



FOR ILLUSTRATIVE PURPOSES ONLY

1.37 ACRES AVAILABLE - CALL FOR PRICING

Demographics

	1 mile	3 mile	5 mile
Population	8,401	64,416	172,444
Avg. HH Income	\$84,564	\$89,828	\$92,219

Property Features

- Corner parcel at the signalized intersection of Walnut St. and Crossroads Manor Ct. Over 200 new homes under construction within .5 mile.
- Located 1/2 mile from Crossroads Plaza with great exposure to Walnut Street.
- Ideal location for restaurant or retail.
- Water, sewer and gas located at the site.

Traffic Counts

Walnut Street	20,000 cars per day
Tryon Road	28,000 cars per day

Lynda Lange
Broker
(919) 861 · 2102, ext. 107
llange@centrexproperties.com
www.centrexproperties.com
4040 ed dr. · suite 201 · raleigh, nc 27612

Service you deserve, people you trust.



Lynda Lange
Broker

(919) 861 · 2102, ext. 107

llange@centrexproperties.com

www.centrexproperties.com

4040 ed dr · suite 201 · raleigh, nc 27612