

GLENWOOD SOUTH – UNIQUE PURCHASE OPPORTUNITY

WIDE VARIETY OF BY-RIGHT USES

122 N. BOYLAN AVE
RALEIGH, NC 27603

FOR SALE:
\$1,800,000.00

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RESIDENTIAL ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

Tyler Mills
(919) 704-0101
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867 Washington St. Raleigh
Commercial Broker





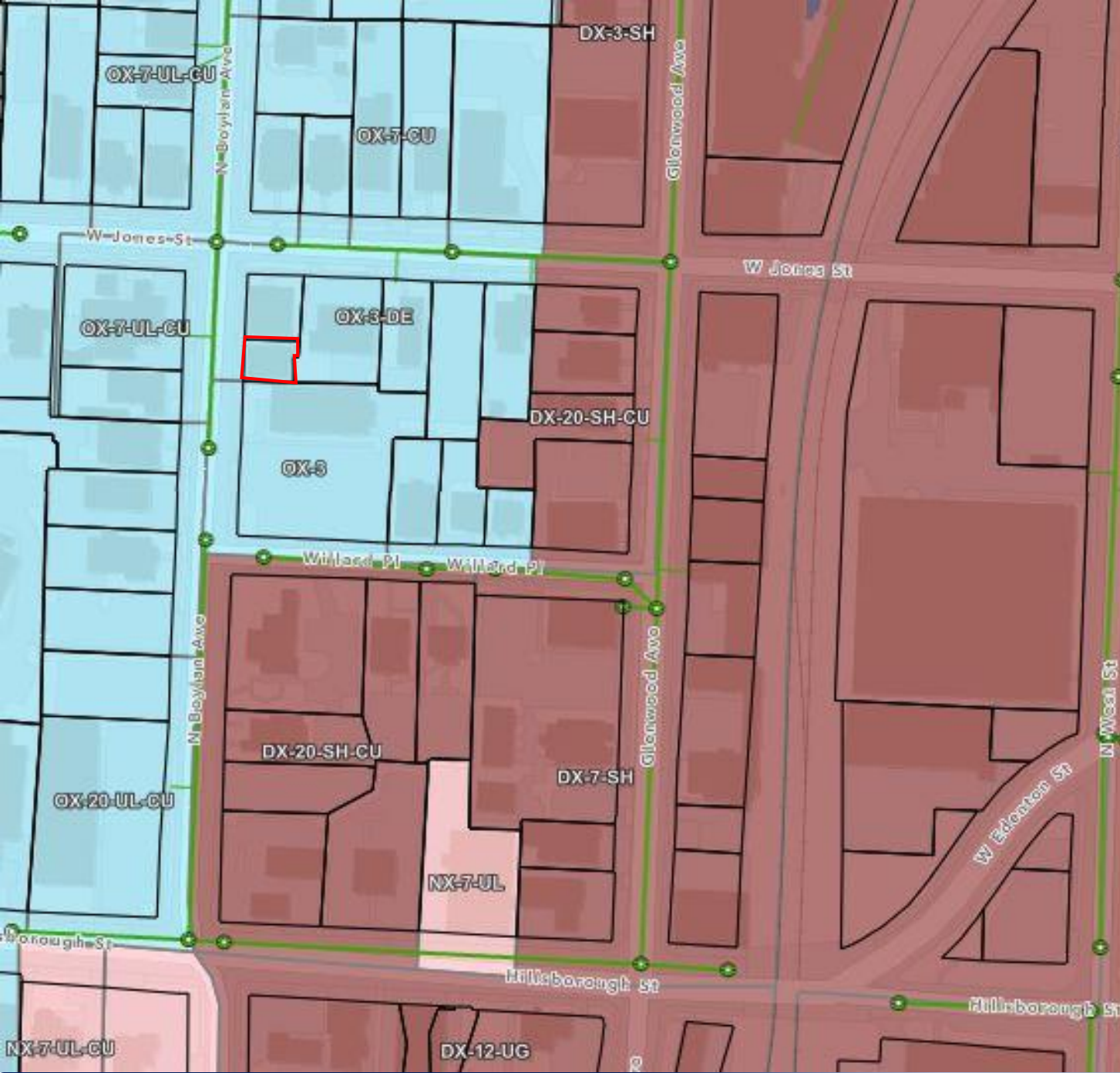
DETAILS:

2,408±SF Creative Office or Retail
Gracious Welcome Lobby, Full Kitchen, Laundry & Storage
4 Private Offices, 2 Conference Rooms
2 ½ Bathrooms – Full Bath

THE APPEAL:

Walk to Glenwood South District
1-mile from NCSU, Cameron Village, & Downtown Raleigh
Favorable Office Mixed-Use Zoning OX-3
7 and 20 Story Upzone Precedent
Owner Operate or Strong Lease Demand
Current Lease Through May 2026 at \$6,000 Per Month – Tenant Can Vacate Early.





ZONING DETAILS:

Current Zoning - Raleigh ORD: OX-3 Office Mixed Use district designed to accommodate a variety of office, employment, and permitting retail uses with a 3-story height limit.

By-Right Uses:

- Office/Medical
- Retail
- Residential
- Personal Services
- Civic

DOWNTOWN URBAN FORM:

- Flexible Zoning Regulations
- Increased Development Potential
- Enhanced Walkability
- Support for Mixed Use Development

See Section 1.5.4 of Raleigh UDO for more info

ZONED: OX-3, Office Mixed Use
In the "Downtown Urban Form" district

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GLENWOOD SOUTH DISTRICT

LEASED

711 W. Lane
November 2023
2,113SF | \$4,951
Per Month

SOLD



Sold Nov 2022 • \$2.1M (\$840.00/SF)

Investment

612 W Lane St
Raleigh, NC 27603
2,500 SF • Office • Built 1910, Renovated 1989

★★★★★

[+ VIEW MORE](#)

LEASED

625 W. Jones
March 2024
2,321SF | \$5,415
Per Month

SOLD

301 N. Boylan
November 2022
1,760SF
\$2,000,000

FOR SALE

ASKING:
\$1,800,000

122

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**NEARBY COMPS
(PROVIDED BY COSTAR & CREXI)**

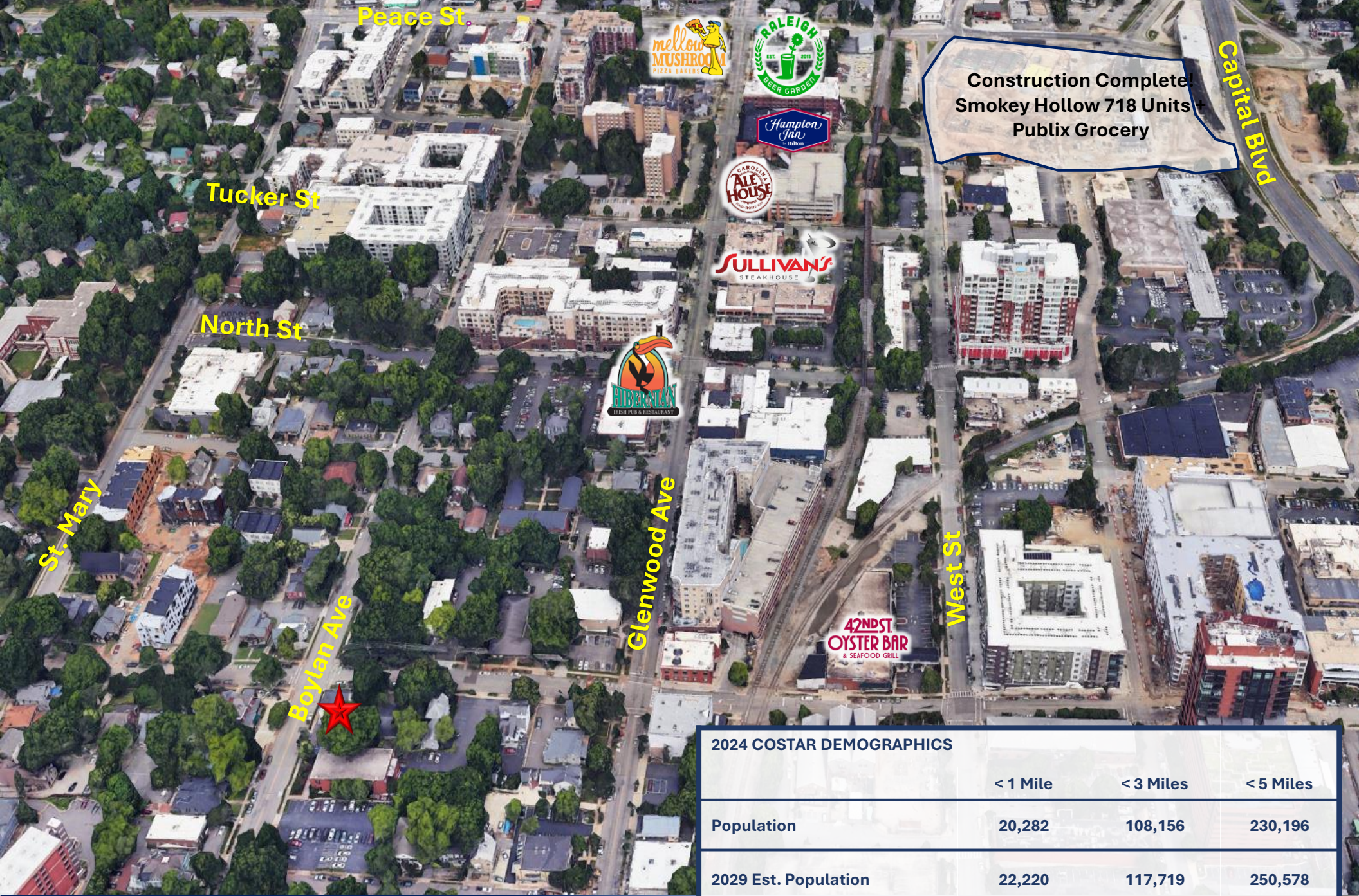
DOWNTOWN RALEIGH



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PROXIMITY TO DOWNTOWN RALEIGH



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AERIAL MAP & DEMOGRAPHICS

2024 COSTAR DEMOGRAPHICS			
	< 1 Mile	< 3 Miles	< 5 Miles
Population	20,282	108,156	230,196
2029 Est. Population	22,220	117,719	250,578
Annual Spending	\$317,858	\$1,343,868	\$2,930,598
Average HH Income	\$110,770	\$102,838	\$98,836



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