

PRIME 2.77 ACRE COMMERCIAL PROPERTY FOR SALE

NNN NATIONALS + VALUE-ADD DEVELOPMENT | PRIME GLENWOOD CORRIDOR



6425 & 6429 Glenwood Ave, Raleigh, NC 27612



Sale Price

CALL VAN

OFFERING SUMMARY

Lot Size:	2.77 Acres
Year Built:	1980
Zoning:	IX-3
Market:	Raleigh/Durham
Submarket:	Glenwood/Creedmoor

PROPERTY OVERVIEW

This high-visibility 2.77-acre site on Glenwood Avenue features two national tenants, Sherwin-Williams and Godfather's Pizza, on market-rate NNN leases. One lease is newly signed, while the other is secured through 2029 with renewal options, providing stable in-place income. Investors can acquire this tenant-occupied parcel for \$3,800,000, which generates approximately \$234K NOI, reflecting a 6.16% cap rate.

The adjacent parcel includes a 5,000 SF, 6-bay auto repair shop with a 44-year operating history, offering strong potential for owner-operators or redevelopment. This parcel is also available for \$3,000,000. Both parcels can be purchased together, creating a rare opportunity for investors seeking income, flexibility, and long-term upside in a high-growth corridor.

A pad-ready vacant parcel between the two buildings is primed for the development of a new 5,000 SF structure. A rear easement further enhances access and opens up future redevelopment options. The seller is open to a reasonable due diligence period. Properties with this combination of frontage, income, and expansion potential in the Glenwood Corridor are rarely available. Act quickly, this asset won't stay on the market for long.

PROPERTY HIGHLIGHTS

- Prime Location: 2.77-acre site on high-traffic Glenwood Avenue.
- Tenant Parcel - \$3.8M: Sherwin-Williams & Godfather's Pizza on NNN leases with approx. \$234K NOI (6.16% cap).
- Mechanic Shop - \$3M: 5,000 SF, 6-bay shop with 44-year history; ideal for owner-user or redevelopment.
- Full Site: Both parcels available together for added value and flexibility.
- Development Opportunity: Pad-ready space for new 5,000 SF structure.
- Future Potential: Rear easement allows for added access and redevelopment.

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VANDAN GANDHI, CCIM

Commercial Broker

O: 919.475.5769

van.kwcommercial@gmail.com

NC #247850

KW COMMERCIAL

245 NC-54 Suite 101

Durham, NC 27713

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TRIANGLE CARE



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SHERWIN WILLIAMS & GODSFATHER'S PIZZA



Aerial View



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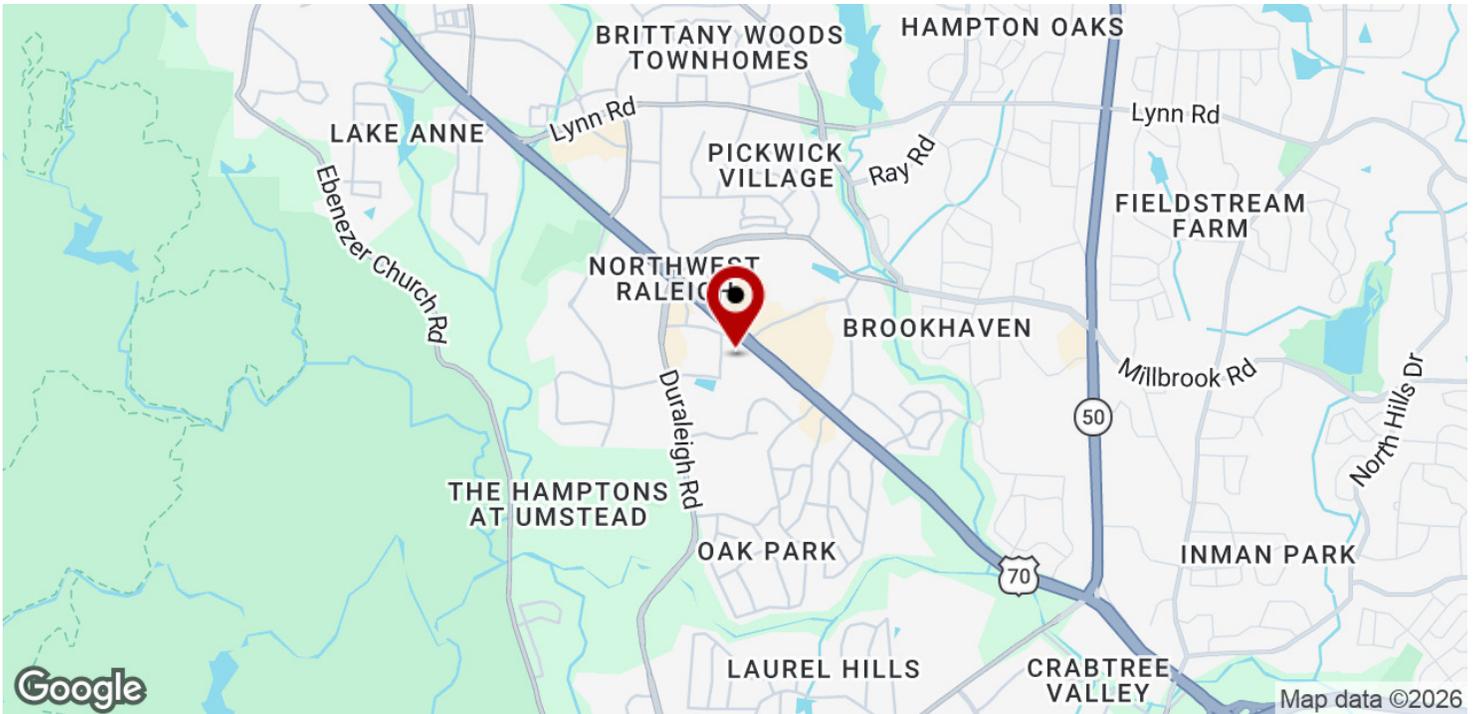
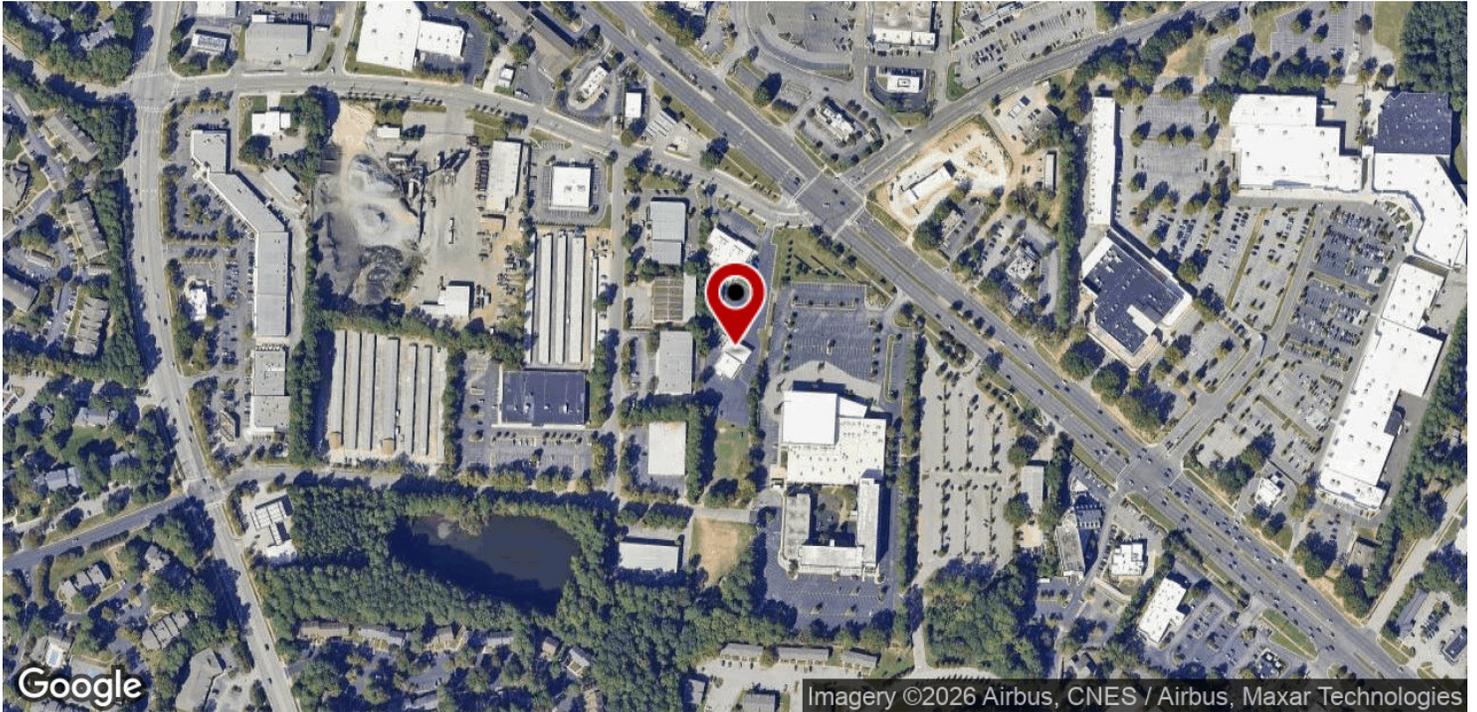
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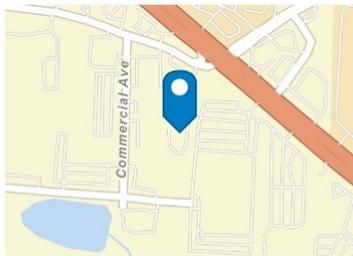
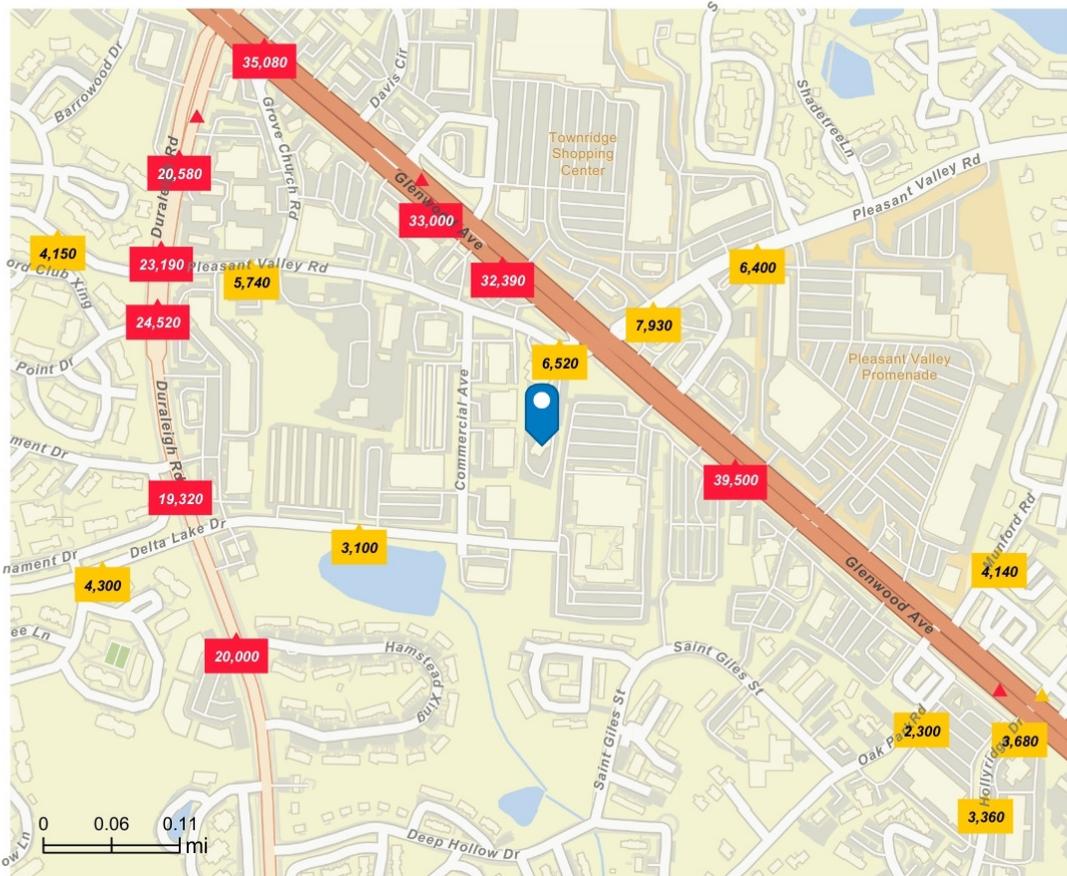
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Traffic Count Map - Close Up
 6425 & 6429 Glenwood Ave, Raleigh, North Carolina, 27612
 Rings: 1, 3, 5 mile radii



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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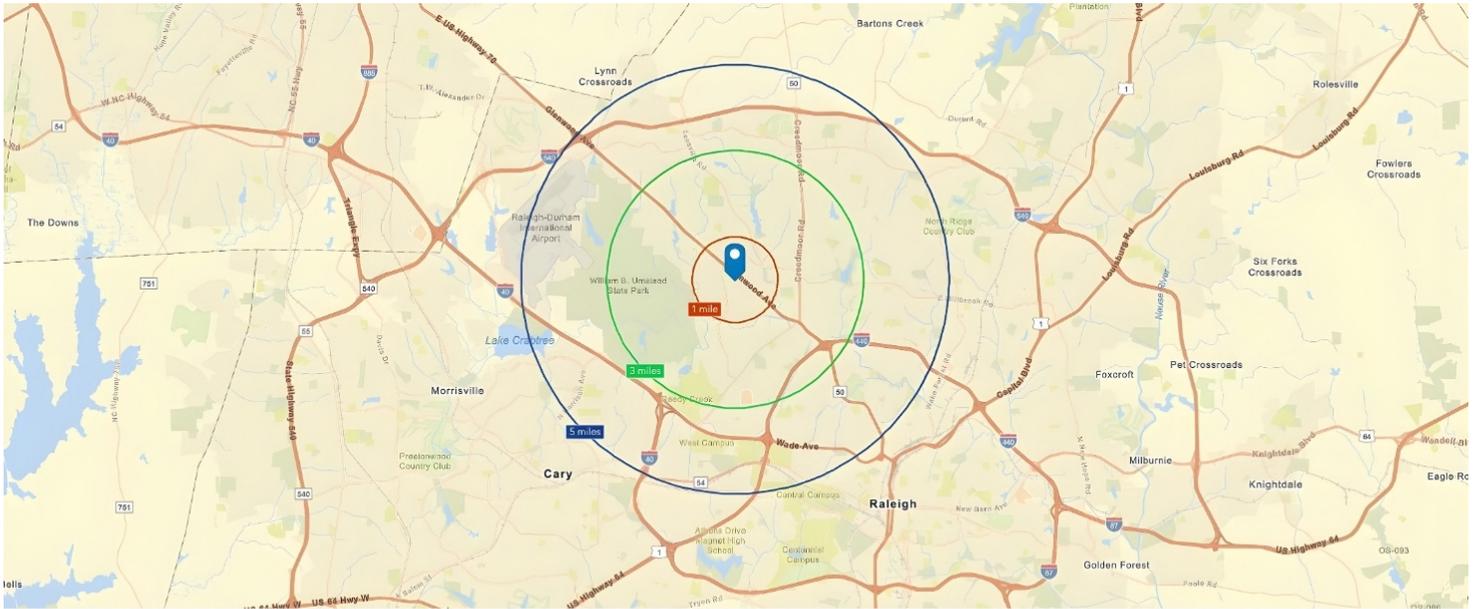
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1 MILE 3 MILES 5 MILES

	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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