



DOWNTOWN RETAIL & OFFICE OPPORTUNITY

WEST VANCE STREET, ZEBULON, NC



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PROPERTY OVERVIEW

WEST VANCE STREET
ZEBULON, NC 27597

Lee & Associates Raleigh-Durham is pleased to present the opportunity to acquire up to 64,421 square feet and 1.46 acres on West Vance Street in downtown Zebulon, North Carolina. A suburb of Raleigh, **Zebulon is the second fastest-growing town in North Carolina.**

The property previously served as a furniture showroom and retail center and presents a rare opportunity for a downtown assemblage. The buildings are a mix of traditional brick facades and metal warehouses. The property can be sold together or in pieces.

The property is located in Zebulon's Downtown district. Permitted uses include multifamily, hotel, office, retail, fitness, veterinary clinic, and more.



ADDRESS	101-149 West Vance Street, Zebulon, NC <i>Excludes 113 West Vance Street</i>
SIZE	64,421 SF
SITE	1.46 acres - up to 1.0 acre contiguous
YEAR BUILT	Various, between 1918 and 1987
OCCUPANCY	Vacant
ZONING	DTC (Downtown Core) & DTP (Downtown Periphery)

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101 WEST VANCE STREET

ZEBULON, NC 27597

101 West Vance Street is a 23,700-square-foot two-story building on the corner of West Vance Street and South Arendell Avenue. The building is adjoined by two other properties that can be combined for up to 31,680 square feet and 0.46 acres. This is a prime corner with maximum visibility in Zebulon's downtown district.

ADDRESS	101 W Vance St
PIN	2705347420
SIZE	23,700 SF
SITE	0.29 acres
ZONING	Downtown Core
YEAR BUILT	1919
SALE PRICE	\$1,897,800 (\$80.07/SF)



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101-B WEST VANCE STREET

ZEBULON, NC 27597

101-B West Vance Street is a 3,325-square-foot building on West Vance Street. The building is adjoined by 101 and 0 West Vance Street, which can be combined for up to 31,680 square feet and 0.46 acres.

ADDRESS	101-B W Vance St
PIN	2705346398
SIZE	3,325 SF
SITE	0.07 acres
ZONING	Downtown Core
YEAR BUILT	1919
SALE PRICE	\$280,000 (\$84.21/SF)



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0 WEST VANCE STREET

ZEBULON, NC 27597

0 West Vance Street is a 4,655-square-foot building on West Vance Street. The building is adjoined by 101 and 101-B West Vance Street, which can be combined for up to 31,680 square feet and 0.46 acres.

ADDRESS	0 W Vance St
PIN	2705346377
SIZE	4,655 SF
SITE	0.10 acres
ZONING	Downtown Core
YEAR BUILT	1919
SALE PRICE	\$346,458 (\$74.42/SF)



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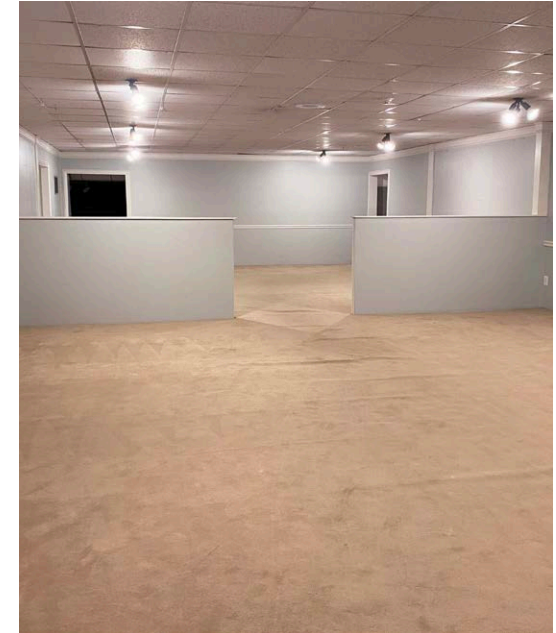
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117 WEST VANCE STREET

ZEBULON, NC 27597

117 West Vance Street is a 6,650-square-foot retail building. With adjacent properties, it can be combined for a contiguous assemblage up to 32,741 square feet and 1.0 acre.

ADDRESS	117 W Vance St
PIN	2705345392
SIZE	6,650 SF
SITE	0.14 acres
ZONING	Downtown Core
YEAR BUILT	1919
SALE PRICE	\$570,000 (\$85.71/SF)



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121 WEST VANCE STREET

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121 West Vance Street is a 4,256-square-foot retail building. With adjacent properties, it can be combined for a contiguous assemblage up to 32,741 square feet and 1.0 acre.

ADDRESS	121 W Vance St
PIN	2705345361
SIZE	4,256 SF
SITE	0.09 acres
ZONING	Downtown Core
YEAR BUILT	1950
SALE PRICE	\$375,000 (\$88.11/SF)



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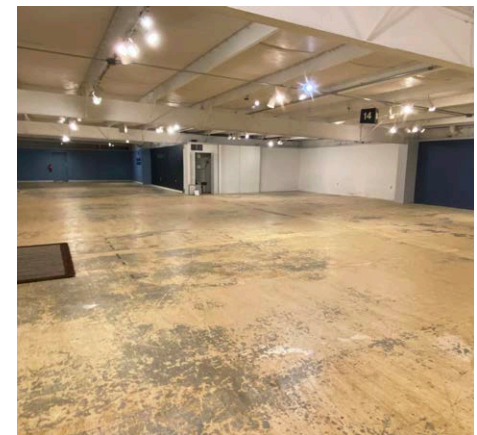
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125 WEST VANCE STREET

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125 West Vance Street is a 13,892-square-foot warehouse building. With adjacent properties, it can be combined for a contiguous assemblage up to 32,741 square feet and 1.0 acre.

ADDRESS	125 W Vance St
PIN	2705344298
SIZE	13,892 SF
SITE	0.32 acres
ZONING	Downtown Periphery
YEAR BUILT	1983
SALE PRICE	\$986,332 (\$71.00/SF)



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149 WEST VANCE STREET

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149 West Vance Street includes a 7,943-square-foot warehouse building on 0.45 acres. With adjacent properties, it can be combined for a contiguous assemblage up to 32,741 square feet and 1.0 acre.

ADDRESS	149 W Vance St
PIN	2705343138
SIZE	7,943 SF
SITE	0.45 acres
ZONING	Downtown Periphery
YEAR BUILT	1918
SALE PRICE	\$556,000 (\$70.00/SF)



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ZEBULON, NORTH CAROLINA

Zebulon is a thriving small town east of Raleigh in Wake County, located in the Research Triangle region of North Carolina. In addition to Zebulon, the Triangle includes Raleigh, Durham, and Chapel Hill. With a population of more than 2 million, it repeatedly ranks among the top regions in the country to live, work, start a business, and find a home.

Zebulon's proximity to Raleigh, the Research Triangle Park and renowned universities - Duke University, the University of North Carolina at Chapel Hill, and NC State University - has produced a spirit of innovation and learning. Rich in charm and character, Zebulon is known as *The Town of Friendly People*.

#1 OVERALL REAL ESTATE PROSPECTS

(Raleigh MSA - ULI, 2021)

#2 QUALITY OF LIFE INDEX

(Raleigh MSA - Numbeo, 2021)

#2 BEST PLACE TO LIVE IN THE U.S.

(Raleigh-Durham - US News & World Report, 2021)



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