

## OFFICE FOR SALE

### PRIME 900 SF FIRST-FLOOR OFFICE IN NORTH RALEIGH

1100 Logger Ct Ste G101, Raleigh, NC 27609



#### OFFERING SUMMARY

|                |              |
|----------------|--------------|
| Sale Price:    | \$333,333    |
| Building Size: | 4,228 SF     |
| Available SF:  | 900 SF       |
| Lot Size:      | 1.87 Acres   |
| Year Built:    | 1981         |
| Zoning:        | OX-3         |
| Submarket:     | Six Forks Rd |

#### PROPERTY OVERVIEW

Located on Falls of Neuse Road next to North Ridge Shopping Center, this refreshed first-floor office suite offers approximately 900 SF of quiet, professional space ideal for client-focused practices. The suite features three private offices with abundant natural light, a welcoming lobby or reception area, a dedicated tech/storage room, and a private restroom. Freshly painted with new flooring throughout, the space is move-in ready and well suited for wellness professionals, therapists, coaches, or other professional services seeking a prime Raleigh location.

#### PROPERTY HIGHLIGHTS

- Approx. 900 SF first-floor office suite in a prime Falls of Neuse Road location
- Three private offices with large windows and abundant natural light
- Fresh paint and brand-new flooring throughout; move-in ready
- Welcoming lobby/reception area, tech room, and private restroom
- Adjacent to North Ridge Shopping Center, offering strong visibility and accessibility

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#### VANDAN GANDHI, CCIM

Commercial Broker

O: 919.475.5769

van.kwcommercial@gmail.com

NC #247850

#### KW COMMERCIAL

245 NC-54 Suite 101  
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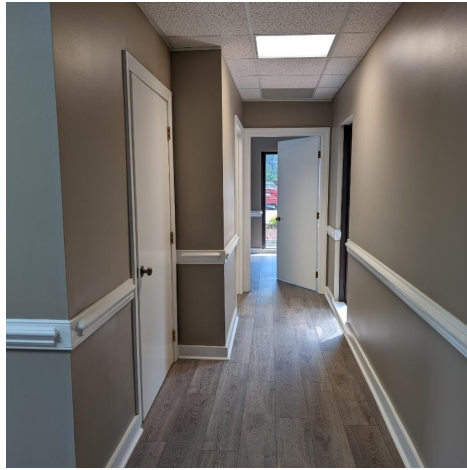
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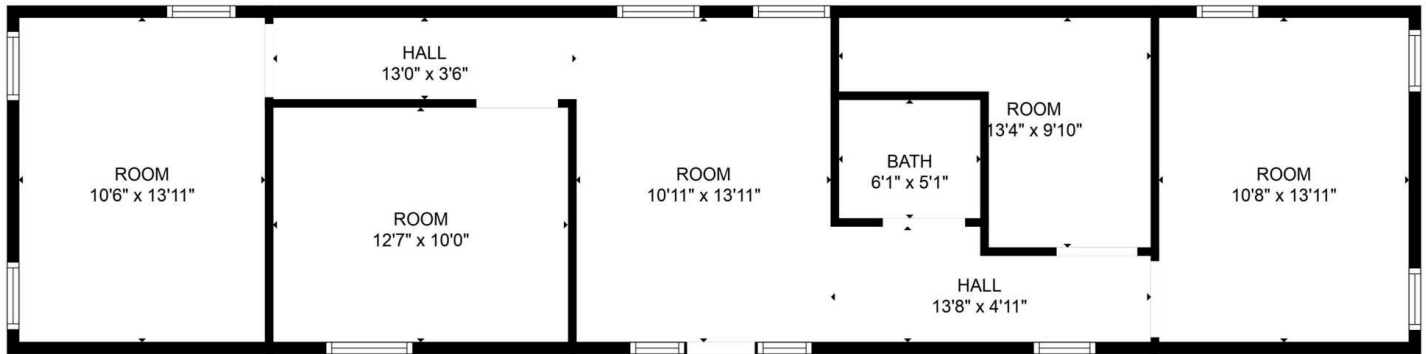
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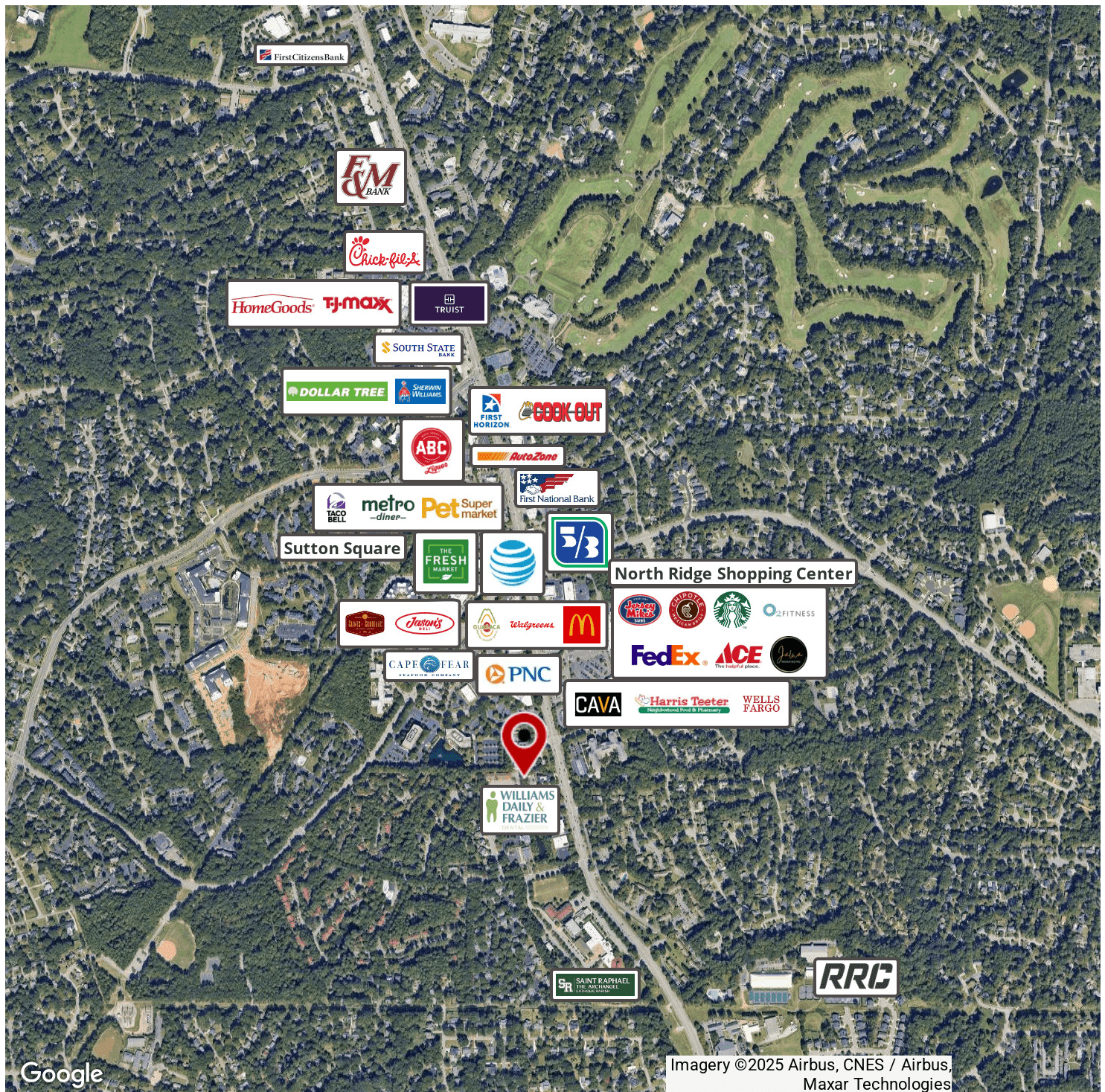
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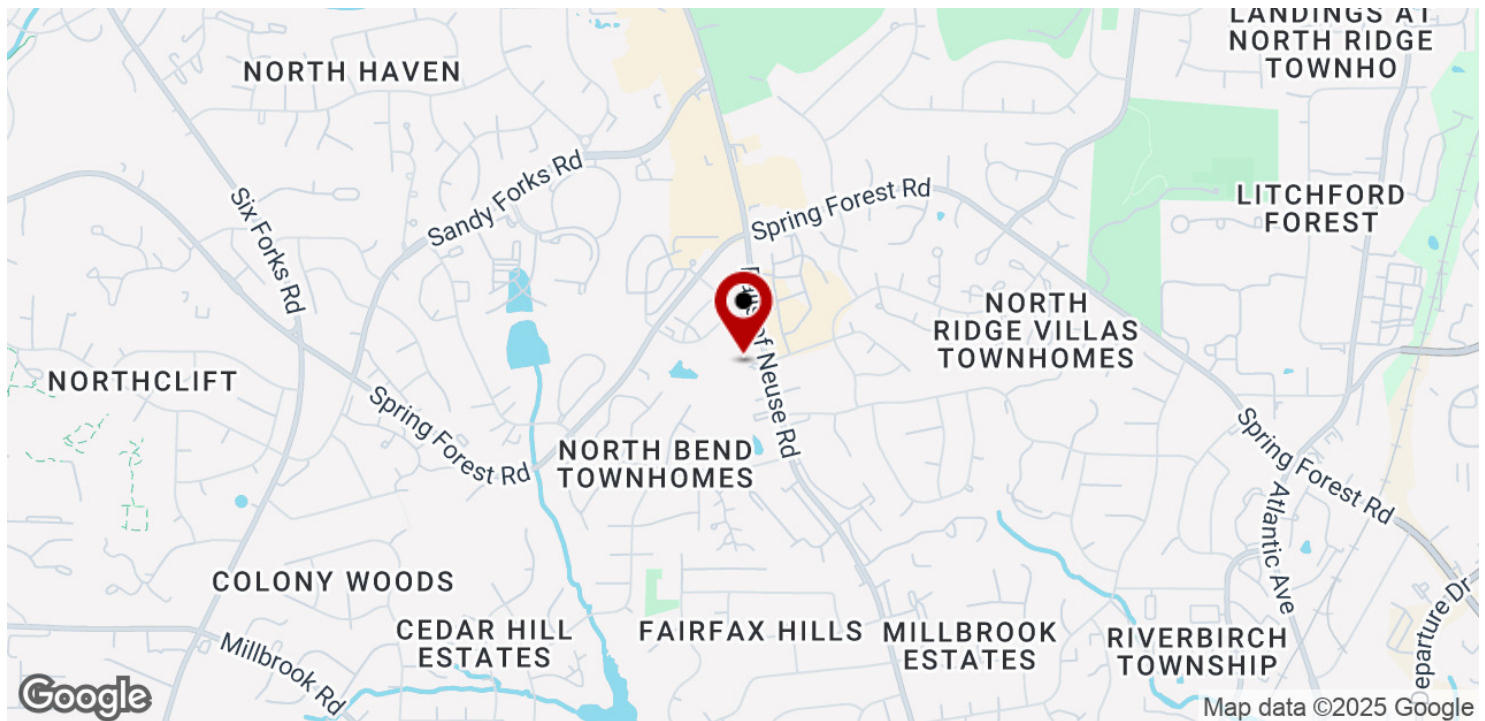
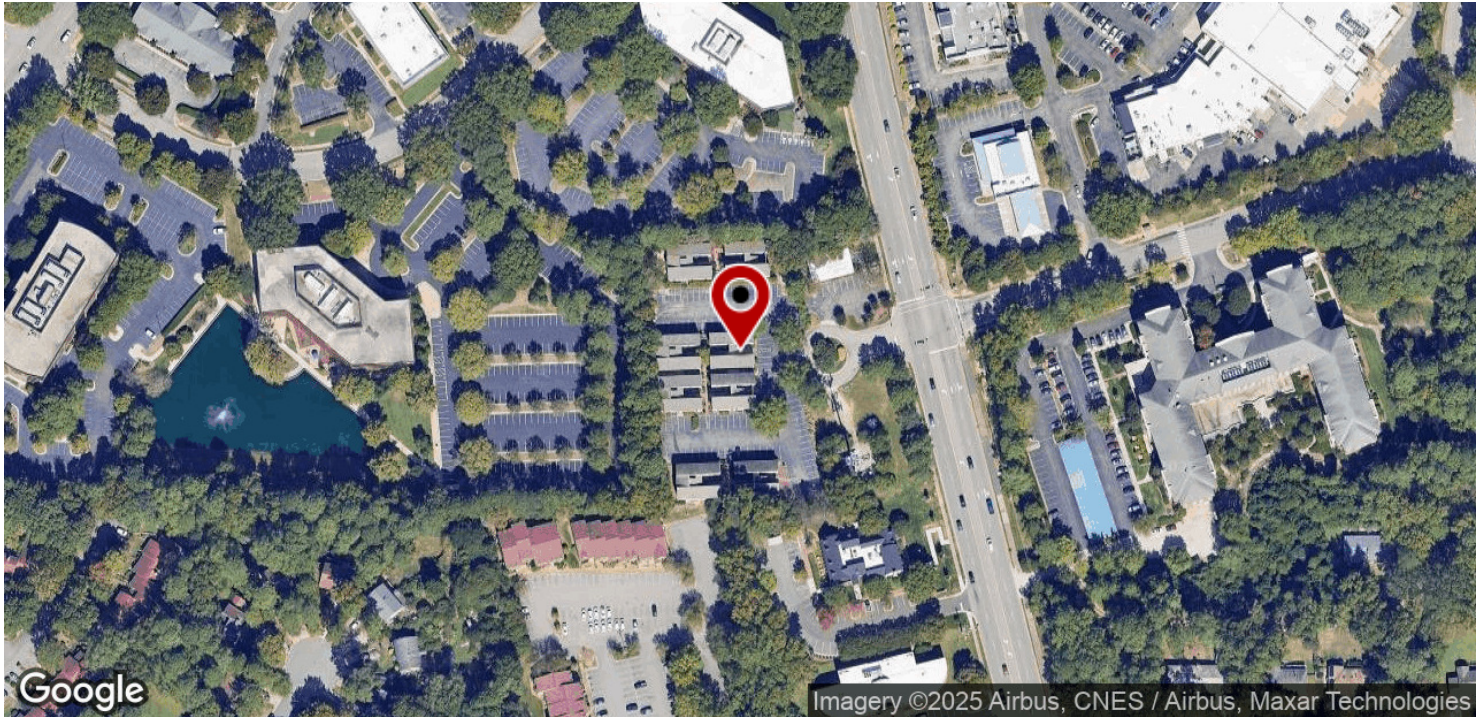
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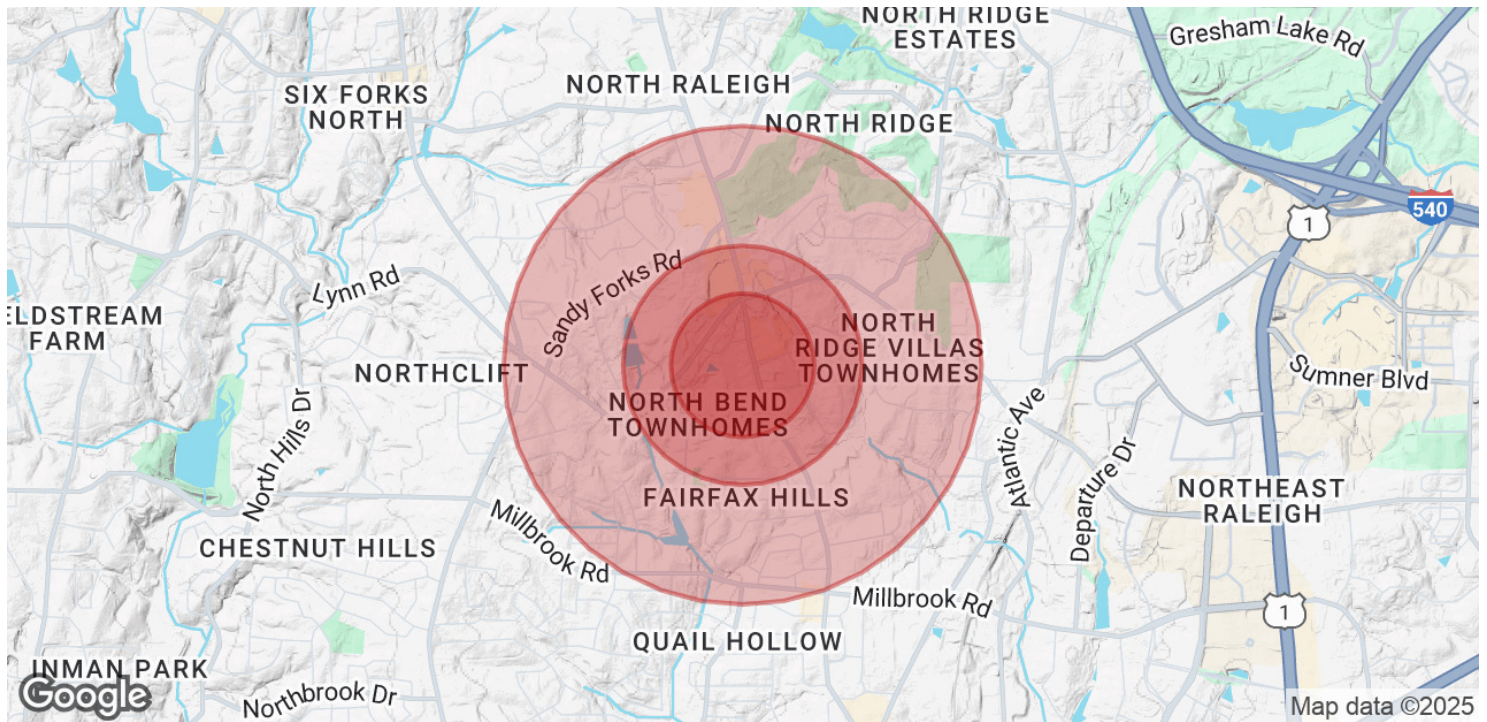
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| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 969       | 3,397     | 12,638 |
| Average Age          | 46        | 44        | 43     |
| Average Age (Male)   | 43        | 41        | 41     |
| Average Age (Female) | 49        | 46        | 45     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 524       | 1,775     | 5,995     |
| # of Persons per HH | 1.8       | 1.9       | 2.1       |
| Average HH Income   | \$90,378  | \$93,883  | \$106,752 |
| Average House Value | \$399,672 | \$407,361 | \$445,745 |

Demographics data derived from AlphaMap

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