

# COMMERCIAL PROPERTY FOR SALE

5,000 SF AUTO SHOP + VALUE-ADD DEVELOPMENT | PRIME GLENWOOD CORRIDOR



6425 Glenwood Ave, Raleigh, NC 27612



## OFFERING SUMMARY

Sale Price:	\$3,000,000
Building Size:	5,160 SF
Lot Size:	Portion of the 2.77 Acre
Year Built:	1980
Zoning:	IX3
Market:	Raleigh/Durham
Submarket:	Glenwood/Creedmoor

## PROPERTY OVERVIEW

Located in one of Raleigh's most high-demand corridors, this property features a 5,000 SF, 6-bay auto repair shop that's been a community staple for 44 years. With excellent visibility, ample parking, and flexible layout, it's ideal for repositioning or redevelopment.

A rear easement offers potential for future vehicle access, and the vacant land between structures is suited for a new 5,000 SF building, perfect for expansion or new development.

Buyer to complete subdivision, survey, and confirm access easements.

Opportunities in this corridor are rare and move quickly. Don't miss this chance to secure a versatile, value-rich asset in one of Raleigh's fastest-growing submarkets.

## PROPERTY HIGHLIGHTS

- Premier Location: High-traffic Glenwood Ave in Northwest Raleigh.
- Legacy Auto Shop: 5,000 SF, 6-bay facility with 44-year history.
- Expansion Ready: Vacant land suited for a new 5,000 SF building.
- Rear Easement: Allows for potential vehicle access and site flow.
- Growth Market: Rare availability in a fast-growing retail corridor.
- Buyer Due Diligence: Subdivision, survey, and access verification required.

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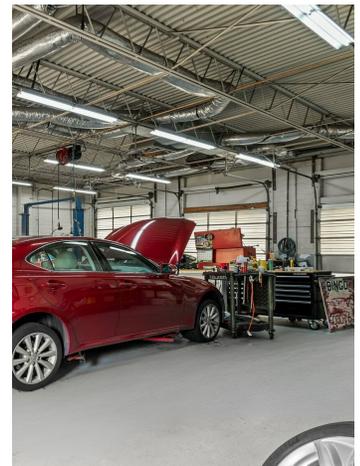
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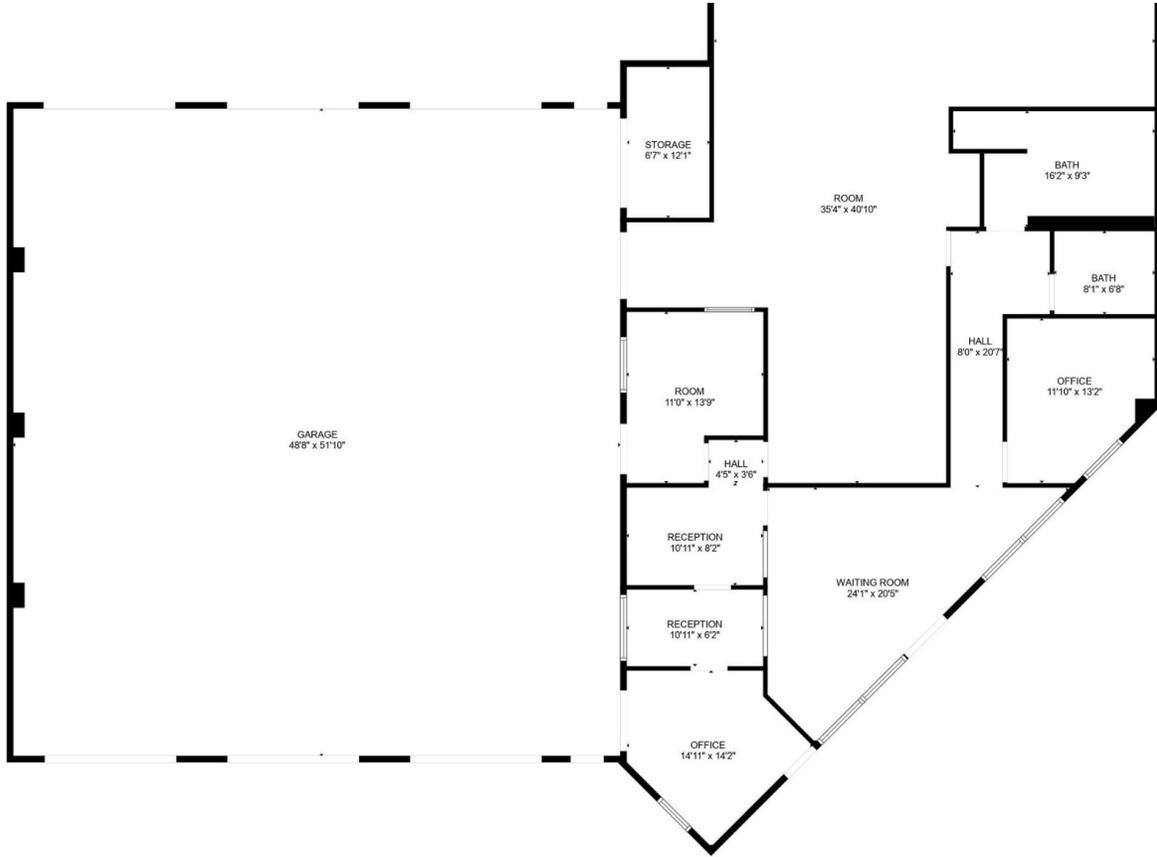
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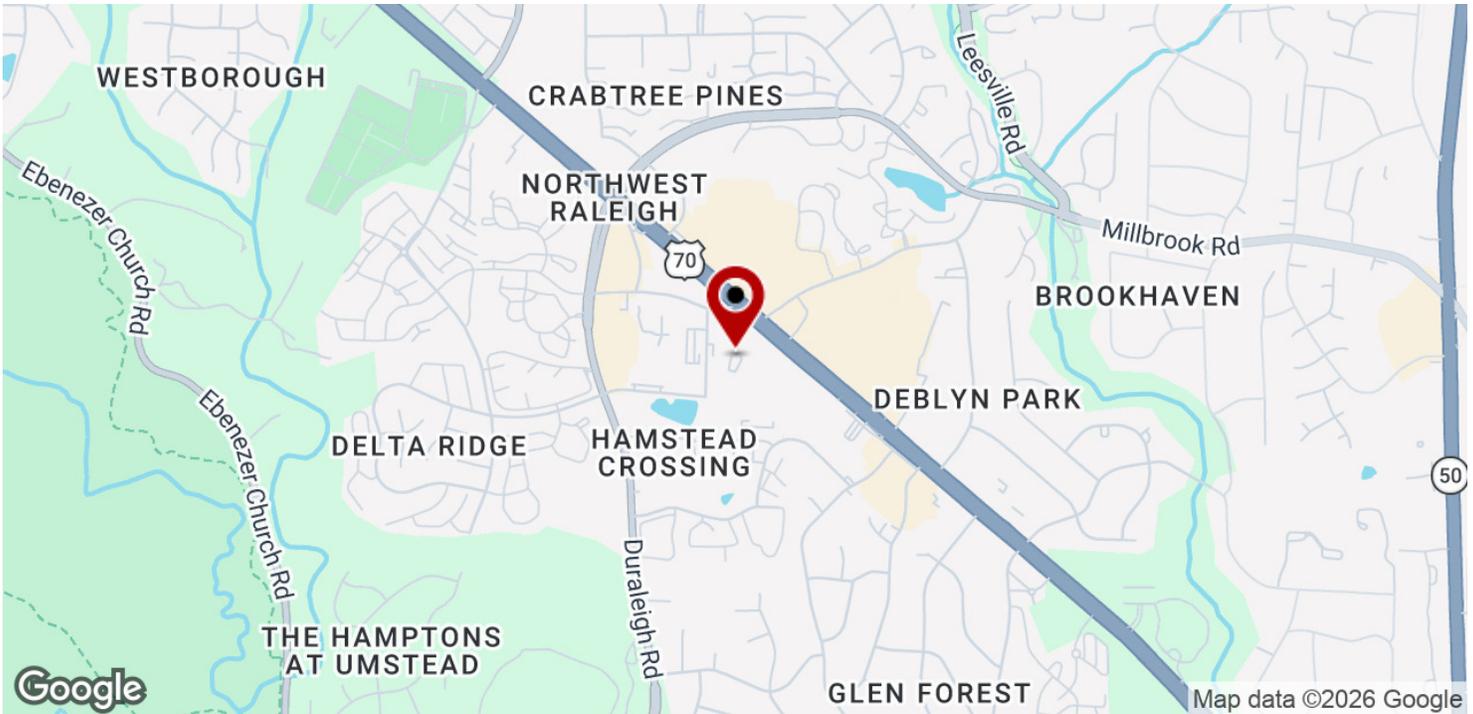
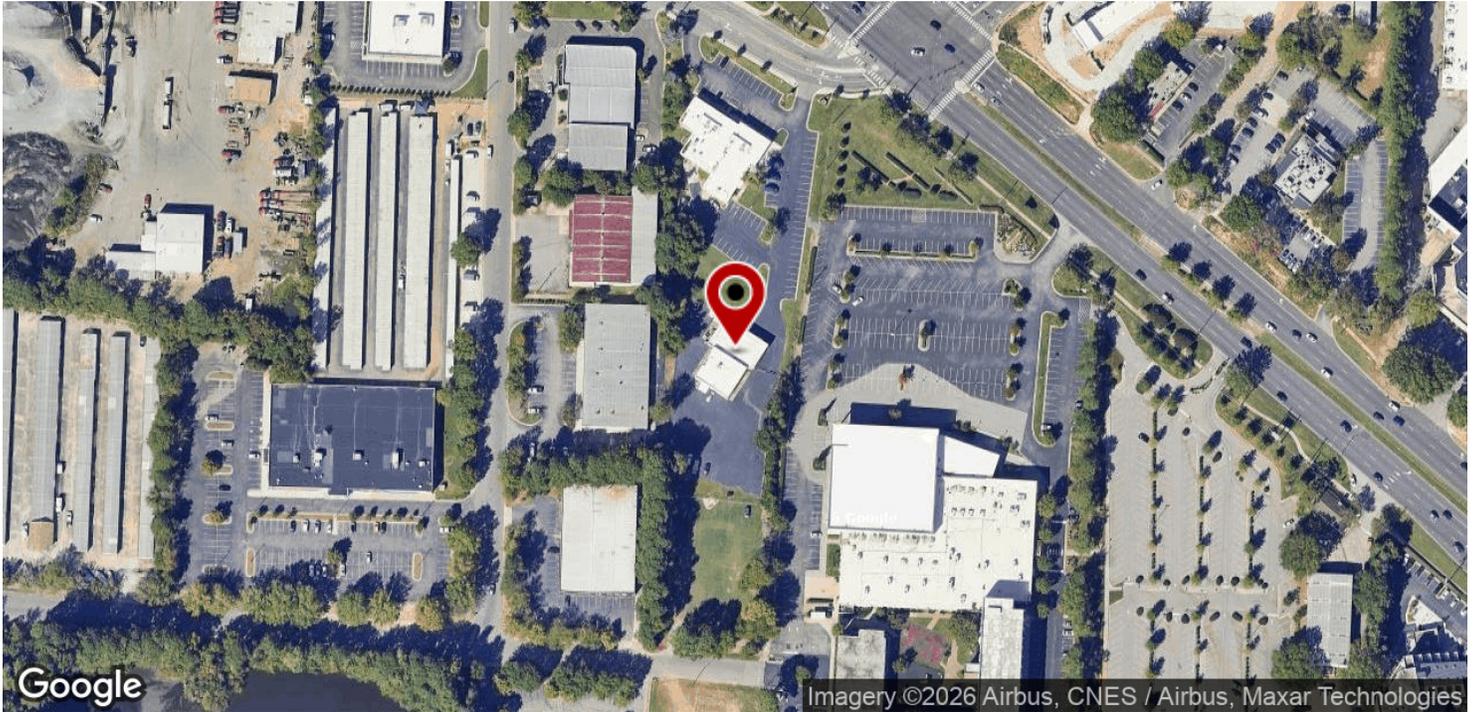
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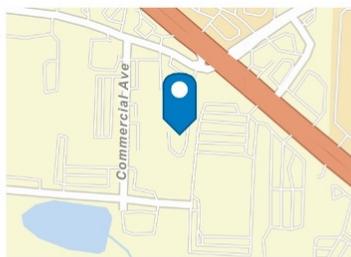
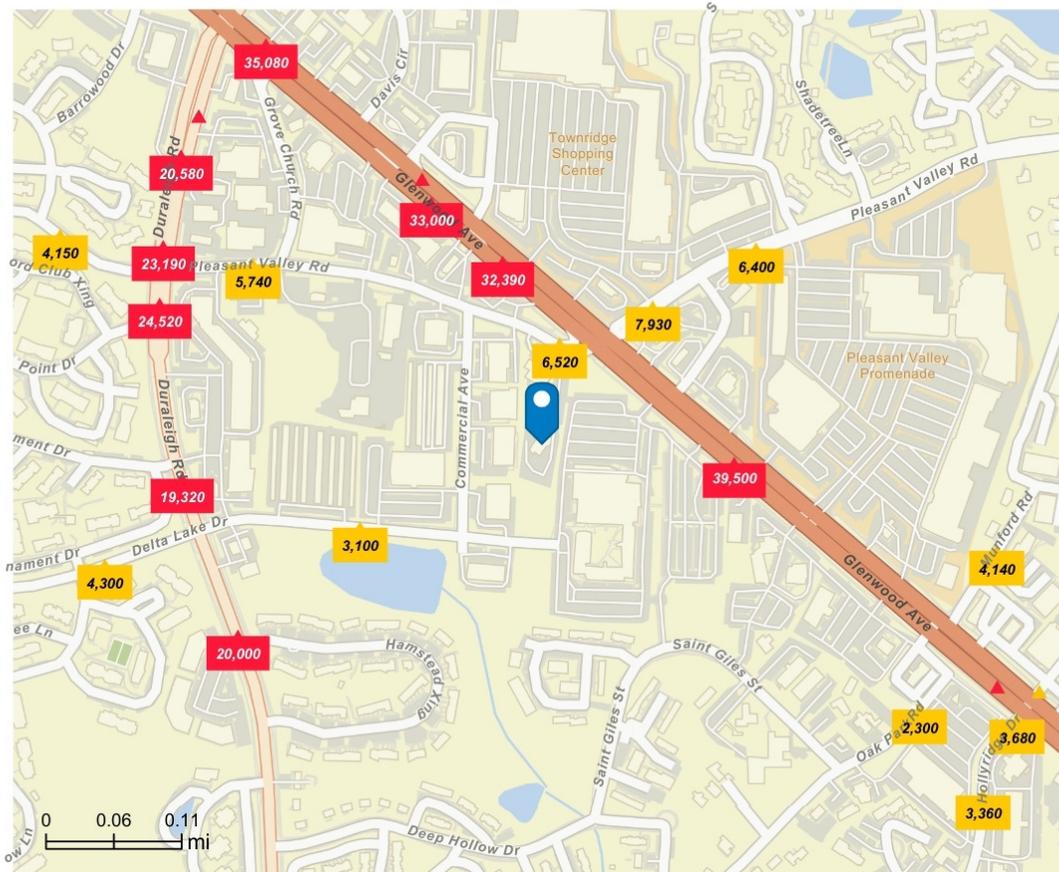
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## Traffic Count Map - Close Up

6425 Glenwood Ave, Raleigh, North Carolina, 27612



Rings: 1, 3, 5 mile radii



### Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

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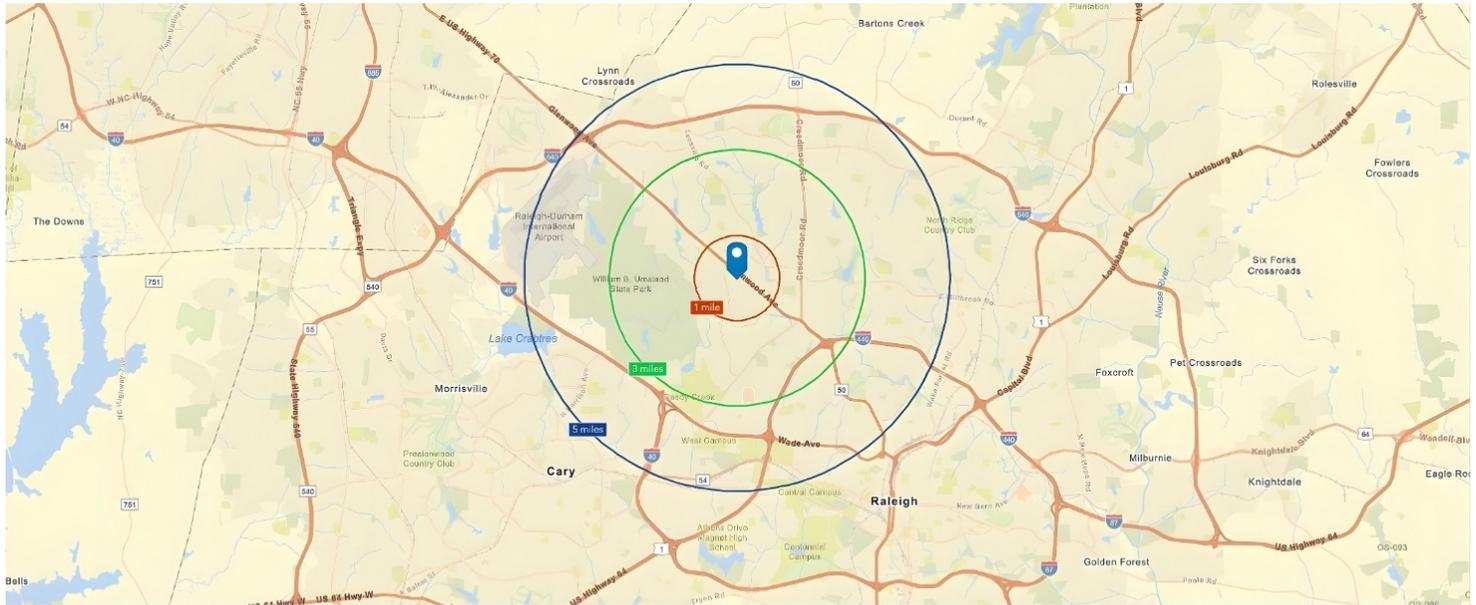
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	1 MILE	3 MILES	5 MILES	
<b>2025 Estimated Population</b>	10,828	75,700	168,684	POPULATION
<b>2030 Projected Population</b>	10,703	75,969	171,974	
<b>2025 Estimated Household</b>	5,484	36,815	79,629	HOUSEHOLD
<b>2030 Projected Household</b>	5,459	37,518	82,669	
<b>2030 Estimated Owner Occupied Housing</b>	2,324	18,601	42,241	HOUSING
<b>2030 Estimated Renter Occupied Housing</b>	3,135	18,918	40,428	
<b>2025 Estimated Total Business</b>	562	3,548	10,683	BUSINESS
<b>2025 Estimated Total Employees</b>	5,438	39,179	120,591	EMPLOYEES

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