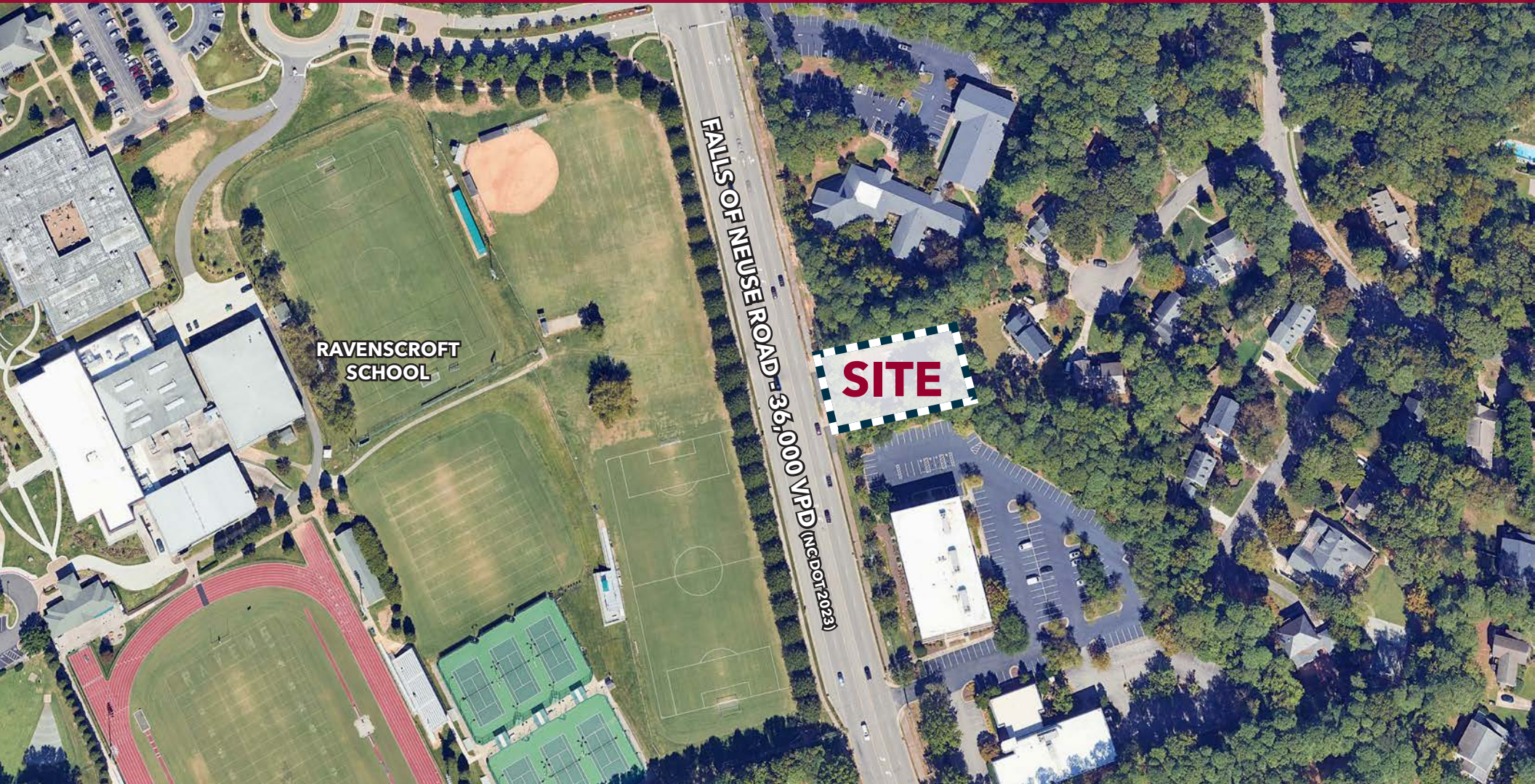


7212 FALLS OF NEUSE ROAD
RALEIGH, NC 27615

FOR SALE



PRIME REDEVELOPMENT OPPORTUNITY ON FALLS OF NEUSE ROAD

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY OVERVIEW

SALE DESCRIPTION

Stand-alone building located across from Ravenscroft School and next to the NC School Board Association building. This property presents a prime redevelopment opportunity with approved architectural plans to allow for a 4,300 SF single story building or an 8,600 two-story building.

PROPERTY HIGHLIGHTS

- 1,750 SF on 0.43 acres
- OX-3 Zoning - Office Mixed Use
- Investment property: No
- Asking price: \$650,000

LOCATION DESCRIPTION

- Ideal North Raleigh location on Falls of Neuse Road
- Approximately 1.5 miles to I-540
- Surrounded by growing commercial and residential developments

TRAFFIC COUNTS

36,000 VPD on Falls of Neuse Road

(Source: NCDOT 2023)

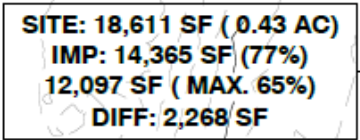


DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,707	71,977	200,254
Avg HH Income	\$140,481	\$136,078	\$138,440
No. of Businesses	758	5,962	12,742
No. of Employees	5,605	52,647	127,947
Total Daytime Population	11,744	98,727	249,856

Source: ESRI 2025

image006.png



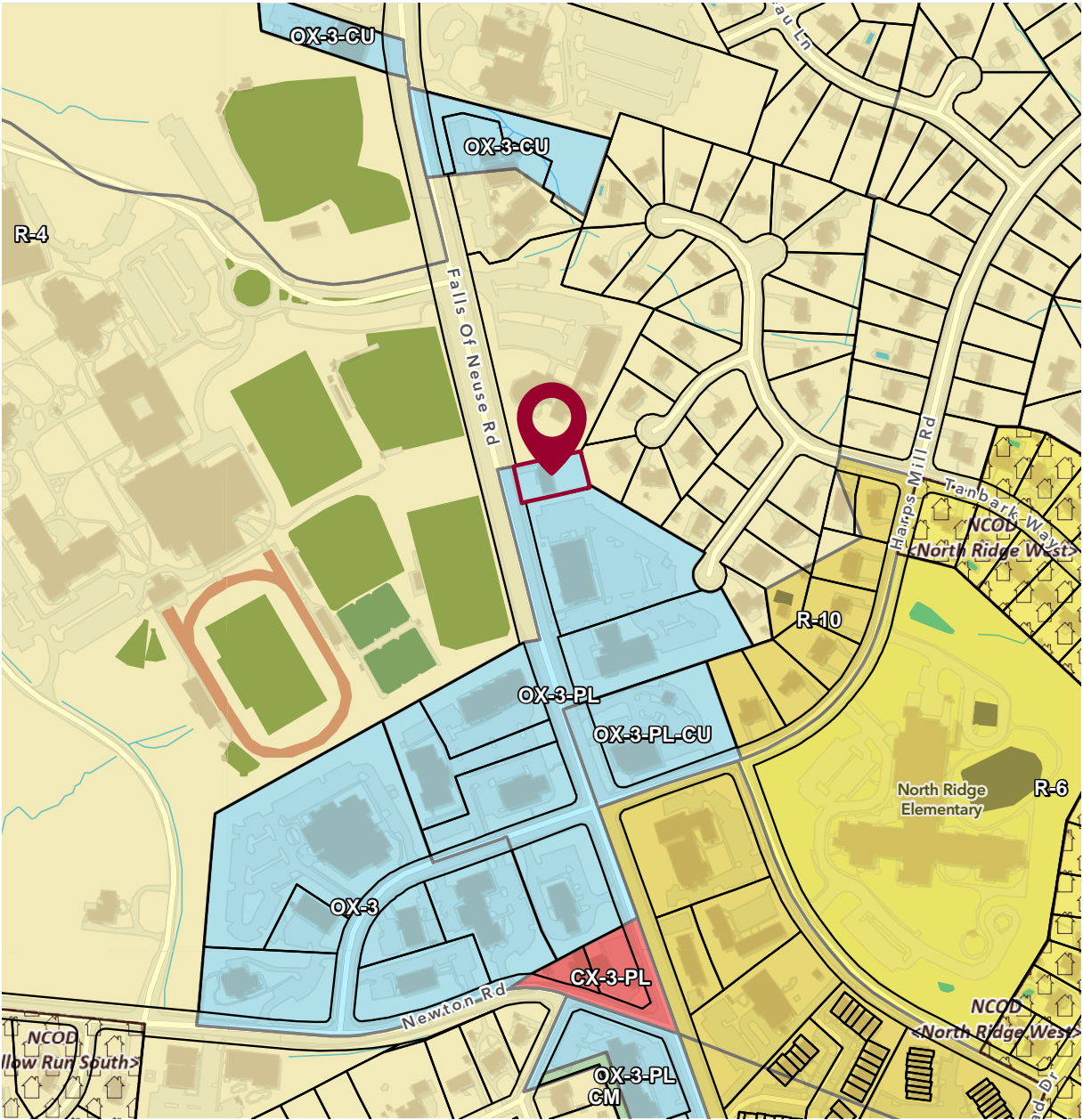
NIF ST. PHILIPS LUTHERAN CHURCH
PIN 1717077119
DB 3030 PG 926
BM 1982 PG 516
BM 1979 PG 462
ZONES: R-4
USE: PLACE OF WORSHIP

19 SPACES
1 SP/226 SF

5

**SINGLE-STORY
BUILDING
4,300 SF**

ZONING MAP



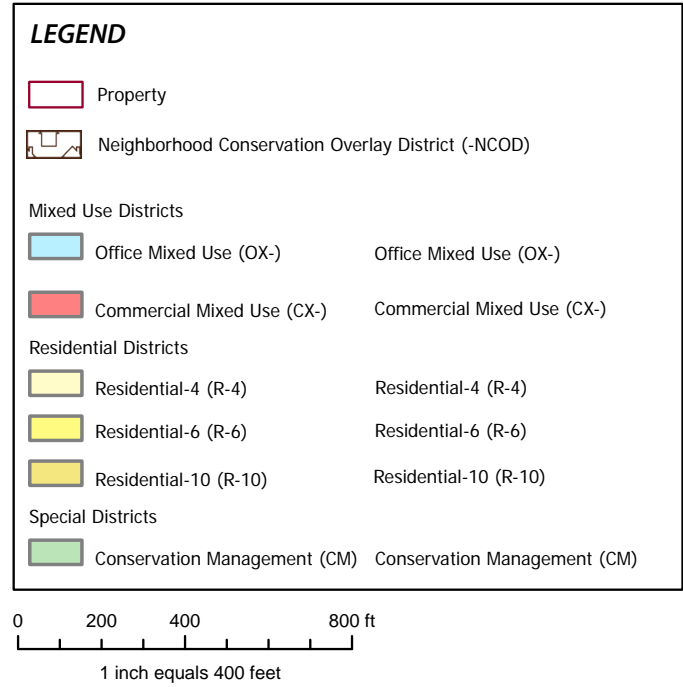
Office Mixed Use (OX-)

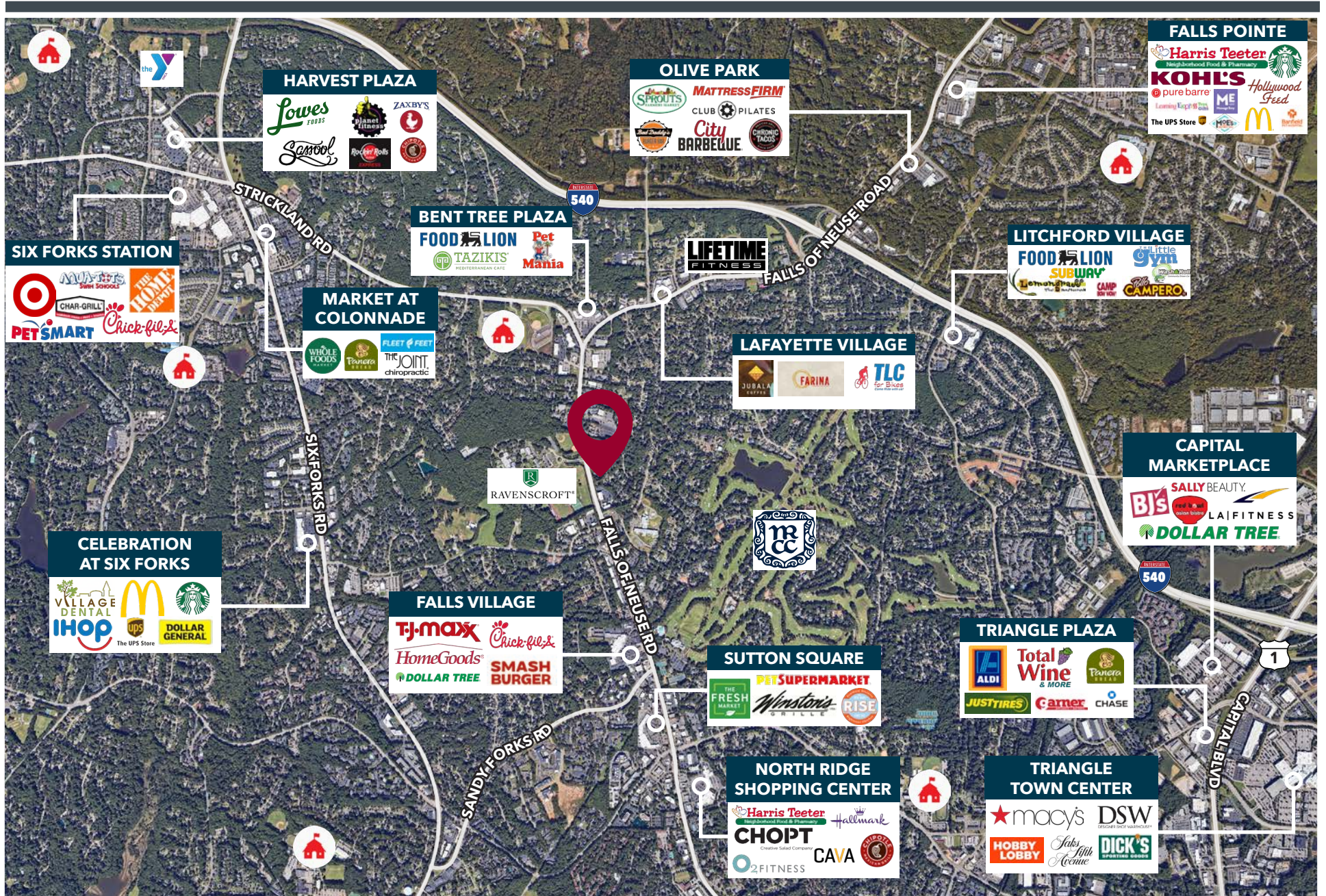
OX- is intended to provide for a variety of office and employment uses while allowing for housing and limited retail and service-related options. Limited retail and service-related options are allowed subject to use standards that restrict the size and scale of each use.

Examples of permitted uses:

- Dance, martial arts, music studio, or classroom
- Health club
- Medical
- Office

View Permitted Use Table





Presented by:

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