

LISTING BROKERS:

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**701 EAST
SIX FORKS ROAD
RALEIGH, NC 27609**



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



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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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.



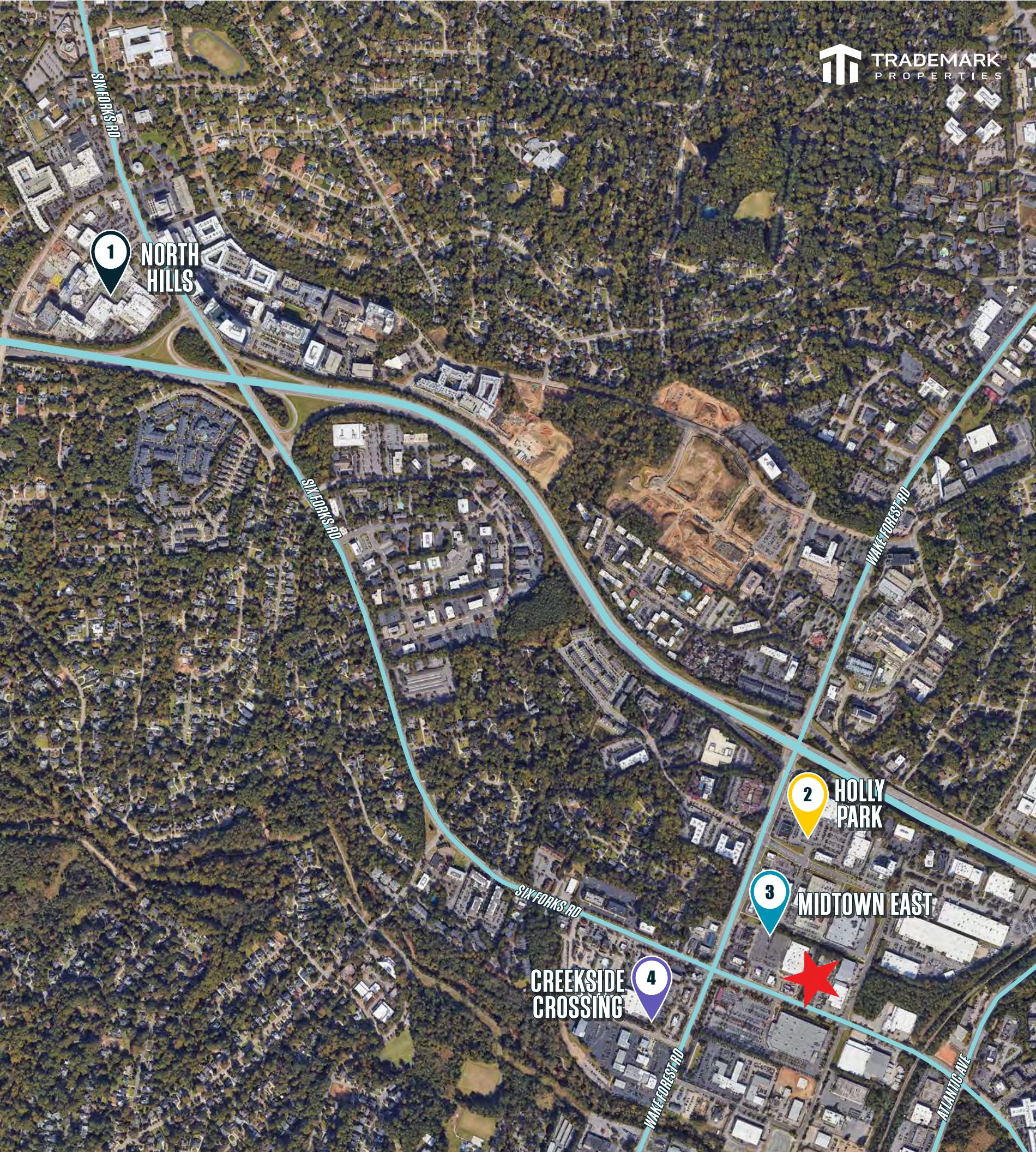
AREA AMENITIES

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 Bonobos Bul Box Capital Grille Captain Cookie & The Milk Man Charlotte's Chick-fil-A Chipotle Chuy's Clean Juice	CO Coquette Brasserie Cowfish Cuccillo Terrazza Dose Yoga + Smoothie Bar Anthropologie Barking Dog Bartaco Ben & Jerry's Benchwarmers Bagels Blown Away Blow Dry Bar Bonefish Grill Bonobos Bul Box Capital Grille Captain Cookie & The Milk Man Charlotte's Chick-fil-A Chipotle Chuy's Clean Juice	HomeTurf Hush iCRYO Cowfish J.Crew J.McLaughlin JETSET Pilates johnnie-O Jubala Coffee 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	Orangetheory Fitness iCRYO J.Crew J.McLaughlin JETSET Pilates johnnie-O Jubala Coffee 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	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
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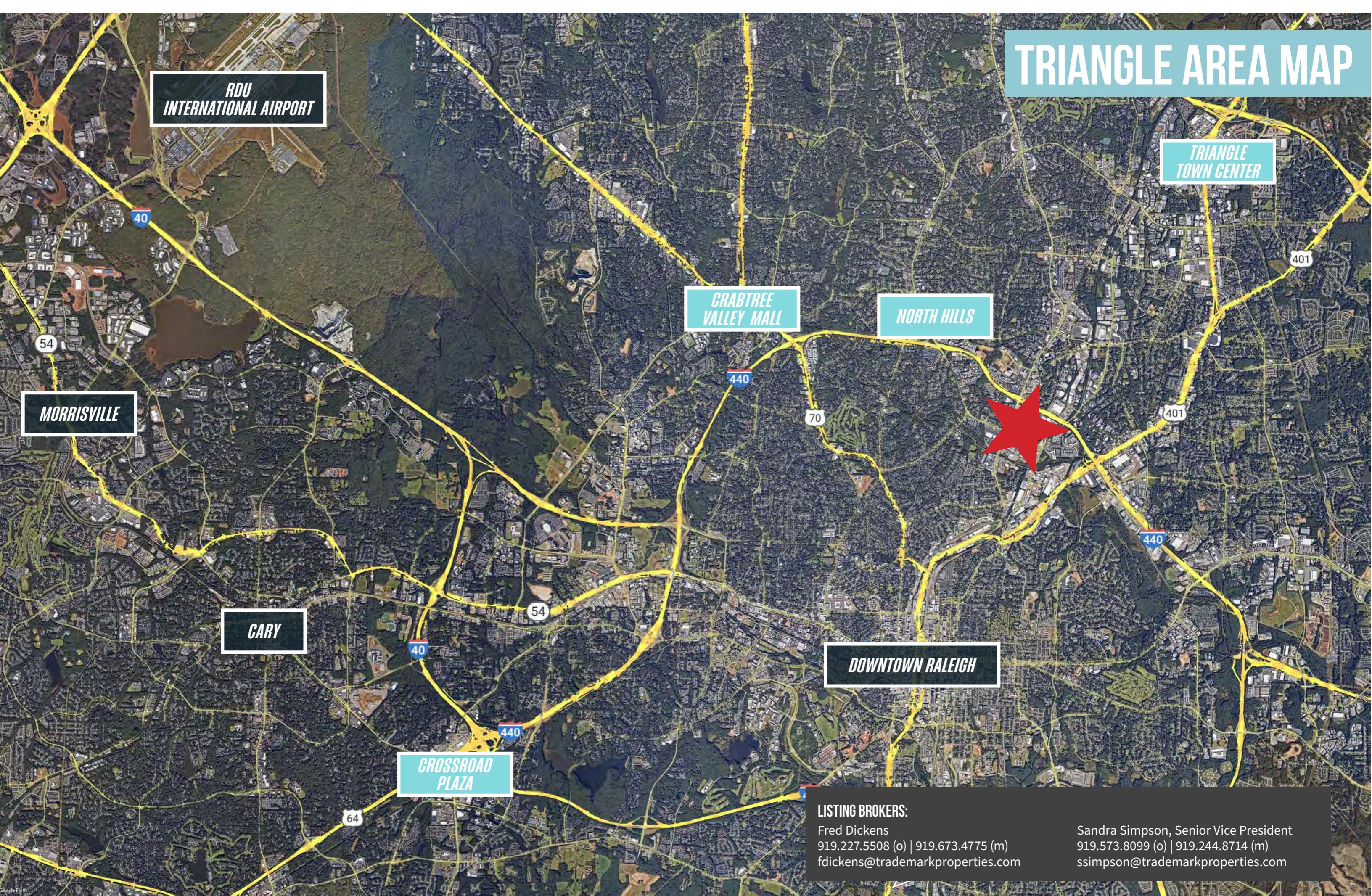
2	Black Ivory Cafe Burger Fi CPR-Cell Phone Repair DSW Designer Shoe Warehouse Hampton Inn & Suites Raleigh Midtown Jerry's Artarama	Jet's Pizza JewelRecycle Lush Nail Bar Lady Jane's Haircuts for Men Ross Dress for Less RxUniform Pet Supplies Plus	Piada Italian Street Food ShabaShabu Staples The Designery North Raleigh The Joint chiropractic The Melting Pot Tropical Smoothie Cafe	Trek Bicycle Store Ulta Beauty US Fitness Products US Postal Service
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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
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4	Arby's Billionaire'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
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TRIANGLE AREA MAP



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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.

A large, semi-transparent circular image of a city skyline, likely Raleigh, featuring numerous skyscrapers and buildings of various heights under a cloudy sky.

#1
MOST LIVABLE CITY

-Far & Wide, 2024

A large, semi-transparent circular image of a city skyline, likely Raleigh, featuring numerous skyscrapers and buildings of various heights under a cloudy sky.

#2
**TOP 20 INNOVATION HUBS
ACROSS THE SOUTH**

-Commercial Cafe,
2025

A large, semi-transparent circular image of a park with green grass, trees, and a paved path, likely a park in Raleigh.

#3
**BEST PLACE
TO LIVE**

-US News & Word
Report, 2024

A large, semi-transparent circular image of a city skyline, likely Raleigh, featuring numerous skyscrapers and buildings of various heights under a cloudy sky.

#2
**HOTTEST HOUSING
MARKET IN THE US**

-US News & World
Report, 2024

A large, semi-transparent circular image of a city skyline, likely Raleigh, featuring numerous skyscrapers and buildings of various heights under a cloudy sky.

#1
**BEST-PERFORMING
LARGE CITY**

-Milken Institute,
2025

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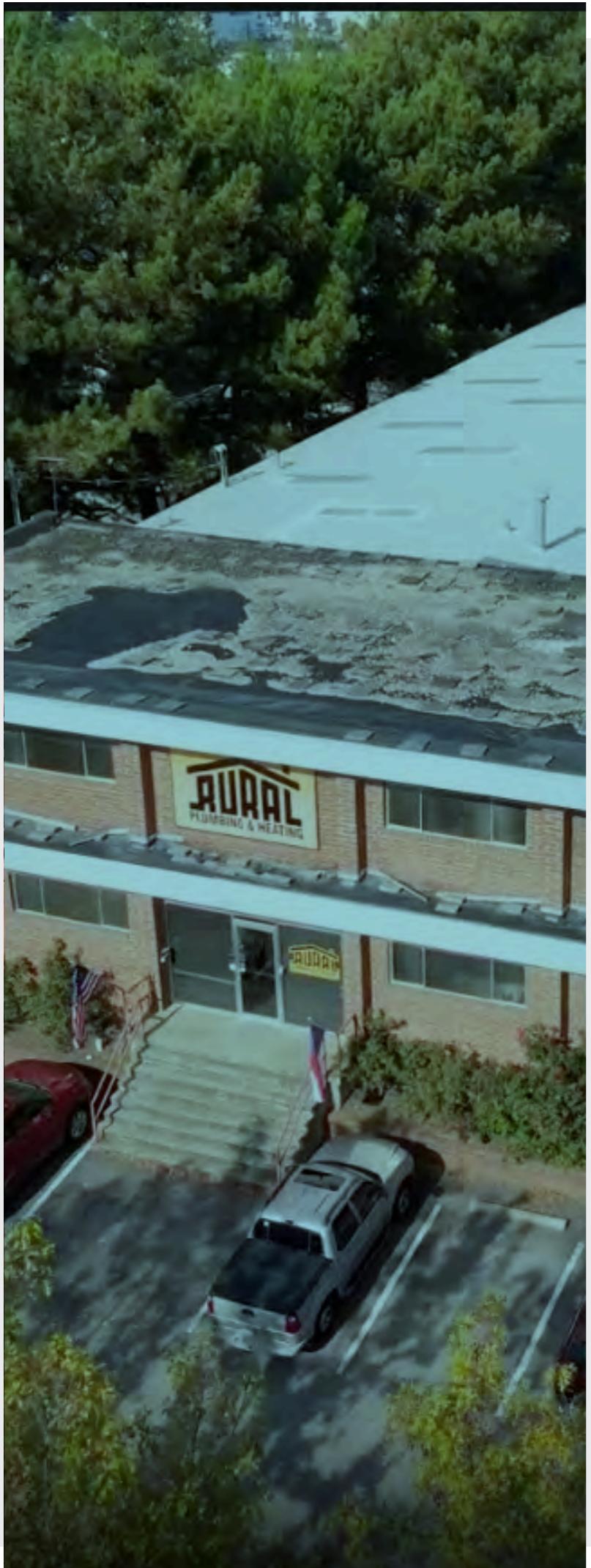
#3
**BEST STATE
CAPITAL TO LIVE IN**

-WalletHub, 2024

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EXCLUSIVE LISTING BROKERS

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