

3404 LAKE WOODARD DR

Raleigh, NC 27604

STANDALONE FLEX BUILDING FOR SALE



LEASING AGENT

THOMAS GOODWIN

thomasgoodwin@yorkproperties.com

919.645.2772

2108 Clark Avenue

Raleigh, NC 27605

www.yorkproperties.com

@yorkproperties1



york

AVAILABLE SPACE FOR SALE

ADDRESS

3404 Woodard Drive Raleigh, NC 27604

AVAILABILITY

Two buildings ± 10,939 SF
(± 8,991 SF & ± 1,948 SF)

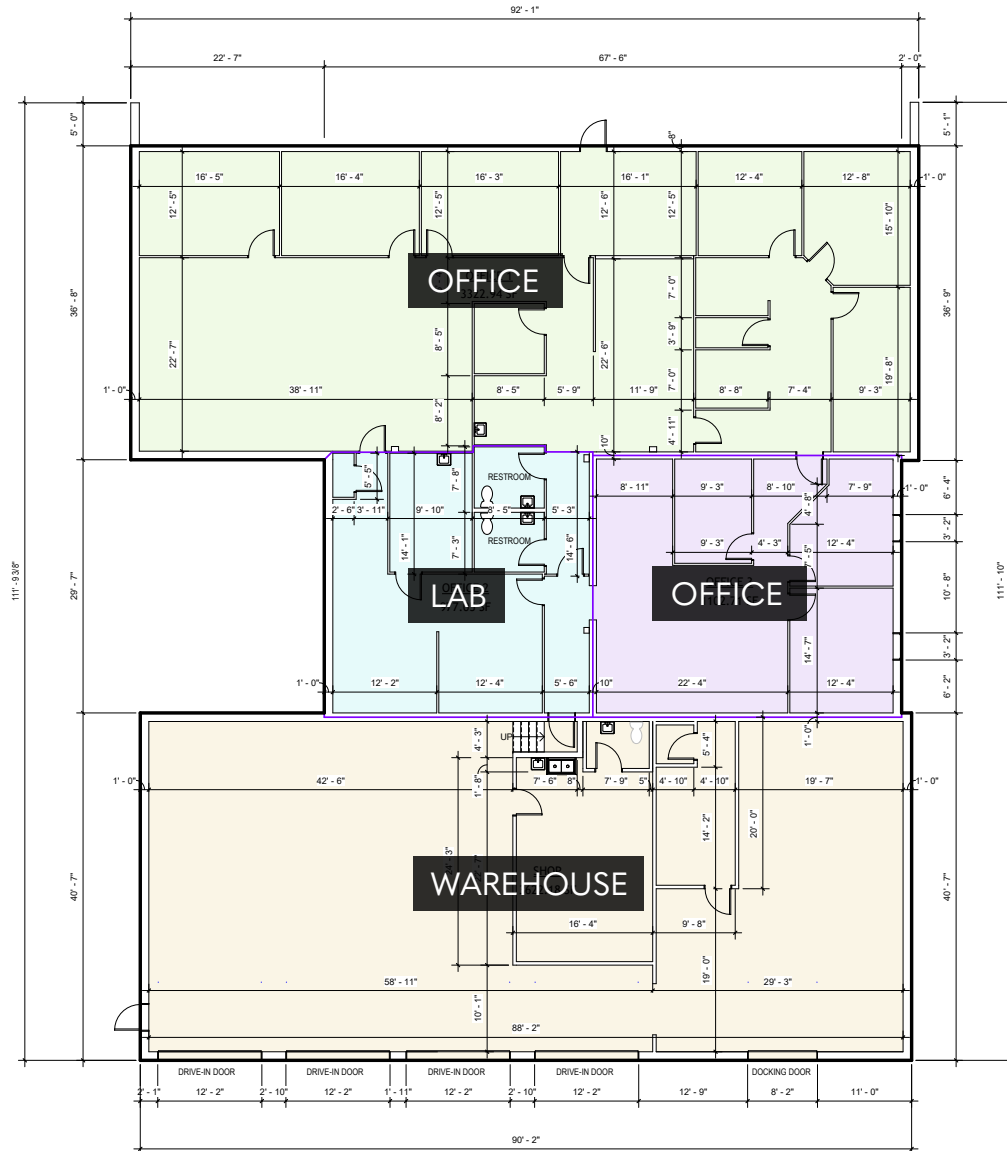
SALE PRICE

\$2,900,000

ADDITIONAL DETAILS

- Standalone flex building
- Fully fenced yard area
- 23 parking spaces, potential for more
- Four (4) grade level roll up doors
- One (1) dock high door
- 3 Phase Power
- Potential to expand the building with another 12,000 SF
- Zoned IX-3 - Located in Opportunity Zone
- ±1.54 acres

FLOOR PLAN



SITE PLAN

LOT 15
 B & L LEASING, LLC
 DB 9761, PG 1408
 BM 2002, PG 923
 PIN: 1724-36-940C

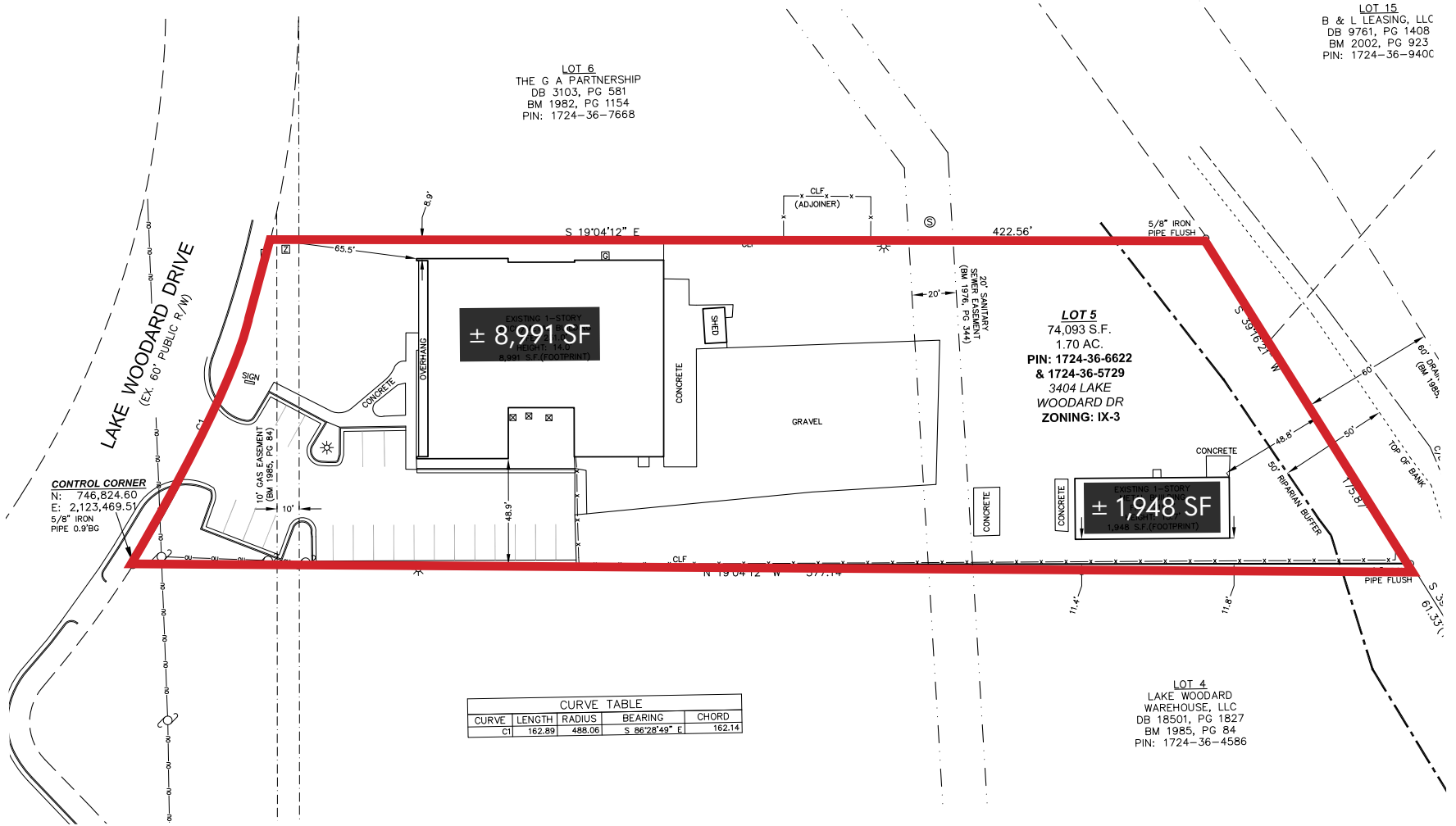
LOT 6
 THE G A PARTNERSHIP
 DB 3103, PG 581
 BM 1982, PG 1154
 PIN: 1724-36-7668

LOT 5
 74,093 S.F.
 1.70 AC.
 PIN: 1724-36-6622
 & 1724-36-5729
 3404 LAKE
 WOODARD DR
 ZONING: IX-3

LOT 4
 LAKE WOODARD
 WAREHOUSE, LLC
 DB 18501, PG 1827
 BM 1985, PG 84
 PIN: 1724-36-4586

CONTROL CORNER
 N: 746,824.60
 E: 2,123,469.51
 5/8" IRON
 PIPE 0.9760

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	162.89	488.06	S 86°28'49" E	162.14



PROPERTY PHOTOS

3404 Woodard Drive Raleigh, NC 27604



3404 WOODARD DRIVE



TOWER SHOPPING CENTER

- Food Lion
- Popeyes
- Hibbitt
- Subway
- Pizza Hut

ST. DAVID'S SCHOOL
SATELLITE ATHLETIC FIELDS

NEW BERN AVE

TRAWICK RD

LEASING AGENT

Thomas Goodwin
thomasgoodwin@yorkproperties.com

MARKETING

Gardenia Buendia
gardeniabuendia@yorkproperties.com

YORK PROPERTIES

Brokerage · Property Management · Security
Maintenance · Association Management · Construction
Landscaping · Accounting · Venue Management

ADDRESS

2108 Clark Avenue
Raleigh, NC 27605

ONLINE

@yorkproperties1
www.yorkproperties.com

RALEIGH ACCOLADES

#1 BEST-PERFORMING LARGE METRO AREA
Milken Institute · January 2025

#1 BEST CITIES TO DRIVE
Wallet Hub · October 2024

#3 FASTEST GROWING U.S. CITY FOR CONSTRUCTION
CoreLogic · January 2025

#7 FASTEST GROWING CITIES IN THE U.S.
U-Haul · January 2025

#5 FASTEST GROWING HOUSING MARKET
Storage Cafe · August 2024

#4 BEST CITIES FOR HEADQUARTERS
Triangle Business Journal · June 2025

RALEIGH PROFILE, 2026 CENSUS

196,924
Number of Households

470,763
Total Population

34.7
Median Age

23.4 MIN.
Mean Commute Time

\$377,800
Median Property Value

53.9%
Bachelor's Degree or Higher

\$82,424
Median Household Income

20.6%
Moved Since Previous Year

51.2%
Housing Units Occupied by Owner