

# FOR SALE

## ROCK QUARRY CROSSING

3301-3303 Rock Quarry Road  
Raleigh, NC 27610

Prime I-40 frontage with visibility to 147,000 vehicles per day. A rare 3.2-acre commercial opportunity, offering existing income, flexible buildings, and future development upside.



Development Potential



10,000 SF

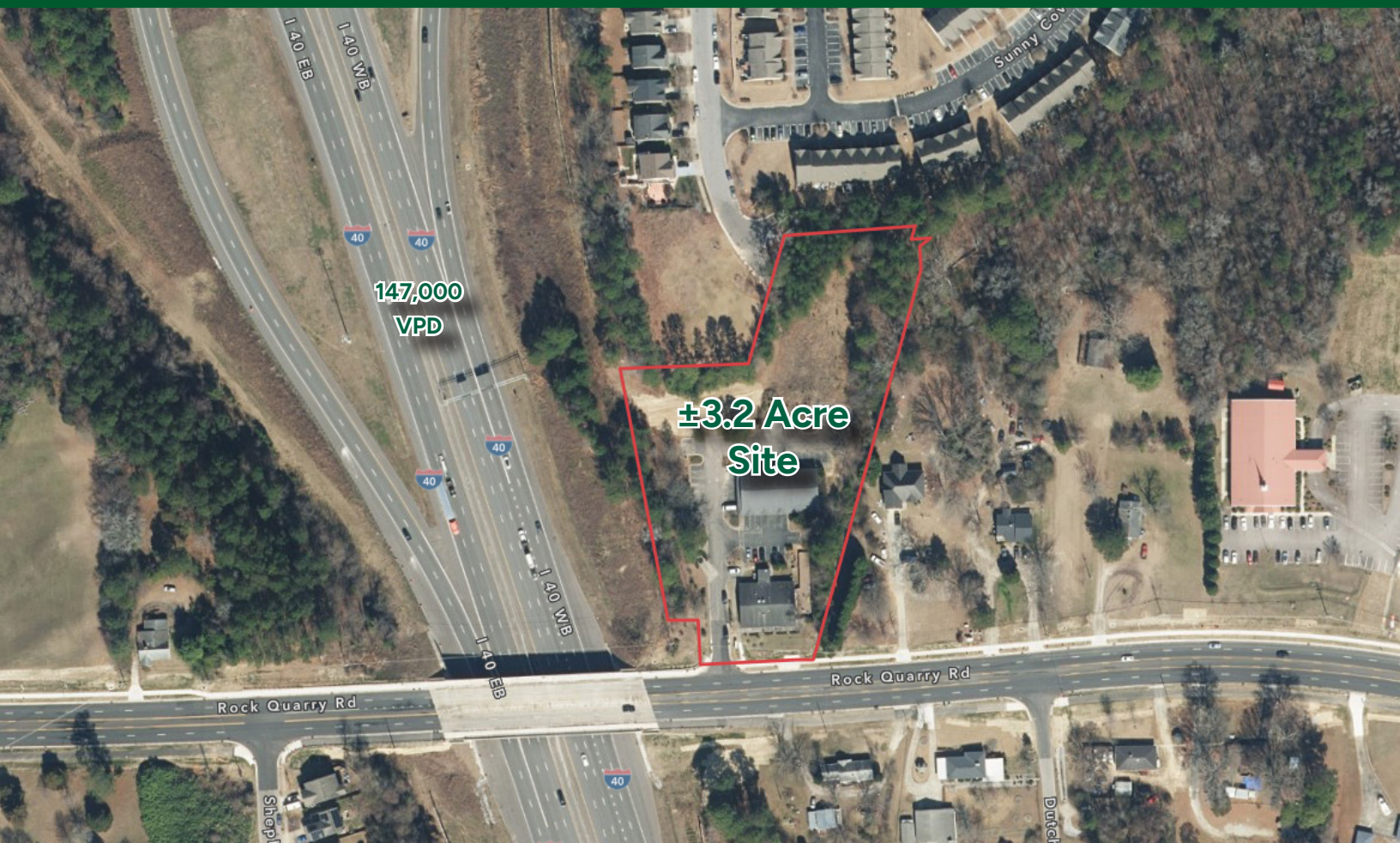


High Traffic Counts



Fully Leased

PRICE: \$1,800,000



Investment Agent

**Shelton Griffin**

Chief Investment Officer

(919) 291-6471

sheltongriffin@yorkproperties.com

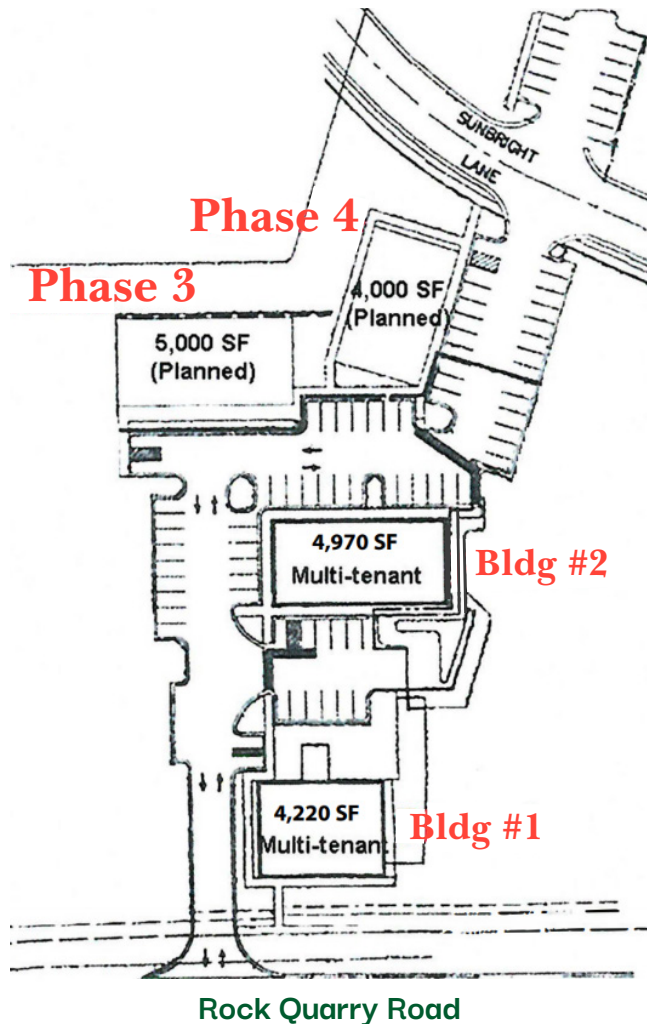


# Investment Overview

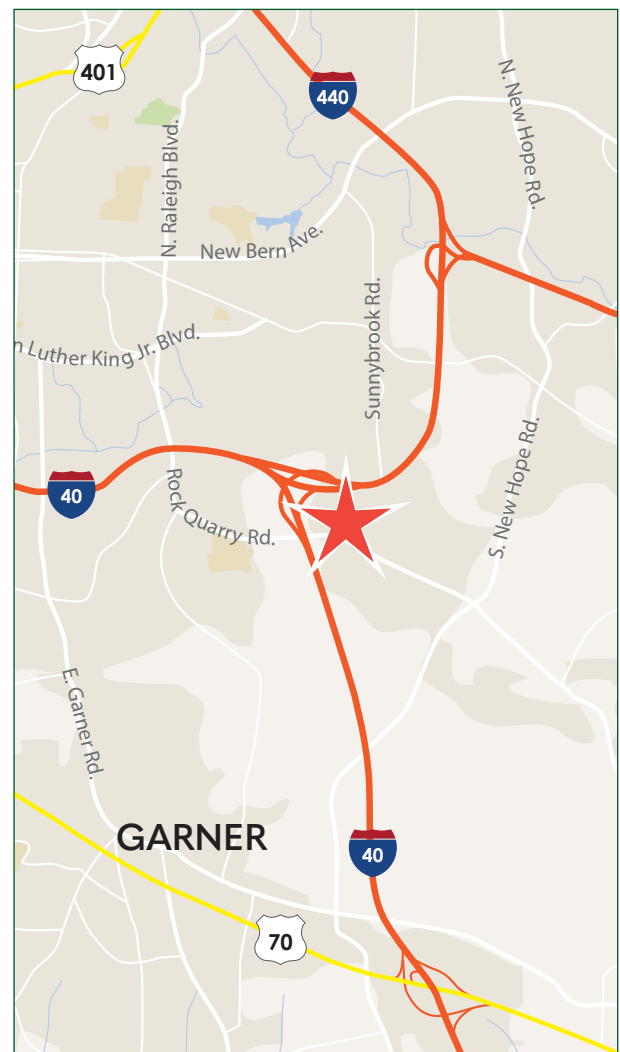
Highly versatile 3.2-acre commercial site with dual frontage along Rock Quarry Road and I-40, offering exceptional visibility to an estimated 147,000+ vehicles per day along the interstate. Approximately 10,000 square feet across two freestanding retail/flex buildings, with two additional pad sites featuring existing parking and site infrastructure to support future build-out. Excess land and secured outdoor area provide valuable laydown yard or fleet storage potential, creating rare functionality for contractors, service providers, and distribution users in a rapidly growing southeast Raleigh corridor.

- Two multi-tenant buildings, 100% leased
- Two undeveloped parcels approved for 4,000 and 5,000-SF buildings
- Located just minutes from US-64, I-440, I-40
- Great opportunity for investment and future development

## Site Plan with Expansion



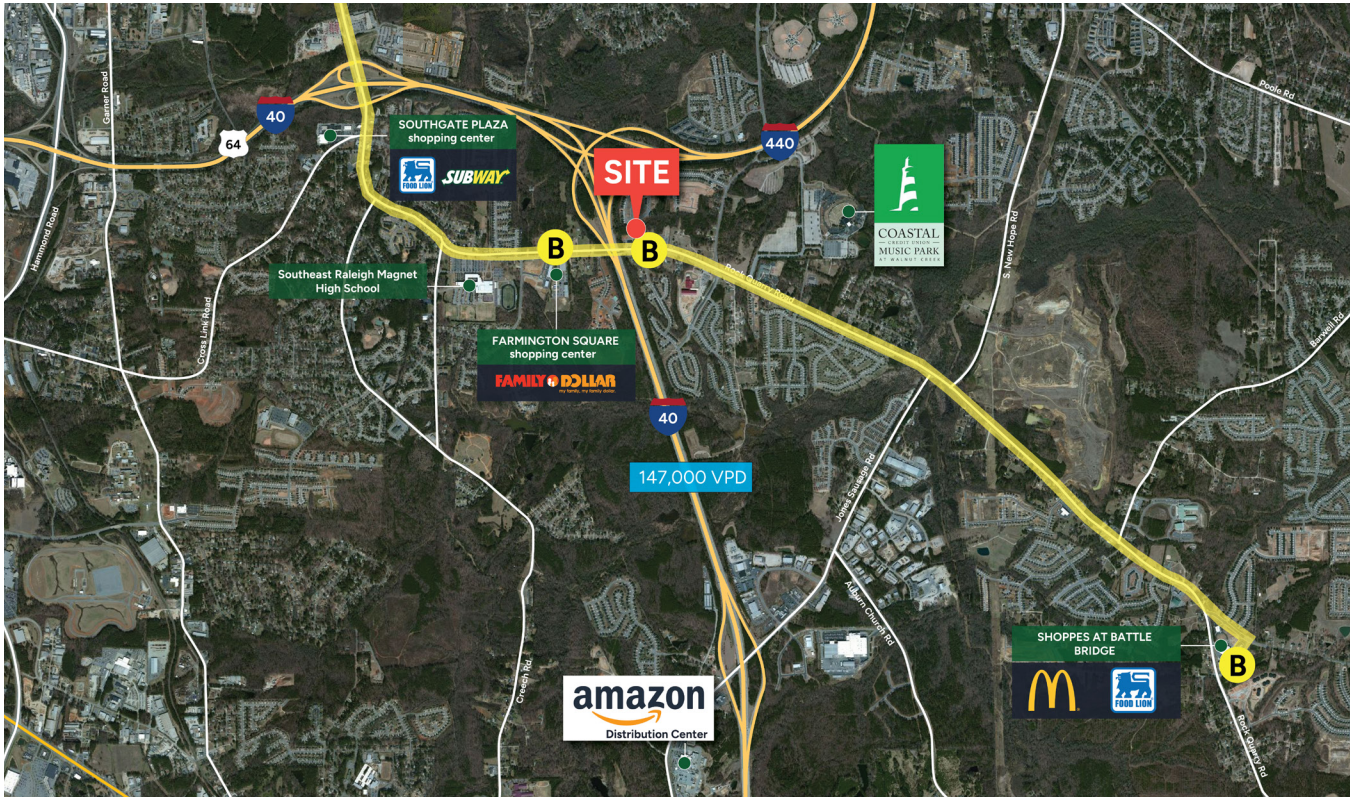
## Location



# Area Amenities

The property benefits from exceptional regional accessibility, with immediate access to I-40 and I-440 and a dedicated GoRaleigh Route 17 bus stop located on-site, offering direct public transit service to Downtown Raleigh and key southeast Raleigh destinations. Combined with its proximity to major employment centers, RDU Airport, Research Triangle Park, and a variety of nearby retail, dining, and service amenities, the location provides outstanding convenience for employees, customers, and future development opportunities.

GoRaleigh Route 17 and **B** bus stops



## Photos



# City of Raleigh

Raleigh consistently ranks among the fastest-growing cities in the nation, fueled by a diverse economy and strong job market. Known as part of the renowned Research Triangle, it is home to a highly educated workforce, major universities, and numerous technology and life science companies. The city offers a vibrant quality of life, with award-winning dining, cultural attractions, and abundant green space. With its combination of business opportunity and lifestyle appeal, Raleigh continues to attract top talent, investment, and corporate growth.

## Demographics

June 2026

3301 Rock Quarry Road Raleigh, NC 27610		1 mi radius	3 mi radius	5 mi radius
POPULATION	2026 Estimated Population	9,011	72,204	188,819
	2031 Projected Population	9,321	79,806	208,047
	2020 Census Population	8,144	62,270	162,695
	2010 Census Population	7,133	57,479	142,747
	Projected Annual Growth 2026 to 2031	0.7%	2.1%	2.0%
	Historical Annual Growth 2010 to 2026-	1.6%	1.6%	2.0%
	2026 Median Age	32.8	33.6	34.1
HOUSEHOLDS	2026 Estimated Households	3,041	25,847	77,066
	2031 Projected Households	3,167	28,939	86,293
	2020 Census Households	2,626	21,417	63,765
	2010 Census Households	2,268	19,358	53,094
	Projected Annual Growth 2026 to 2031	0.8%	2.4%	2.4%
	Historical Annual Growth 2010 to 2026	2.1%	2.1%	2.8%
INCOME	2026 Estimated Average Household Income	\$99,588	\$91,631	\$116,641
	2026 Estimated Median Household Income	\$96,063	\$75,880	\$90,878
	2026 Estimated Per Capita Income	\$33,618	\$32,899	\$47,842
EDUCATION	2026 Estimated Elementary (Grade Level 0 to 8)	8.0%	5.3%	4.5%
	2026 Estimated Some High School (Grade Level 9 to 11)	5.8%	7.6%	5.4%
	2026 Estimated High School Graduate	24.8%	27.6%	21.3%
	2026 Estimated Some College	16.3%	16.6%	16.2%
	2026 Estimated Associates Degree Only	8.3%	9.2%	8.3%
	2026 Estimated Bachelors Degree Only	23.0%	21.2%	26.7%
	2026 Estimated Graduate Degree	13.7%	12.5%	17.6%
BUSINESS	2026 Estimated Total Businesses	245	2,368	10,913
	2026 Estimated Total Employees	1,330	22,860	111,762
	2026 Estimated Employee Population per Business	5.4	9.7	10.2
	2026 Estimated Residential Population per Business	36.8	30.5	17.3