

LISTING BROKERS:

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701 EAST

SIX FORKS ROAD

RALEIGH, NC 27609



**PRIME LOCATION IN THE
HEART OF MIDTOWN EAST!**

**1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552**

701 EAST SIX FORKS ROAD

As one of the most strategically located redevelopment opportunities in Raleigh, this 2.57-acre property sits within a designated City Growth Center and the city's Frequent Transit Overlay. Positioned in a high-visibility commercial corridor, this rare offering presents a unique chance for transformation in a thriving submarket supported by ongoing urban investment and infrastructure enhancements.

EXCEPTIONAL REDEVELOPMENT POTENTIAL

Opportunities of this scale and location are becoming increasingly scarce in Raleigh's rapidly expanding commercial landscape. Situated along Six Forks Road, this 2.57-acre site is ideally positioned for mixed-use, office, or continued light industrial development.

The property is located in one of Raleigh's designated City Growth Centers, signaling strong city support for higher-density, transit-oriented projects. Being part of the Frequent Transit Overlay further enhances its value, offering the flexibility to pursue forward-thinking uses aligned with urban growth patterns. Visibility, access, and potential make this an ideal site for developers, investors, or owner-users.

ANCHORED BY AMENITIES, BUILT FOR GROWTH

Located within the same block as high-traffic retail and service anchors—including Wegmans, Trader Joe's, Chick-fil-A, Costco, and UNC Urgent Care—this site benefits from one of the most active commercial clusters in the city.

Just minutes from Duke Raleigh Hospital, Atlantic Avenue, Capital Boulevard, and North Hills Mall, and with easy access to I-40, Downtown Raleigh, and RDU International Airport, this corridor continues to attract significant investment. The site's proximity to key destinations and established traffic generators makes it well-positioned for both near-term development and long-term value creation.

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TRADER JOE'S

Wegmans

UNC
HEALTH

PGA TOUR
SUPERSTORE

FIRST WATCH
THE DAYTIME CAFE

Chick-fil-A

SIX FORKS ROAD

701 E SIX FORKS ROAD
~22,096 SF / ~2.57 ACRES

COSTCO
WHOLESALE

INDUSTRIAL DRIVE

SALE PRICE: \$6,250,000



HIGHLIGHTS

- Lot Size: 2.57 Acres (111,949 SF)
- Existing Improvements: 18,677 SF Office/Warehouse
- Utilities: City Electricity, Water, Sewer, and Gas
- Not in a Flood Plain
- 210 Feet of Road Frontage
- Traffic Count: 17,500 vehicles/day
- Two Driveway Cuts
- Three Service Bays + One Drive-In Door
- Two Outbuildings
- Four Pumped USTs with Cathodic Protection & Updated Permit
- 32 On-Site Parking Spaces
- Fenced and mostly level site
- Long-standing plumbing business operating on site since 1963
- Cell tower on property with a perpetual easement
- Easement converts back to property owner at 701 E. Six Forks; buyer to verify terms

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ZONING

- Zoned IX-3
 - Industrial Mixed Use
 - 3 stories max
- Allows for a wide range of uses including:
 - Light industrial & flex space
 - Warehousing & distribution
 - Commercial services
 - Office
 - Retail
 - Multi-family residential and mixed-use (limited to certain types and square footage)
- City of Raleigh designated growth areas are often encouraged to re-zone for height increases beyond 3 stories in order to support compact development near transit corridors with flexible land-use options.
- Buyer to confirm specific use allowances with the City of Raleigh Planning Department.

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MIDTOWN EAST

\$950M
TOTAL ECONOMIC IMPACT

1.2M SF
RETAIL & OFFICE SPACE

4.3M
ANNUAL VISITORS

\$80M+
ANNUAL RETAIL SALES

15,000+
JOBS SUPPORTED

\$600M
RECENT & PLANNED INVESTMENT

300+
APARTMENT UNITS



RETAIL, BUSINESS, AND COMMUNITY MEET IN MIDTOWN EAST

Just minutes from Downtown Raleigh, Midtown East has rapidly emerged as one of the city’s premier mixed-use destinations. Midtown East is more than a retail hub—it’s a lifestyle center that seamlessly connects workspaces, residential developments, and greenways. The area is directly accessible via Wake Forest Road, Atlantic Avenue, and Capital Blvd, with immediate proximity to

North Hills, Duke Raleigh Hospital, and the I-440 Beltline.

Ongoing investments continue to shape the neighborhood, with new office, multifamily, and hospitality projects enhancing the area’s appeal for both businesses and residents. As Raleigh grows, Midtown East stands out as a symbol of intentional, integrated development in the heart of the city.



AREA AMENITIES



- 1

A Lil' R+ R

Aladdin's Eatery

Alo Yoga

Altar'd State

Another Broken Egg Cafe

Anthropologie

Barking Dog

Bartaco

Ben & Jerry's

Benchwarmers

Bagels

Blown Away Blow Dry Bar

Bonefish Grill

Bononbos

Bul Box

Capital Grille

Captain Cookie & The Milk Man

Charlotte's

Chick-fil-A

Chipotle

Chuy's

Clean Juice

CO

Coquette

Brasserie

Cowfish

Cuccilo Terrazza

Dose Yoga + Smoothie Bar

Evereve

Fink's Jewelers

Firebirds Wood

Fired Grill

Five Guys

Fleur Boutique

Flower Power

Kids Cooking

Foxcroft Wine Co

Gena Chandler

Giorgio Pizza Bar

Glo de Vie

Med Spa

Good Graces

Green Rabbit

Plants

Happy & Hale

hellbent

HomeTurf

Hush

iCRYO

J.Crew

J.McLaughlin

JETSET Pilates

johnnie-O

Jubala Coffee

Kendra Scott

Kilwins

Kings Dining & Entertainment

La Maison

Lamb's Ear

Learning Express

Leo's Italian Social

Lilly Pulitzer

Lululemon

Athletica

Madewell

Marta's

Mason's Famous

Lobster Rolls

Massage Envy Spa

Monkee's

Orangetheory Fitness

Paintbase Nail Bar

Panera Bread

Peloton

Peter Millar

Pink Chicken

PrimoHoagies

Pure Barre

REI

Rosewater

Rothy's

Ruth's Chris Steak House

Salon Blu

Sixty Vines

Standard Beer

+Food

Starbucks

STIR Raleigh

Sur La Table

Sweetgreen

Tamasha

Target

Tecovas

The BBQ Lab

The Spectacle

Total Wine & More

Trellis Floral

TrenLend

True Food Kitchen

Uniquities

Velvet Taco

Vermillion

Village Tavern

Vineyard Vines

Vita Vite

Vivace

Voda Boutique

Vow'd Weddings

Warby Parker

Woodhouse Spa

Yard House

- 2

Black Ivory Cafe

Burger Fi

CPR-Cell Phone Repair

DSW Designer Shoe Warehouse

Hampton Inn & Suites Raleigh Midtown

Jerry's Artarama

Jet's Pizza

JewelRecycle

Lush Nail Bar

Lady Jane's Haircuts for Men

Ross Dress for Less

RxUniform

Pet Supplies Plus

Piada Italian Street Food

ShabaShabu

Staples

The Designery North Raleigh

The Joint chiropractic

The Melting Pot

Tropical Smoothie Cafe

Trek Bicycle Store

Ulta Beauty

US Fitness Products

US Postal Service

- 3

A Goodnight Sleepstore

BB Crispy Chicken

Beauty Co

Boardroom Salon for Men

Cava

Chase Bank

Chick-fil-a

Club Pilates

Crumbl Cookies

Drybar

Fifth Third Bank

First Watch

Jimmy John's

MyEyeDr

Nail Kitchen

New Balance

Papa John's

PGA Tour Superstore

Pet People

Petfolk Veterinary & Urgent Care

Starbucks

STRETCHLAB

The Gator Bug

The Good Feet Store

The NOW Massage

Torchy's

UNC Urgent Care

Midtown Raleigh

Verizon Wireless

Waxing the City

Wegmans

- 4

Arby's

Billionaires's Barber Shop Midtown

BP

CNP Nails

Discount Tires

Dollar Tree

Jasmin Mediterranean

Jumbo China Restaurant

McDonald's

Midtown Pho

Neo Hibachi

La Farm Bakery

Lilly's Makeup Bar

Planet Fitness

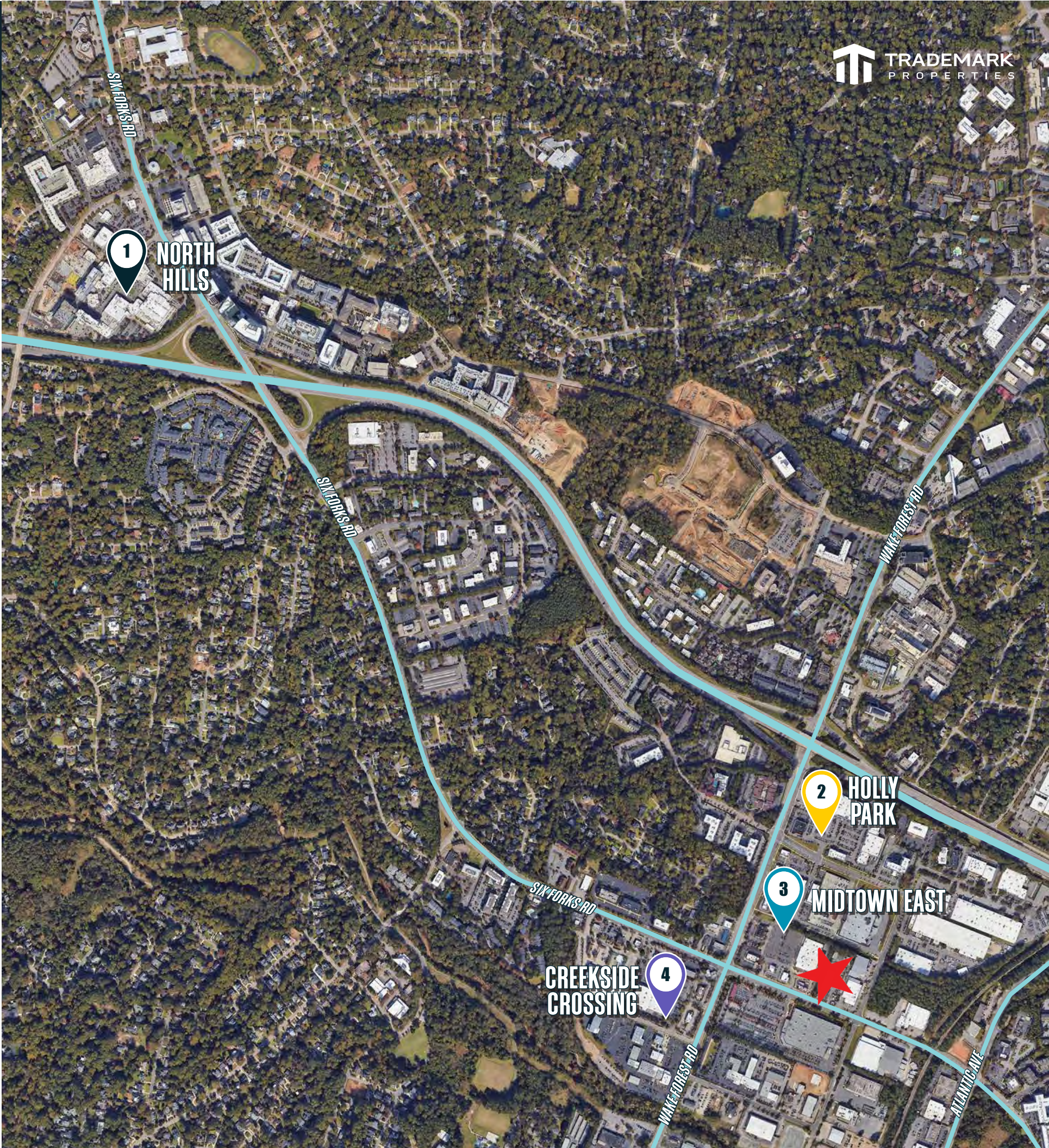
Pizza Hut

Star Tobacco

SuperCuts

T-Mobile

Umiya Raleigh



TRIANGLE AREA MAP

*RDU
INTERNATIONAL AIRPORT*

*TRIANGLE
TOWN CENTER*

*CRABTREE
VALLEY MALL*

NORTH HILLS

MORRISVILLE

CARY

DOWNTOWN RALEIGH

*CROSSROAD
PLAZA*



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WHY RALEIGH?

A Strategic, Smart, and Sustainable Choice for Business Growth

Raleigh, as a hub of economic growth and innovation, consistently ranks among the top cities for job growth, making it an ideal location to establish or expand a business. The city's diverse industries, including technology, healthcare, and education, create a wealth of opportunities for organizations.

Furthermore, Raleigh is home to renowned universities like NC State University, University of North Carolina, and Duke University, ensuring a steady influx of highly skilled and educated professionals. This educational hub makes it easier to find and retain top talent for a business.

Raleigh offers an exceptional quality of life with its climate, affordable living, and a wide range of cultural and recreational activities.

The city's central location in the Research Triangle Park region provides convenient access to major markets on the East Coast. Raleigh's robust transportation infrastructure, including major highways and an international airport, facilitates easy connectivity for business operations and visiting clients.

North Carolina's business-friendly policies, including competitive tax rates and industry-specific incentives, make choosing Raleigh financially advantageous for companies.

The Raleigh business community is known for its collaborative spirit and networking opportunities. Numerous chambers of commerce, business associations, and industry-specific organizations can help businesses connect with like-minded professionals and potential partners.

By choosing Raleigh, you position a business in a city with a thriving economy, a highly educated workforce, a high quality of life, a strategic location, and a business-friendly environment. These factors make Raleigh a smart choice for an organization's success and growth.



#1
**MOST
LIVABLE CITY**

-Far & Wide, 2024

#2

**HOTTEST HOUSING
MARKET IN THE US**

-US News & World
Report, 2024

#1

**BEST-PERFORMING
LARGE CITY**

-Milken Institute,
2025

#3

**BEST STATE
CAPITAL TO LIVE IN**

-WalletHub, 2024

#2

**TOP 20 INNOVATION HUBS
ACROSS THE SOUTH**

-Commercial Cafe,
2025

#3

**BEST PLACE
TO LIVE**

-US News & Word
Report, 2024

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EXCLUSIVE LISTING BROKERS

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