

7212 FALLS OF NEUSE ROAD  
RALEIGH, NC 27615

FOR SALE



PRIME REDEVELOPMENT OPPORTUNITY ON FALLS OF NEUSE ROAD

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# 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

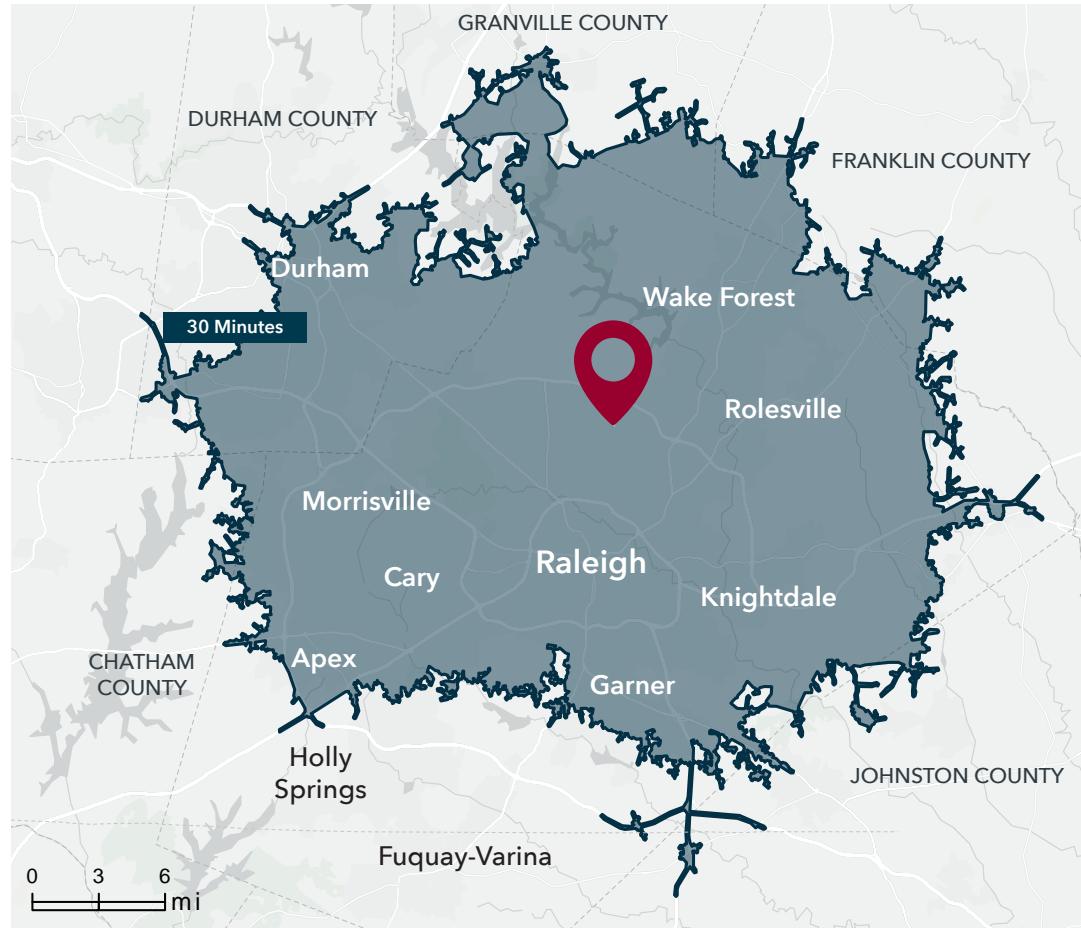
- 1,750 SF on 0.43 acres
- OX-3 Zoning - Office Mixed Use
- Investment property: No
- Asking price: \$650,000

## 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

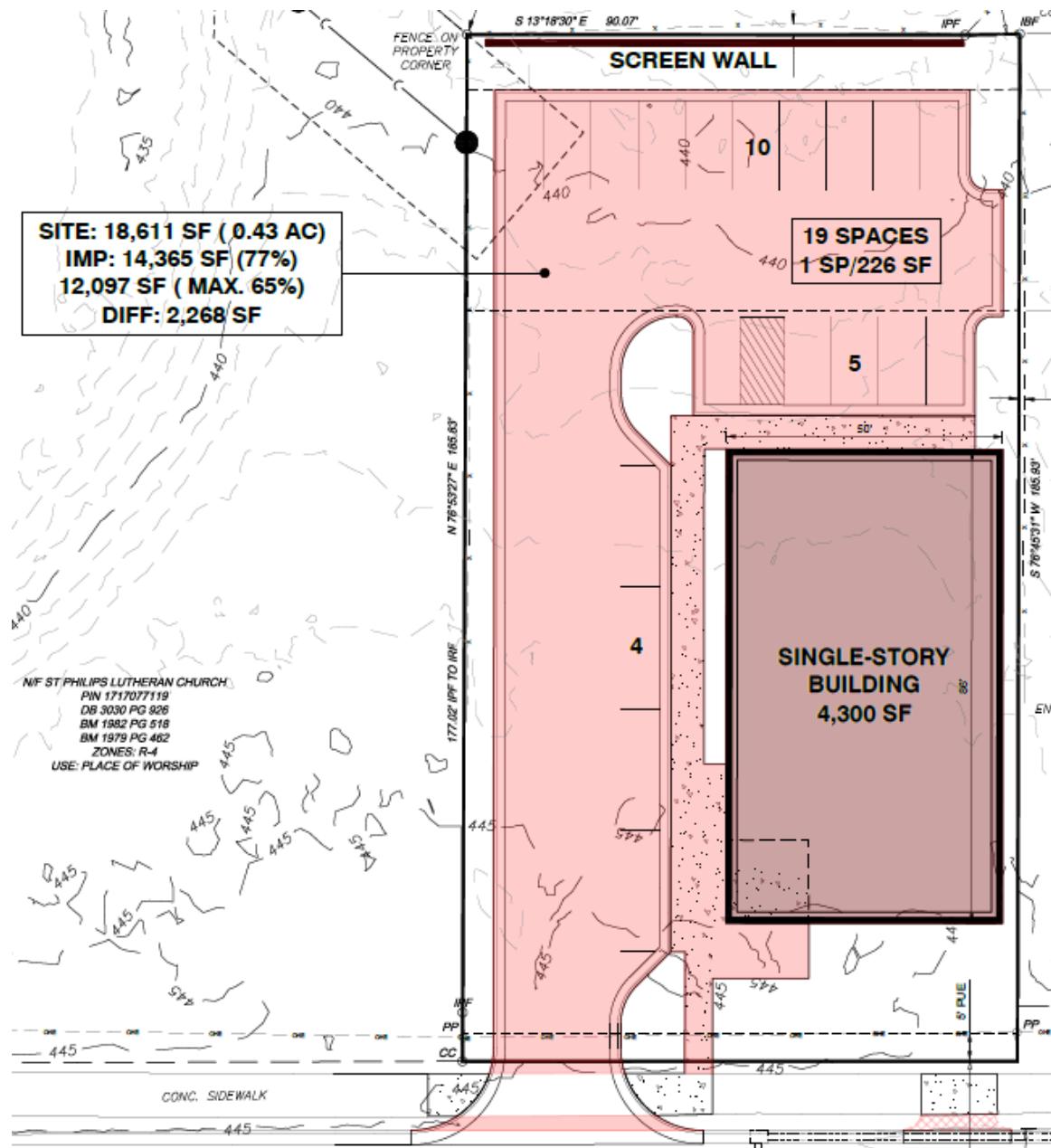
	1 MILE	3 MILES	5 MILES
Population	8,707	71,977	200,254
Avg HH Income	\$140,481	\$136,078	\$138,440
No. of Businesses	758	5,962	12,742
No. of Employees	5,605	52,647	127,947
Total Daytime Population	11,744	98,727	249,856

Source: ESRI 2025

# SITE PLAN

1/19/22, 10:21 AM

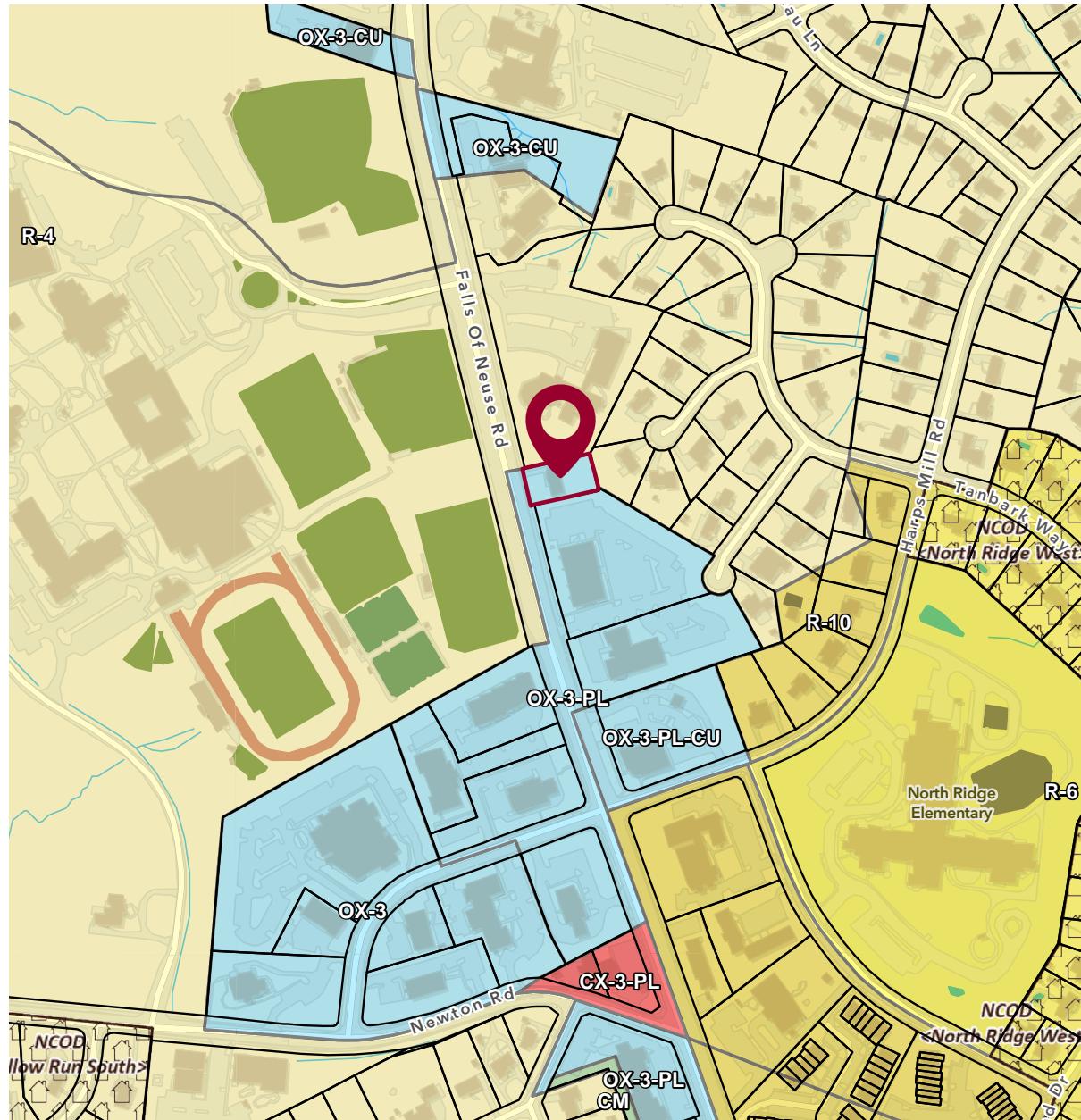
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# ZONING MAP



## 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

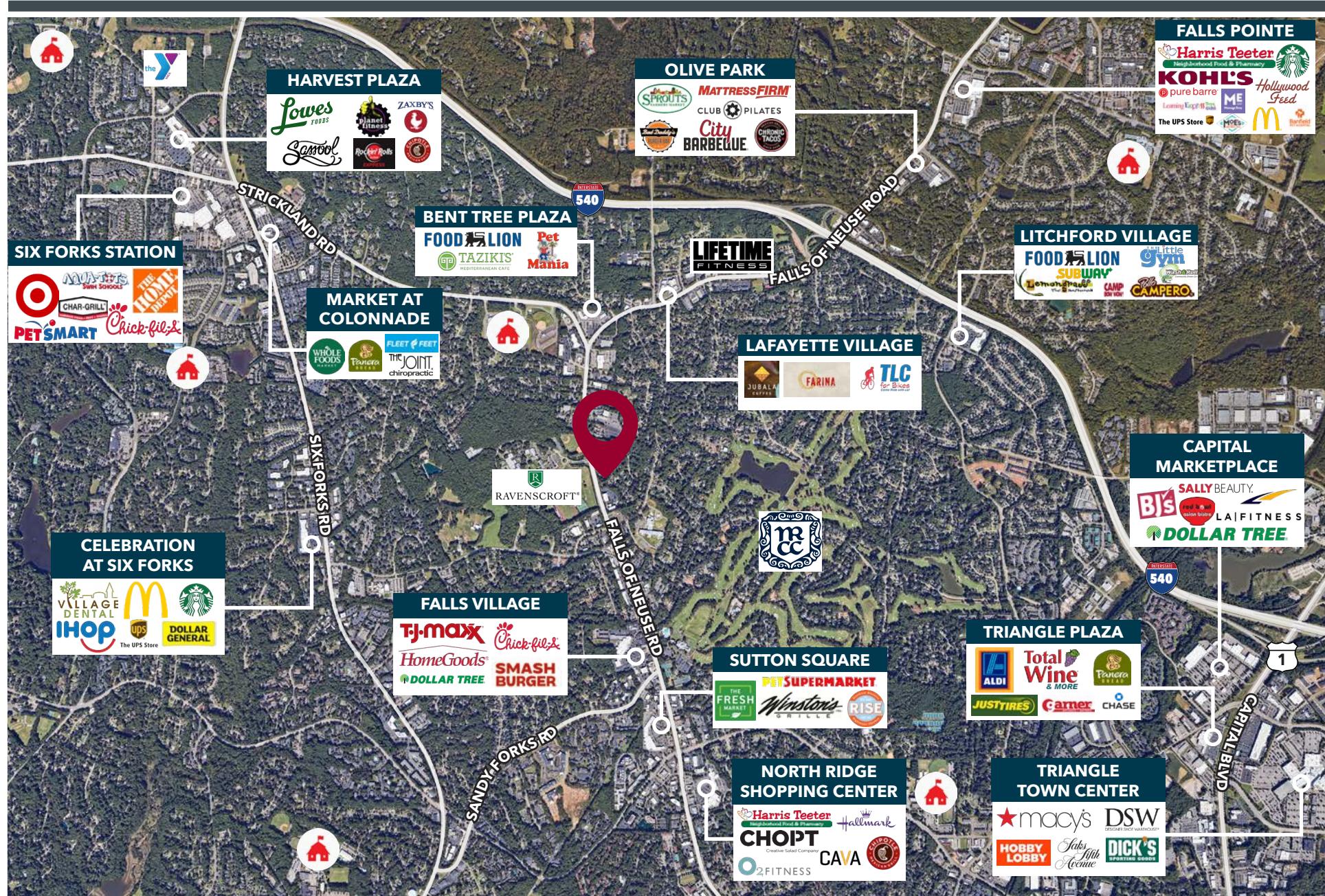
### [View Permitted Use Table](#)

#### LEGEND

	Property
	Neighborhood Conservation Overlay District (-NCOD)
	<b>Mixed Use Districts</b>
	Office Mixed Use (OX-)
	Commercial Mixed Use (CX-)
	<b>Residential Districts</b>
	Residential-4 (R-4)
	Residential-6 (R-6)
	Residential-10 (R-10)
	<b>Special Districts</b>
	Conservation Management (CM)
	Office Mixed Use (OX-)
	Commercial Mixed Use (CX-)
	Residential-4 (R-4)
	Residential-6 (R-6)
	Residential-10 (R-10)
	Conservation Management (CM)

0 200 400 800 ft  
1 inch equals 400 feet

# AERIAL



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