



# 5280 NEW BERN AVE

RALEIGH, NC 27610

# OUTPARCEL FOR LEASE/SALE

## LISTING BROKERS:

**VIJAY K. SHAH, CCIM**  
919.645.1425 (O) | 919.812.0964 (M)  
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**JONATHAN M. BASSI**  
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1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605  
TRADEMARKPROPERTIES.COM | 919-782-5552

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## PROPERTY DETAILS

- Last remaining outparcel available for sale or lease
- Parcel 10 is 1.90 acres
- Edgewater Place is home to numerous national and local tenants
- Multiple access points including a signalized intersection
- 28,000 vehicles per day on New Bern Avenue
- All parcels zoned Planned Development (PD)
- Located on bustling New Bern Avenue/ Hwy. 64
- Strategically located between I-440 & I-540
- Approximately 2.5 miles to I-440 & I-540
- Less than three miles from WakeMed Raleigh Hospital



**SALES PRICE:**  
**\$365,000**

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PARCEL	ADDRESS	PIN	ACRES	PRICE
10	1051 N. Rogers Lane	1734333594	1.90	\$365,000



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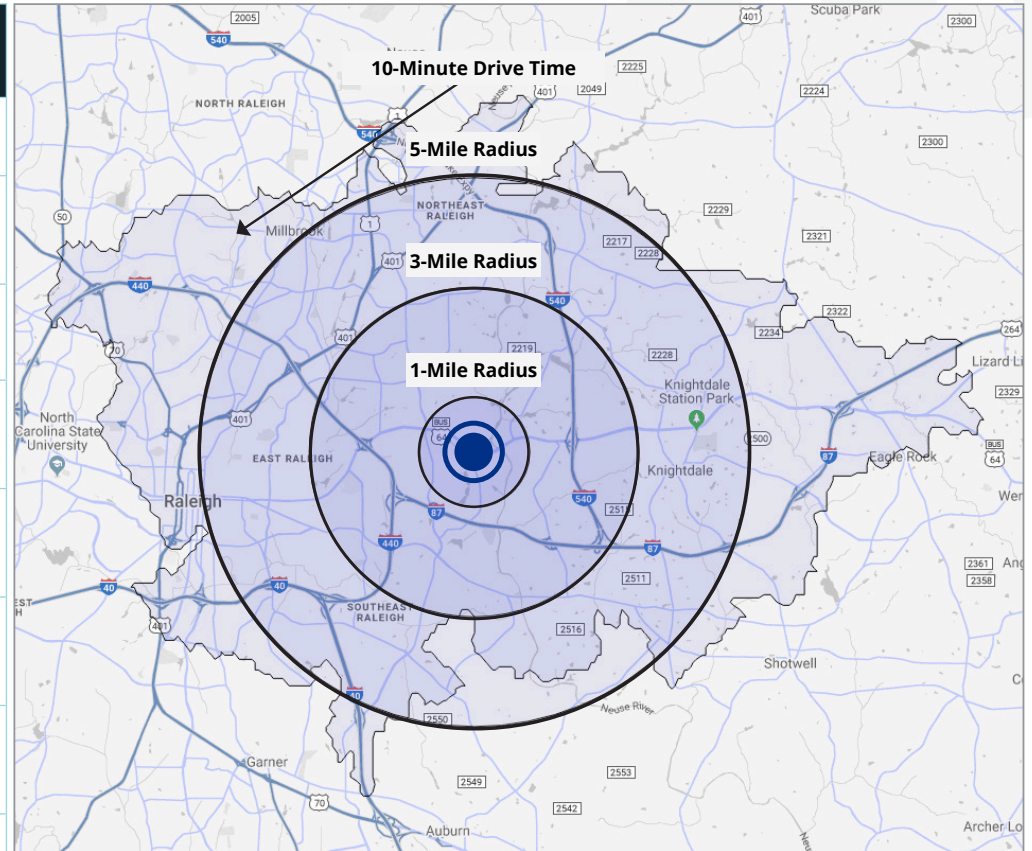
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# DEMOGRAPHICS



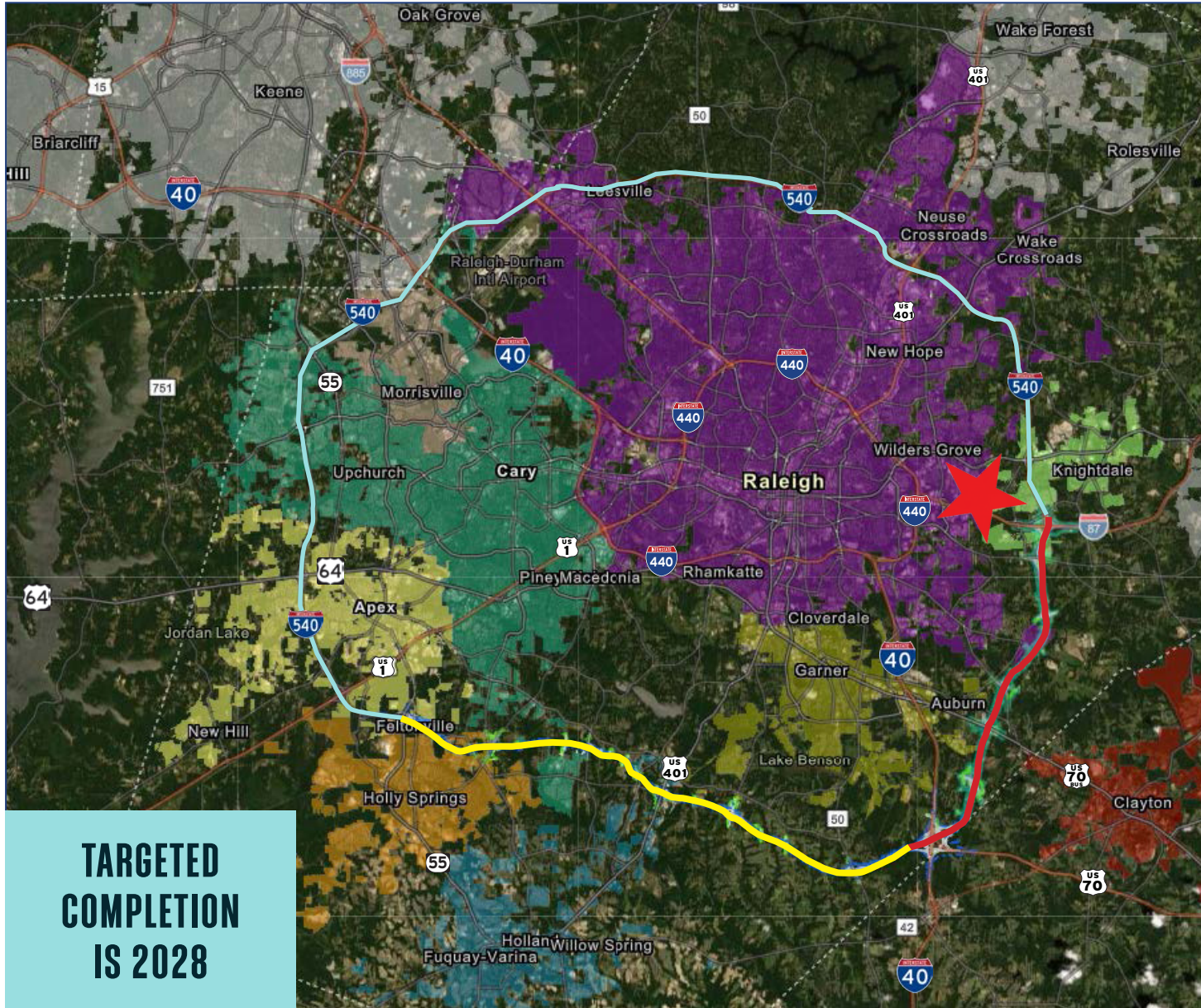
	<b>1-Mile</b>	<b>3-Mile</b>	<b>5-Mile</b>
<b>2024 POPULATION</b>	9,046	60,851	174,691
<b>2029 POPULATION (PROJECTED)</b>	10,213	64,974	187,871
<b>2024 HOUSEHOLDS</b>	3,230	23,442	65,869
<b>2029 HOUSEHOLDS (PROJECTED)</b>	3,609	25,125	71,410
<b>OWNER-OCCUPIED HOUSING UNITS</b>	1,870	14,200	37,626
<b>RENTER-OCCUPIED HOUSING UNITS</b>	1,360	9,242	28,243
<b>2024 AVG HOUSEHOLD INCOME</b>	\$109,445	\$100,751	\$98,780
<b>2028 AVG HOUSEHOLD INCOME (PROJECTED)</b>	\$132,985	\$119,869	\$117,140



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# LEGEND

## MUNICIPALITY BOUNDARIES

- APEX
- CARY
- CLAYTON
- FUQUAY-VARINA
- GARNER
- HOLLY SPRINGS
- KNIGHTDALE
- MORRISVILLE
- RALEIGH
- OTHER

- COMPLETED
- PHASE 2 - ESTIMATED COMPLETION: FALL 2024
- PHASE 3 - ESTIMATED COMPLETION: 2028

TARGETED  
COMPLETION  
IS 2028

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