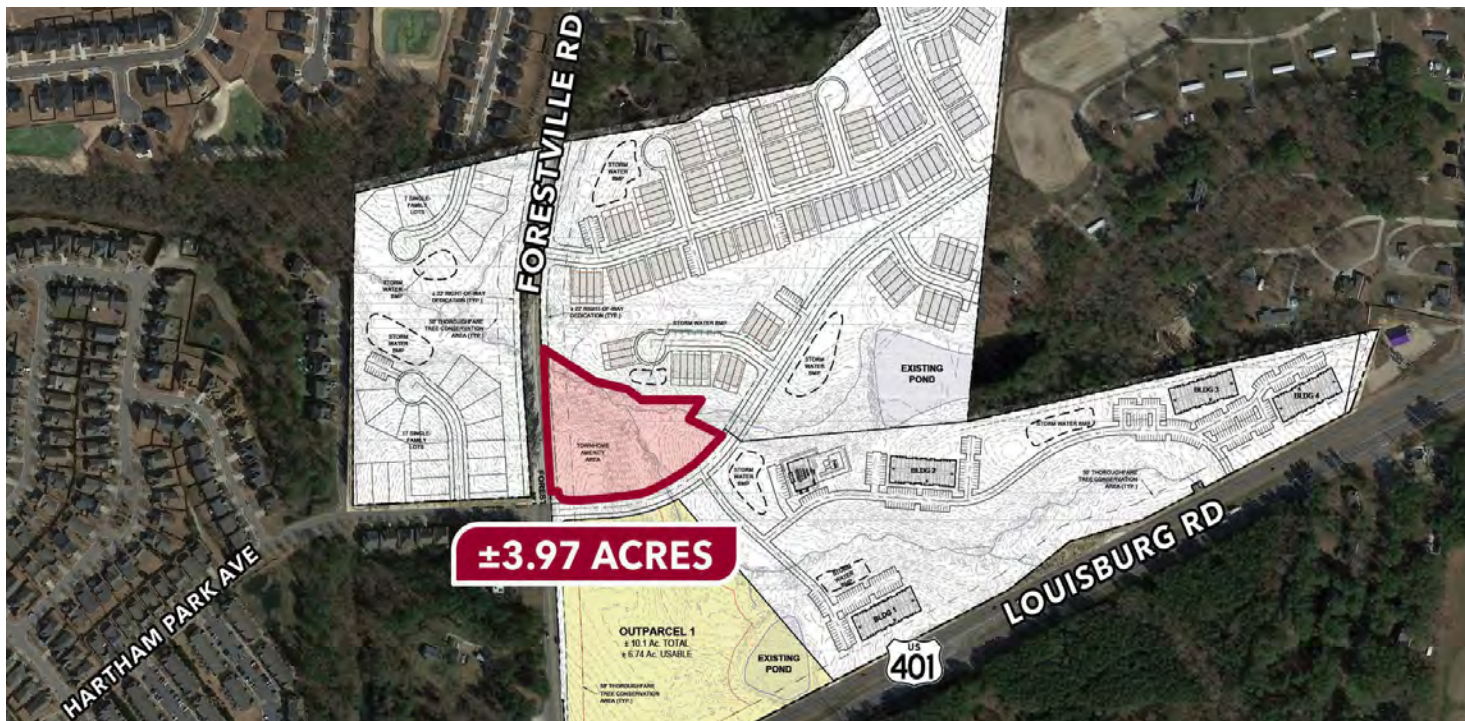


LAND FOR SALE FORESTVILLE ROAD

Raleigh, NC 27587



COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



PROPERTY DESCRIPTION

Outparcel for sale in Raleigh, NC near the intersection of US Hwy 401 and Forestville Road. Located less than four miles from I-540.

PROPERTY HIGHLIGHTS

- ±3.97 acres for commercial outparcel development
- Ideal childcare/daycare site
- Water and sewer available
- Adjacent to residential development planned for 224 apartment units and 147 townhouse units
- Nearby Wake Forest and Rolesville are among the fastest growing towns in North Carolina

OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	3.97 Acres

Moss Withers, SIOR, MBA
mwithers@lee-associates.com
O: 919.576.2501
C: 919.576.2501

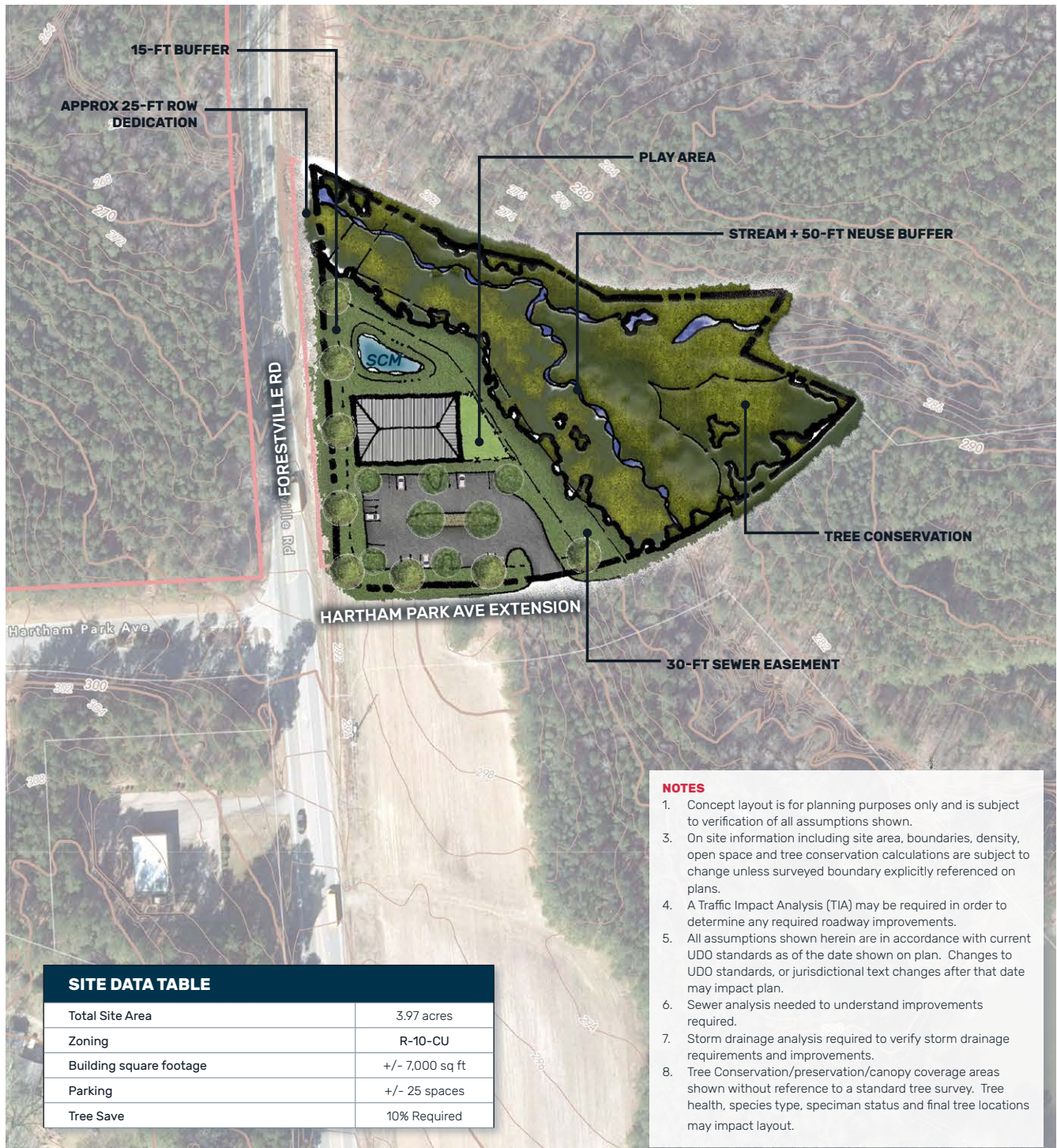
Karah Jennings McConnell
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No liability of any kind is to be imposed on the broker herein.

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DAYCARE CONCEPTUAL DESIGN



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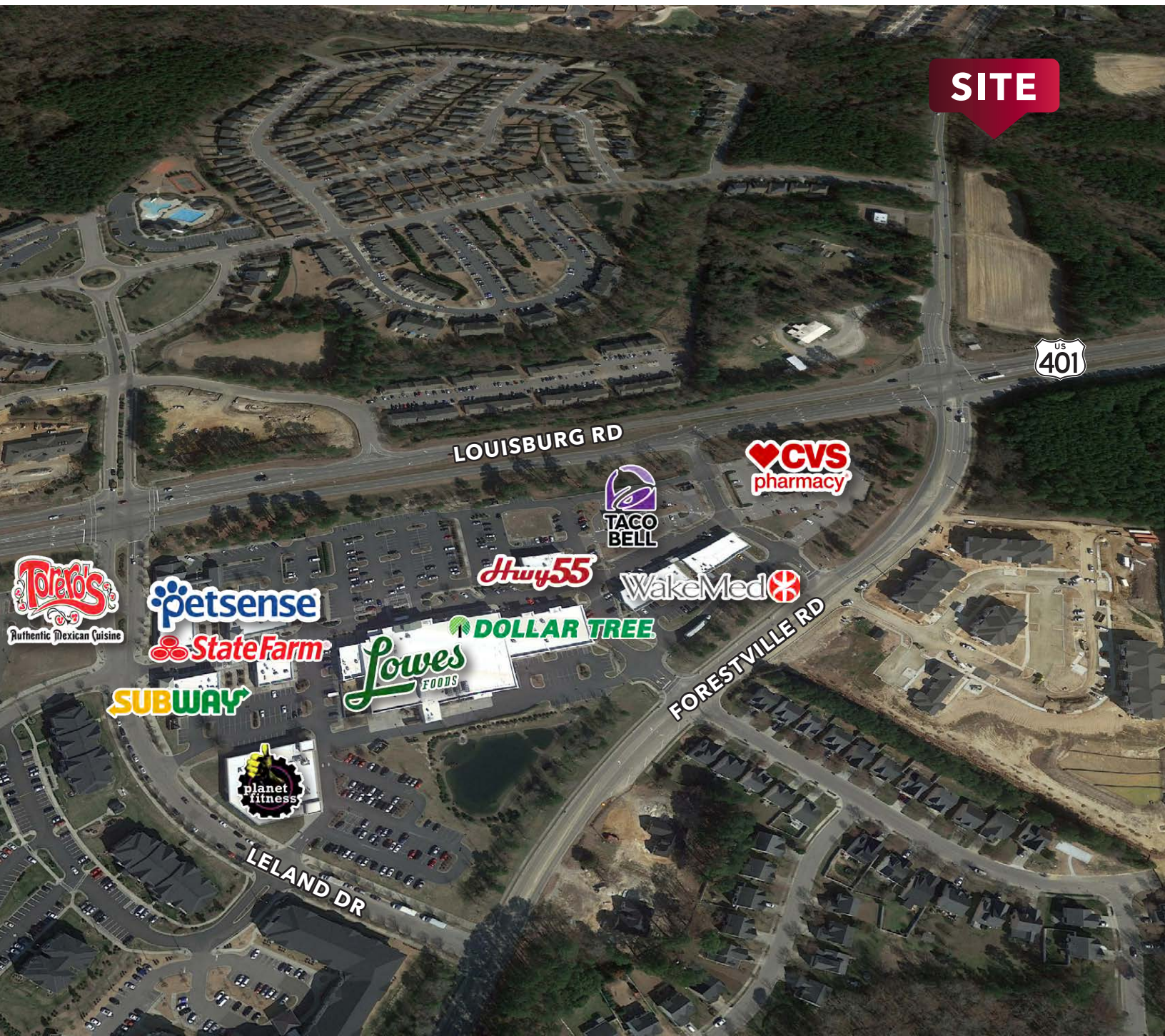
LAND FOR SALE FORESTVILLE ROAD

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LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

SITE



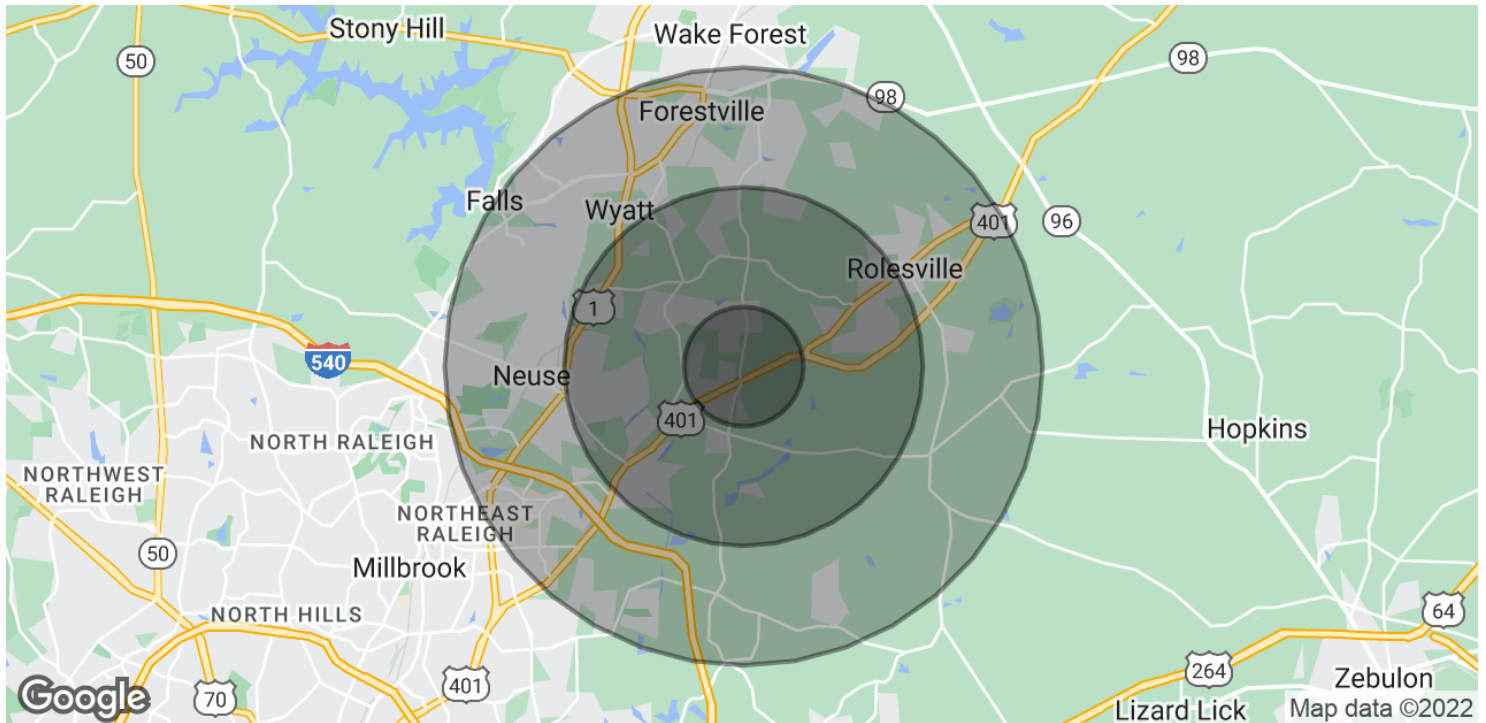
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,255	44,218	119,141
Average Age	34.9	35.4	37.3
Average Age (Male)	35.6	32.7	35.7
Average Age (Female)	34.3	36.6	38.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,396	15,879	46,524
# of Persons per HH	2.6	2.8	2.6
Average HH Income	\$109,145	\$101,600	\$101,558
Average House Value	\$260,814	\$263,176	\$265,316

* Demographic data derived from 2020 ACS - US Census

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