels
<b>TENANTS</b>	Stars and Strikes Family Entertainment Center, Victoire Foods Market, Mar Y Sol Restaurant, etc.
<b>OUTPARCELS</b>	Lux Beauty, KFC, Taco Bell, PNC Bank



Floor Plan



**INTERIOR PHOTOS**



**INTERIOR PHOTOS CONT.**



Site Plan

VICINITY MAP

### ASHTON SQUARE CONDOMINIUMS

EXISTING SHOPPING CENTER  
LOT#5, ASHTON SQUARE SHOPPING CENTER.  
BOOK OF MAPS 1987, PAGE 1155  
WAKE COUNTY REGISTRY

SHEET 1 OF 4 SHEETS

Wake County, NC 612  
Laura H. Riddick, Registrar of Deeds  
Printed & Recorded 10/27/1999 10:14:10

**LEG CHART**

L1 = N36°37' 34"E - 97.88'  
 L2 = S16°11' 15"E - 94.62'  
 L3 = N78°46' 23"E - 24.85'  
 L4 = N13°44' 06"W - 27.00'  
 L5 = N89°51' 40"W - 135.18'  
 L6 = N31°15' 54"E - 24.00'  
 L7 = N32°04' 48"E - 33.00'  
 L8 = S51°00' 53"E - 136.19'  
 L9 = N78°27' 07"E - 26.89'  
 L10 = N10°10' 22"E - 34.80'  
 L11 = N38°47' 25"W - 94.93'  
 L12 = N53°22' 28"W - 26.00'

I, Irvin A. Stator, Professional Land Surveyor # 1295, hereby certify to one or more of the following as indicated by an "X":

- A. This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that requires notice of sale.
- B. This survey is located in such a portion of a county or municipality that is unincorporated as to an ordinance that requires notice of sale.
- C. This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
- D. This survey is of another category, such as the reconnection of existing parcels, a coordinate survey, or other exception to the definition of subdivision.

The information available to the surveyor is such that the surveyor is unable to make a determination to the best of his or her professional ability as to provisions contained in GS through (H) 1999.

*Irvin A. Stator* 10-27-99  
Professional Land Surveyor Date

**SEE CONDOMINIUM AGREEMENT RECORDED IN DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ WAKE COUNTY REGISTRY.**

Filed for Recording at 3:44 PM on October 27, 1999, and Recorded in Deed Book 229 Page 21-44 on October 27, 1999.

*Murray*

I, John W. Harris, A North Carolina Registered Professional Engineer # 10,742 hereby certify that this plan complies with the conditions listed in GS 47C-2-106(b) Items 1 through 10.

Signed: *John W. Harris* 10-27-99 Date: \_\_\_\_\_

**ALL INTERNAL WATER AND SEWER LINES ARE PRIVATE AND ARE CONNECTED TO THE CITY OF RALEIGH SYSTEMS.**

**LEGEND**

--- Lines Surveyed  
 --- Lines Not Surveyed  
 RIP --- Existing Right of Way  
 --- Existing Concrete Manurement  
 --- New Iron Pipe  
 --- P. K. Nail  
 DMD --- Double Meridian Distance  
 R/W --- Right of Way  
 DS --- Dredge Slope  
 CM --- Concrete Manurement  
 FLA --- Existing Lighthouse State

**NOTARY PUBLIC**

IRVIN A. STATOR  
 1-1295  
 Registration Number

Seal: IRVIN A. STATOR, PROFESSIONAL LAND SURVEYOR # 1295, WAKE COUNTY, NORTH CAROLINA

**REVIEW OFFICER'S CERTIFICATE**

STATE OF NORTH CAROLINA  
 COUNTY OF \_\_\_\_\_

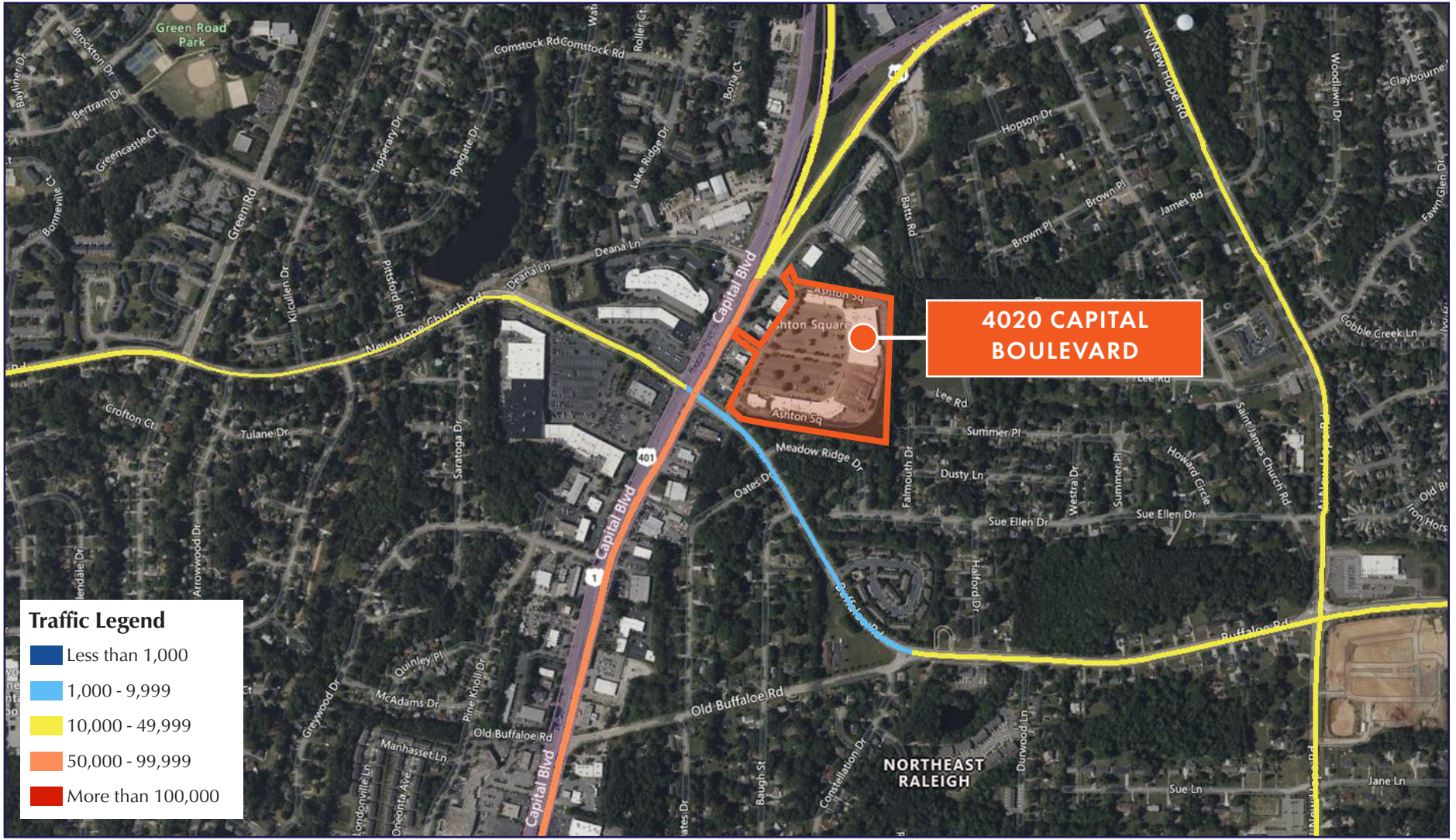
I, \_\_\_\_\_ Review Officer of \_\_\_\_\_ County, do hereby certify that the map or plan to which this certification is affixed meets all statutory requirements for recording.

PIN#1725.06-49-5328      16.977 TOTAL ACRES (NET)

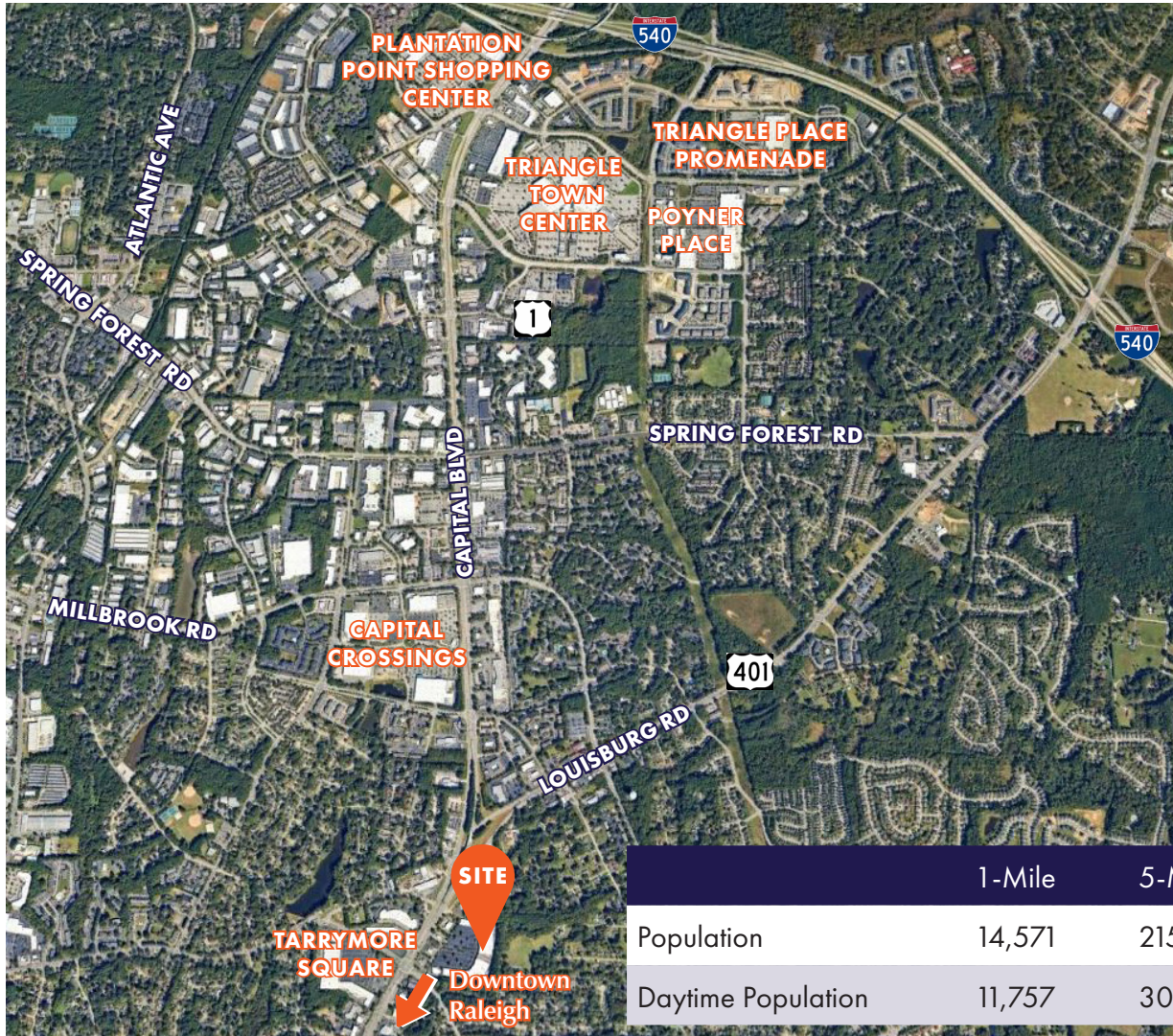




Traffic Map



Location Map



NEARBY ATTRACTIONS

- Tarrymore Square
- Capital Crossings
- Triangle Town Center
- Poyner Place
- Triangle Place Promenade

EASE OF ACCESS

- Capital Boulevard ±0.1 miles
- Louisburg Road ±0.2 miles
- I-440 ±2.6 miles
- I-540 ±3.0 miles
- Downtown Raleigh ±5.9 miles



## Tenant Map



NUMBER	Tenant
1	Ego Entertainment
2	Trading Places Child Care
3	Foxy Tattoos
4	Stars and Strikes Family Entertainment Center
5	Victoire Foods Market
6	Magic Gold
7	Beauty Salon Latin
8	JV Nails
9	Mar-Y-Sol Restaurant
10	Balcazar Bakery
11	Su Tailor
12	Ashton Shoe Repair
13	Ed Electronic Services - TV Repair
14	Mr. Income Tax
15	PNC Bank
16	Taco Bell
17	Kentucky Fried Chicken
18	Lux Beauty



Neighborhood Map



- |                     |                              |                                                      |                               |                          |
|---------------------|------------------------------|------------------------------------------------------|-------------------------------|--------------------------|
| 1. Auto Repair Shop | 7. Miller-Motte College      | 13. Tarrymore Square - collection of small retailers | 18. Black's Tire              | 24. Taco Bell            |
| 2. gopuff           | 8. Octapharma Plasma         | 14. Family Dollar                                    | 19. Blue Flame Muffler & Tire | 25. PNC Bank             |
| 3. Jiffy Lube       | 9. Carolina Beauty           | 15. O'Reilly Auto Parts                              | 20. Saf-T-Sor Self Storage    | 26. CVS/Pharmacy         |
| 4. Royal India      | 10. OMTea Boba & Bites       | 16. New Hope Center                                  | 21. Magnolia Animal Hospital  | 27. AAMCO Total Car Care |
| 5. Rent-A-Center    | 11. El Pollo Rico Restaurant | 17. Valero Gas Station                               | 22. Lux Beauty                | 28. Sherwin Williams     |
| 6. Rainbow Shops    | 12. Walgreens                |                                                      | 23. Kentucky Fried Chicken    | 29. Commercial Openings  |

**BOB TOUCHTON**  
**JIM ANTHONY**

C: 919.827.6560 | [btouchton@apgcre.com](mailto:btouchton@apgcre.com)  
C: 919.624.6767 | [janthony@apgcre.com](mailto:janthony@apgcre.com)



Visit our website for more information.

## DEMOGRAPHICS

<b>POPULATION</b>	<b>1-MILE</b>	<b>3-MILES</b>	<b>5-MILES</b>
2010 Population	14,448	72,087	180,418
2020 Population	14,693	82,434	204,784
2024 Population	14,571	86,716	215,913
2029 Population	14,698	92,320	230,993
2024-2029 Annual Rate	0.17%	1.26%	1.36%
2024 Median Age	35.0	35.8	36.5
<b>HOUSEHOLDS</b>	<b>1-MILE</b>	<b>3-MILES</b>	<b>5-MILES</b>
2010 Households	5,481	28,748	72,806
2020 Households	5,817	34,115	84,904
2024 Total Households	5,836	36,386	90,980
2029 Households	5,931	39,017	98,248
2024-2029 Annual Rate	0.32%	1.42%	1.49%
2024 Average Household Size	2.49	2.37	2.35
<b>HOUSING</b>	<b>1-MILE</b>	<b>3-MILES</b>	<b>5-MILES</b>
2024 Total Housing Units	6,115	38,254	97,097
2024 Owner Occupied Housing Units	40.1%	46.9%	50.6%
2024 Renter Occupied Housing Units	55.3%	48.2%	43.1%
2024 Vacant Housing Units	4.6%	4.9%	6.3%

<b>DAYTIME POPULATION</b>	<b>1-MILE</b>	<b>3-MILES</b>	<b>5-MILES</b>
2024 Total Daytime Population	11,757	136,245	303,208
Workers	5,244	99,058	210,164
Residents	6,513	37,187	93,044
<b>MEDIAN HOUSEHOLD INCOME</b>	<b>1-MILE</b>	<b>3-MILES</b>	<b>5-MILES</b>
2024 Median Household Income	\$58,582	\$73,634	\$82,568
2029 Median Household Income	\$67,613	\$84,428	\$99,024
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>1-MILE</b>	<b>3-MILES</b>	<b>5-MILES</b>
2024 Average Household Income	\$75,162	\$97,636	\$119,234
2029 Average Household Income	\$88,491	\$113,521	\$137,218
<b>PER CAPITA INCOME</b>	<b>1-MILE</b>	<b>3-MILES</b>	<b>5-MILES</b>
2024 Per Capita Income	\$30,320	\$40,991	\$50,131
2029 Per Capita Income	\$35,967	\$48,056	\$58,237
<b>EDUCATION</b>	<b>1-MILE</b>	<b>3-MILES</b>	<b>5-MILES</b>
Associate's Degree	8.4%	8.9%	8.0%
Bachelor's Degree	20.4%	30.3%	34.1%
Graduate/Professional Degree	8.9%	14.6%	18.7%
<b>AGE</b>	<b>1-MILE</b>	<b>3-MILES</b>	<b>5-MILES</b>
18+	76.9%	78.6%	78.7%





	Buyer	Seller	Date of Sale	Sale Price	SF	Sale Price/SF	
1	5808 DEPARTURE DR RALEIGH, NC	Vision Church, Inc.	Inforths Properties LLC	Jan 2022	\$3,400,000	24,000	\$141.67
2	5616 FOX RD RALEIGH, NC	Boys Club of Wake County Inc.	Body of Christ Church, LLC	Oct 2024	\$3,415,000	30,640	\$55.46
3	4501 SPRING FOREST RD RALEIGH, NC	Boys Club of Wake County Inc.	Body of Christ Church, LLC	Oct 2024	-	30,938	-
4	4725 NEW BERN AVE RALEIGH, NC	Store Master Funding Xxxiii LLC	Shj Development LLC	Dec 2024	\$3,710,000	18,316	\$202.56
5	1403 S NEW HOPE RD RALEIGH, NC	From the Heart Church Ministries of Raleigh-d	Agape Word Church Inc.	Sept 2024	\$1,217,500	5,500	\$221.36
6	3700 LAKE WHEELER RD RALEIGH, NC	Treasuring Christ Church	The Point Church of the Triangle	June 2024	\$2,900,000	28,377	\$102.20
7	5013 OLD SOUTH RD RALEIGH, NC	Iglesia De Dios LA Prefecia Vida Nueva	Church Planting and Renewal	Feb 2024	\$700,000	3,069	\$228.09
<b>AVERAGE PRICE PER SQUARE FOOT</b>							<b>\$150/SF</b>



## DISCLAIMER

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This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner") to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and APG Advisors. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner.

Neither the Owner or APG Advisors, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner.

## CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any another entity without the prior written authorization of the Owner or APG Advisors. You also agree that you will not use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or APG Advisors. If after reviewing this Offering Memorandum, you have no further interest in purchasing the Property, kindly return this Offering Memorandum to APG Advisors.

## DISCLAIMER

The information contained in this document has been obtained from sources believed reliable. While APG Advisors does not doubt its accuracy, APG Advisors has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.





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