

# 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  
0: 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 & GODFATHER'S PIZZA



Aerial View



Aerial View

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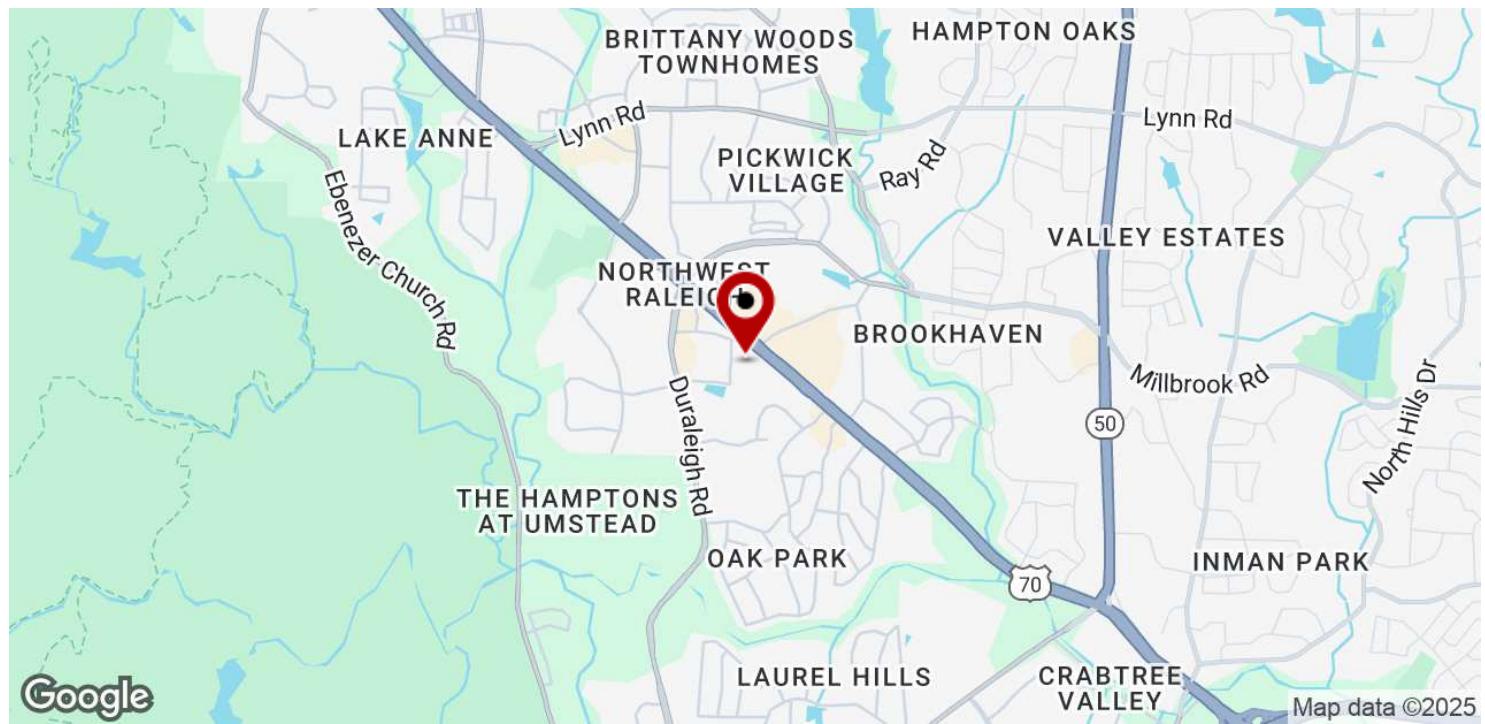
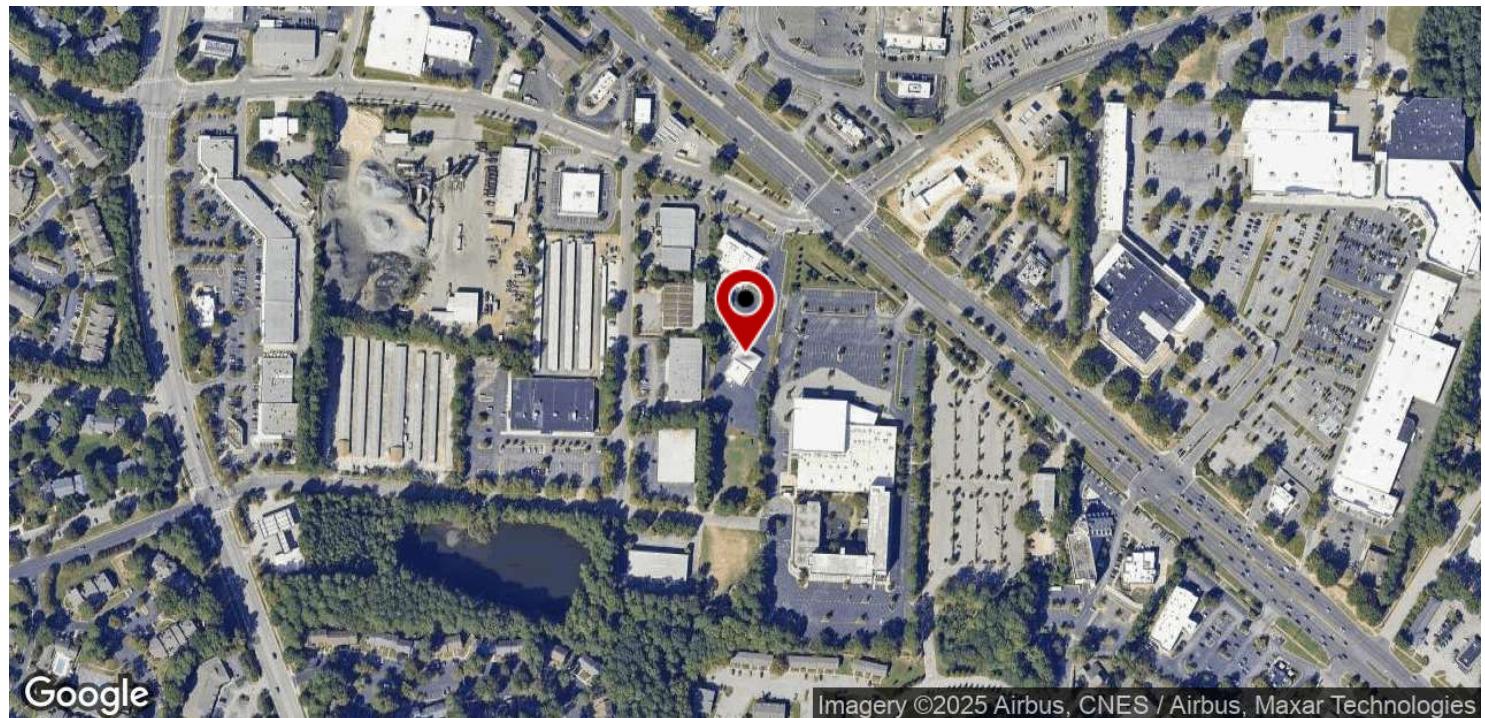
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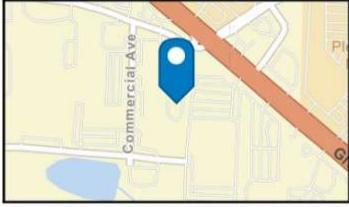
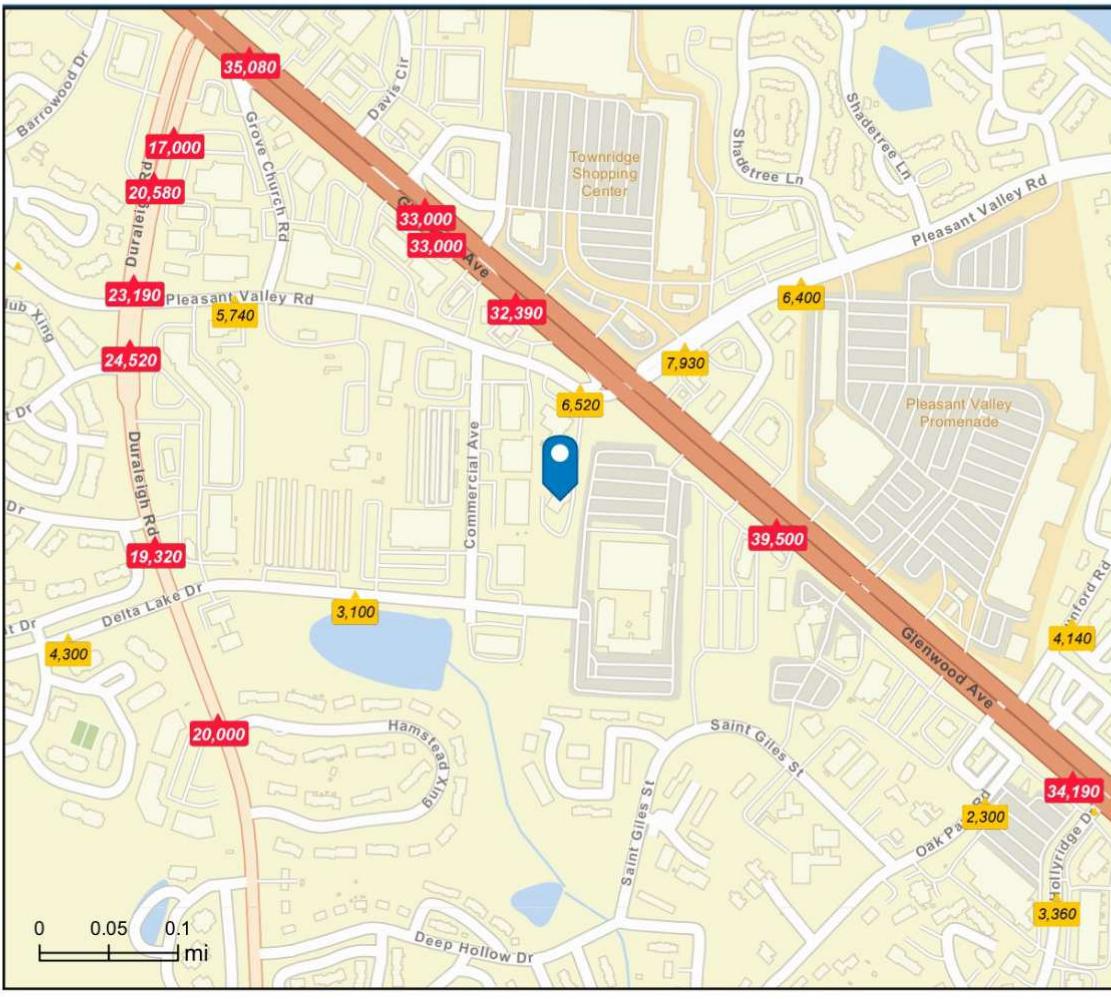
## Traffic Count Map - Close Up

6425 Glenwood Avenue, Raleigh, North Carolina, 27612  
Rings: 1, 5, 10 mile radii

Prepared by Esri

Latitude: 35.85770

Longitude: -78.70737



**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

April 18, 2025

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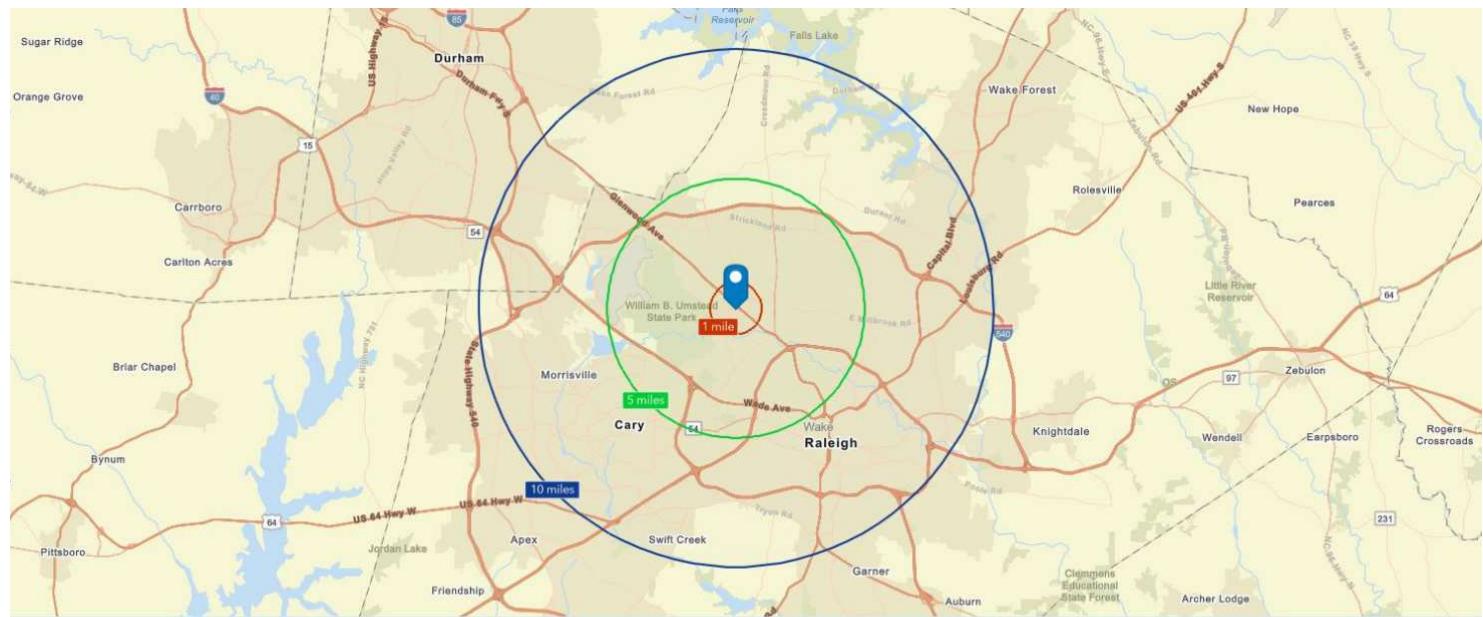
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1 MILE

5 MILES

10 MILES

<b>2024 Estimated</b> Population	10,828	169,509	664,407	
<b>2029 Projected</b> Population	10,833	176,489	706,125	
<b>2024 Estimated</b> Household	5,409	78,351	281,637	
<b>2029 Projected</b> Household	5,428	82,418	302,742	
<b>2024 Estimated</b> Owner Occupied Housing	2,249	41,874	148,560	
<b>2024 Estimated</b> Renter Occupied Housing	3,160	36,477	133,077	
<b>2024 Estimated</b> Total Business	554	10,733	35,909	
<b>2024 Estimated</b> Total Employees	5,329	126,126	465,558	

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