

INVESTMENT OFFERING

565 NORTH PERSON STREET

RALEIGH, NC 27604

WILLIAM PEACE
UNIVERSITY

±0.35 ACRES



E PEACE ST

N PERSON ST

SCOTT HADLEY
Vice President, Principal
919.906.0524
shadley@lee-associates.com



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

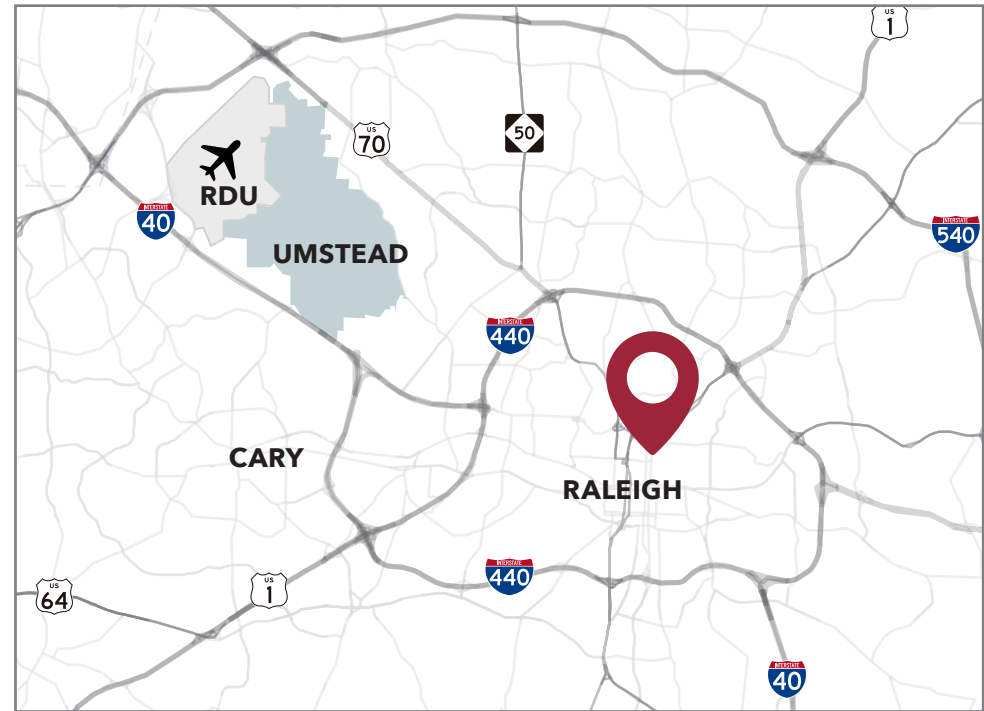
Located between William Peace University and Historic Oakwood, this ±0.35-acre commercial parcel is situated in the heart of Downtown Raleigh's vibrant lifestyle district. The property is adjacent to the iconic Krispy Kreme Doughnuts location and surrounded by a wide range of businesses, restaurants, services, and other amenities.

The property is offered for sale and is currently leased to Krispy Kreme. Lease and financial information are available upon execution of a confidentiality agreement. With its tremendous location and substantially paved site, the property offers flexibility for a variety of future uses.

OFFERING SUMMARY

- » Size: ±0.35 Acres
- » PIN#: 1704822099
- » Zoning: NX-3 (Neighborhood Mixed Use, 3 stories max)
- » Lot Dimensions: approx. 75' x 210'
- » Pricing: \$1,750,000

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

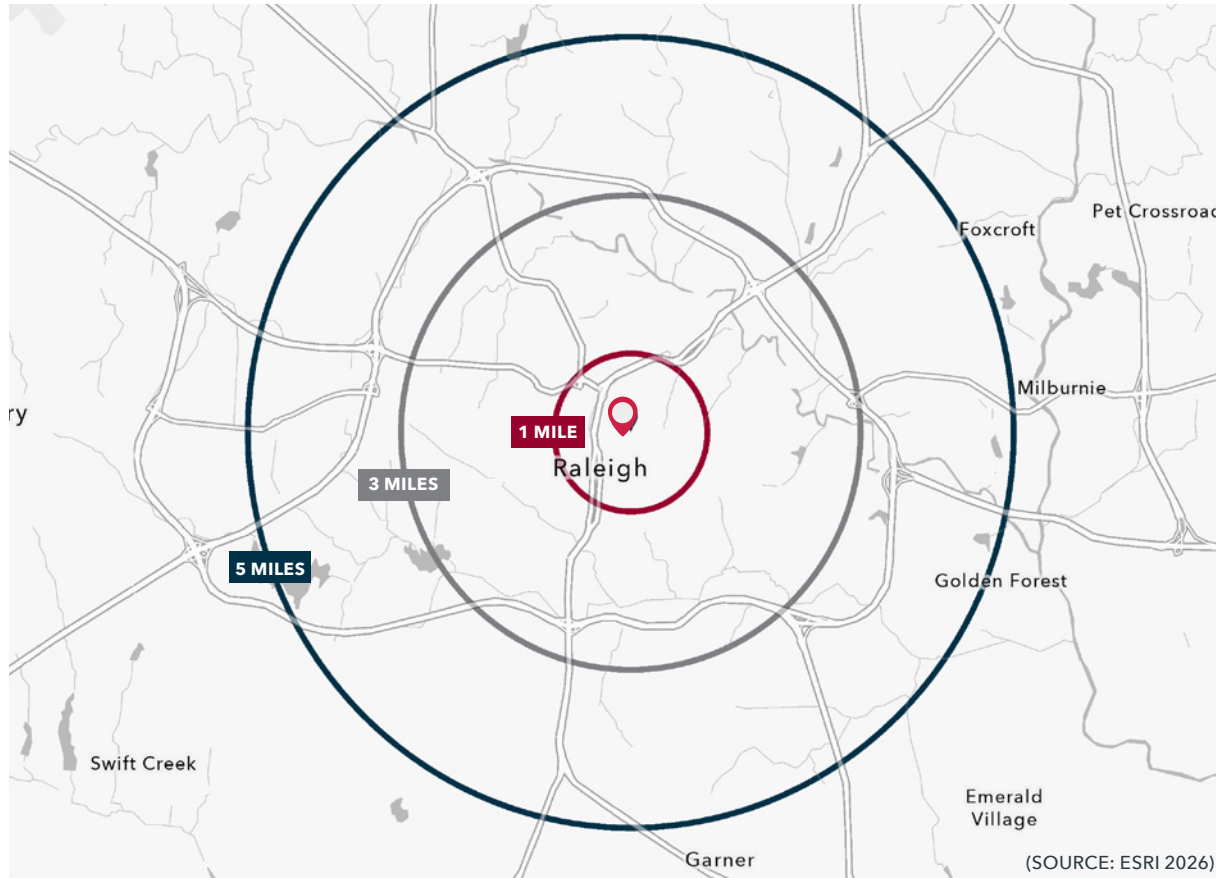


AREA AMENITIES



INVESTMENT FOR SALE | 565 N PERSON STREET | RALEIGH, NC 27604

DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population (2026)	19,007	103,430	249,056
2031 Projected Population	20,940	114,450	269,056
Daytime Population	49,287	185,627	372,190
Median Age	34.2	32.5	33.5
Avg. Household Income	\$167,580	\$145,472	\$130,877
Median Home Value	\$708,638	\$700,078	\$583,908

20K

RESIDENTS WITHIN 1 MILE OF
DOWNTOWN RALEIGH

43.3K

EMPLOYEES WITHIN 1 MILE
OF DOWNTOWN RALEIGH

123+

RETAILERS

310+

RESTAURANTS & BARS

21.3M

VISITOR VISITS PER YEAR

492

ACRES OF PARK SPACE
WITHIN 1 MILE OF
DOWNTOWN RALEIGH