

NORTH RALEIGH OFFICE BUILDING

7000 SIX FORKS RD
RALEIGH, NC 27615



 Property
Resources



YOUR LOCAL EXPERTS IN INVESTMENT SALES AND ACQUISITIONS

PRESENTED BY:



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7000 SIX FORKS RD

RALEIGH, NC 27615

INVESTMENT

PRICE: \$3,750,000 (\$385/SF)

TYPE: MULTI TENANT OFFICE

OWNER -USER **OR**

INVESTMENT OPPORTUNITY

PROPERTY

SQ FEET: 9,730

GP AGENCY

UNITED NETWORK SOLUTIONS

VACANCY

ACREAGE: 1.25 AC

YEAR BUILT: 1980

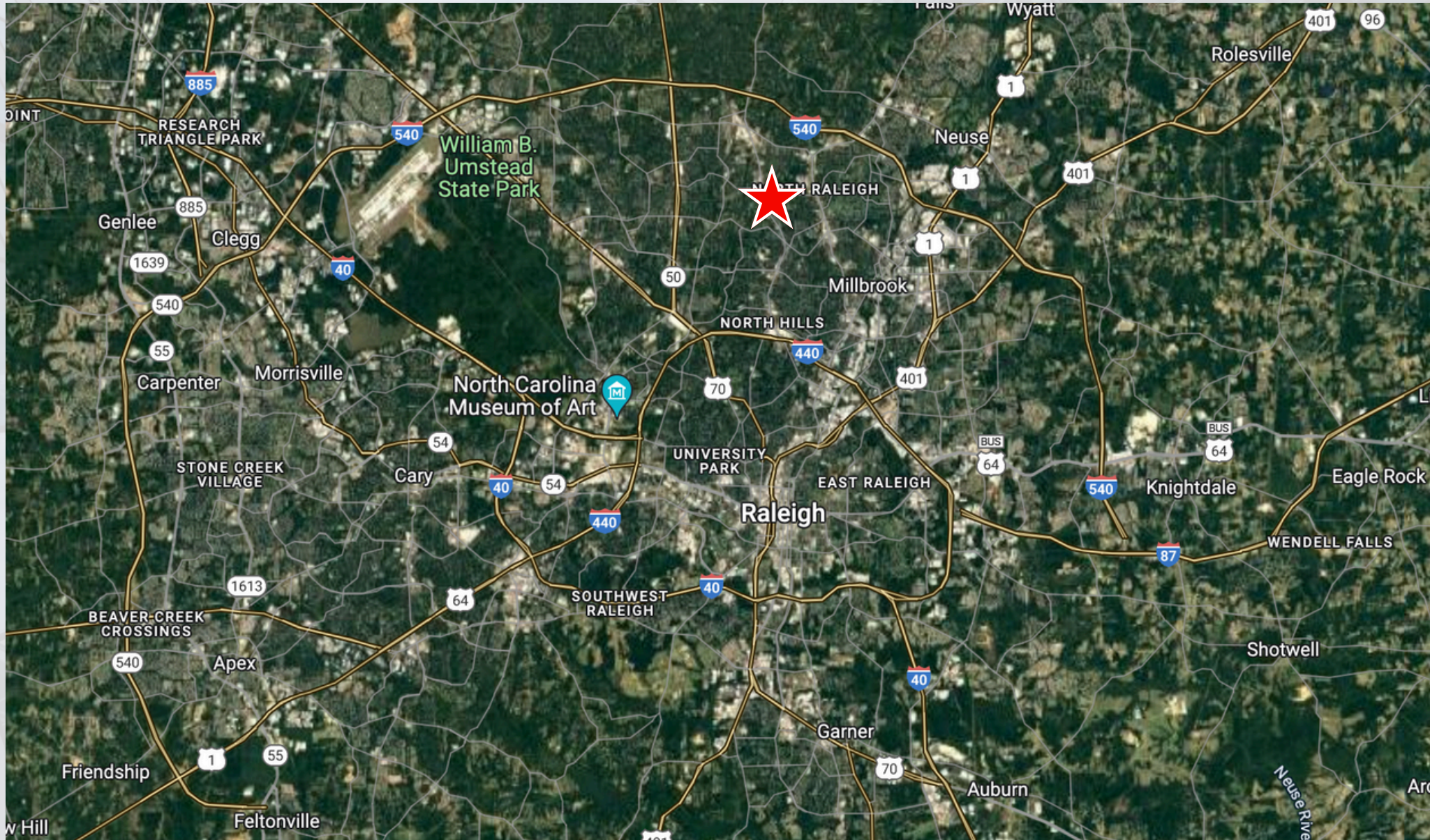
COUNTY

COUNTY: WAKE

ZONING: OX-3

PIN: 1707534559

LOCATION



LOCATION



SIX FORKS STATION SHOPPING CENTER
2.2 MILES NORTH



TARGET



PEACHTREE SHOPPING CENTER
.5 MILES NORTH

LA RANCHERITA

GRILL & TEQUILA BAR

Vinnie's
STEAK HOUSE AND TAVERN

MULTIPLE SHOPPING CENTERS ON
FALLS OF NEUSE RD
2 MILES EAST



TRUIST



Winston's
GRILLE

NORTH HILLS
2.5 MILES SOUTH



BANK OF AMERICA



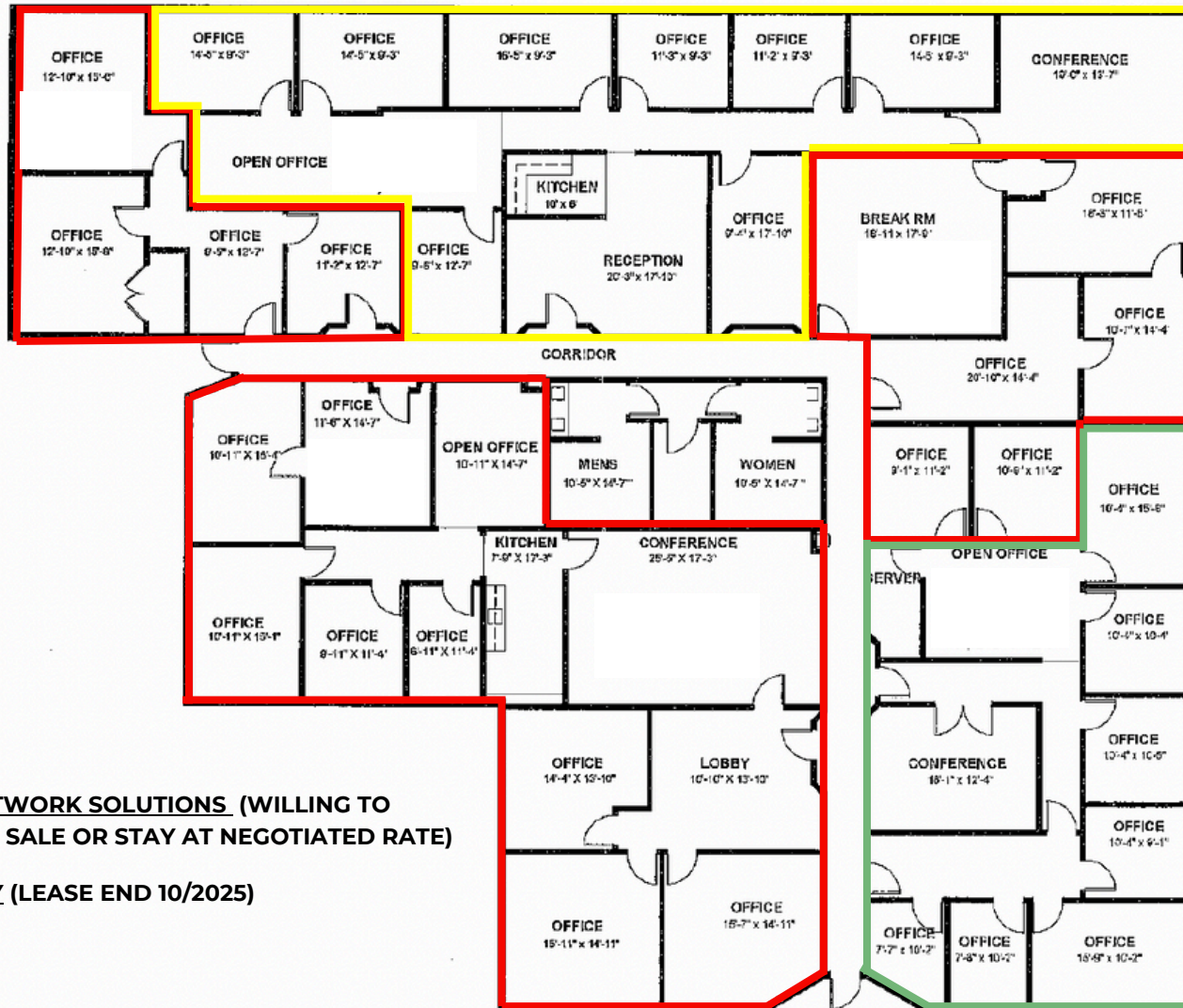


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FLOOR PLAN

7000 SIX FORKS RD FLOOR PLAN +/- 9,730SF

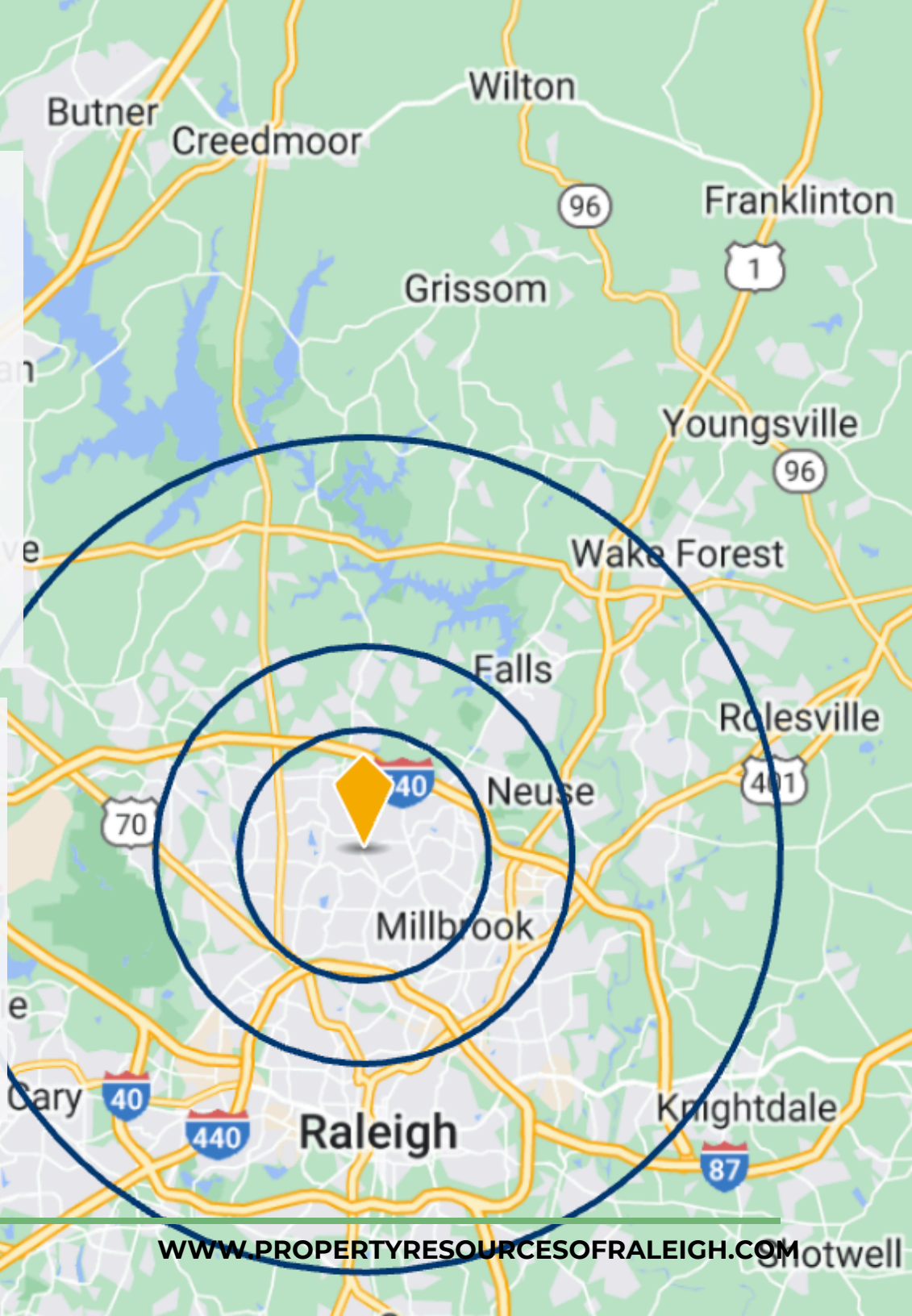


- UNITED NETWORK SOLUTIONS (WILLING TO VACATE ON SALE OR STAY AT NEGOTIATED RATE)**
- GP AGENCY (LEASE END 10/2025)**
- VACANT**

DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2020	86,026	201,977	584,307
2024	89,250	207,437	608,932
2029 (Projection)	96,958	224,979	661,272
Households	3 Mile	5 Mile	10 Mile
2020	39,826	90,420	241,772
2024	41,606	93,271	253,496
2029 (Projection)	45,259	101,249	275,731
Avg. Household Income	3 Mile	5 Mile	10 Mile
	\$112,579	\$116,107	\$109,392

Drive Times to Major Roadways	Miles	Time
I-540	2.5 miles	5 mins
I-440	3 miles	6 mins
Falls of Neuse	1.5 miles	3 mins
Drive Times to Major locations	Miles	Time
North Hills	2.5 miles	5 mins
Crabtree Valley	5.5 miles	12 mins
Downtown Raleigh	8 miles	15 mins



MARKET OVERVIEW | RALEIGH SMALL OFFICE

INVESTING IN SMALL OFFICE BUILDINGS IN NORTH RALEIGH, NC PRESENTS A PROMISING OPPORTUNITY. THE AREA BENEFITS FROM STRONG ECONOMIC GROWTH, A SHIFTING OFFICE MARKET, AND HIGH DEMAND FOR FLEXIBLE SPACES.

- **RALEIGH'S POPULATION HAS GROWN BY OVER 40% IN THE PAST DECADE, FUELING DEMAND FOR OFFICE SPACES TO SUPPORT THE EXPANDING WORKFORCE AND LOCAL BUSINESSES**
- **AS HYBRID WORK MODELS GAIN TRACTION, BUSINESSES ARE SEEKING SMALLER, SUBURBAN OFFICE SPACES, MAKING NORTH RALEIGH A PRIME LOCATION FOR OFFICE INVESTMENT**
- **OFFICE RENTAL RATES IN RALEIGH HAVE BEEN STEADILY INCREASING, DRIVEN BY HIGH DEMAND IN SOUGHT-AFTER SUBMARKETS LIKE NORTH RALEIGH. ANNUAL RENT GROWTH TYPICALLY RANGES BETWEEN 2% AND 4%, PROVIDING STABLE RETURNS FOR INVESTORS**
- **NORTH RALEIGH OFFERS EXCELLENT CONNECTIVITY TO DOWNTOWN RALEIGH, RESEARCH TRIANGLE PARK, AND MAJOR HIGHWAYS (I-40 AND I-540), ATTRACTING TENANTS LOOKING FOR CONVENIENT YET COST-EFFECTIVE OFFICE SOLUTIONS**
- **SUBURBAN SUBMARKETS IN RALEIGH, INCLUDING NORTH RALEIGH, MAINTAIN COMPETITIVE VACANCY RATES, REFLECTING STRONG DEMAND FOR HIGH-QUALITY AND STRATEGICALLY LOCATED OFFICE BUILDINGS**

TAP INTO THE STRENGTH OF RALEIGH'S OFFICE REAL ESTATE MARKET TO SECURE THIS PRIME LOCATED ASSET. WITH POPULATION GROWTH, LOW VACANCY RATES, STEADY RENT GROWTH, A STRATEGIC LOCATION, AND A THRIVING OFFICE MARKET, NOW IS THE TIME TO SEIZE THIS OPPORTUNITY FOR THIS GREAT ASSET.



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