



# 7205 STONEHENGE DRIVE

## SALES BROCHURE

STANDALONE MEDICAL OFFICE

BUILDING FOR SALE





# PROPERTY DETAILS

Sale Price	\$2,350,000
Address	7205 Stonehenge Drive Raleigh, NC 27613
Square Feet	6,682 RSF (5,634 1st floor   1,045 Mezzanine)
Year Built	1993
Lot Size	.87
Zoning	OX-3
Parking	4.85/1,000 Via On-Site and Shared Parking
Signage	Monument
Roof	Baker Roofing System Replaced May of 2017 (30yr warranty)
HVAC	Varies
Back Up Generator	Services the Building and Exam Rooms

RCR is pleased to offer for sale 7205 Stonehenge Drive, located in Raleigh, North Carolina. This stand-alone building presents an attractive opportunity for investors or owner users to own medical office space in a high demand marketplace. It is located off Creedmoor Rd in North Raleigh.



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# HIGHLIGHTS



## LOCATION & ACCESSIBILITY:

- Right off State Highway 50/Creedmoor Rd
- Ideally situated between I-540 and Highway 70
- Less than 20 minutes to Raleigh-Durham Airport



## RECREATION & KEY ATTRACTIONS:

- Quick access to Lake Lynn Park, Baileywick Rd Park, Peter Williams Park and Falls Lake
- Short drive to Springdale Area Recreation Club and North Ridge Country Club
- Near several gyms



## CONVENIENCE & AMENITIES:

- Across from Stonehenge Market Shopping Mall
- Surrounded by dozens of restaurants
- Less than 10 minutes from Whole Foods Market
- Less than 20 minutes from WakeMed Hospitals
- Several other urgent cares or clinics along Creedmoor Rd

## DEMOGRAPHICS\*

	1 MILE	3 MILES	5 MILES
2023 Population	10,364	78,006	173,026
Average Household Income	\$133,232	\$130,335	\$140,794
Median Household Income	\$106,245	\$95,444	\$103,562
Total Households	4,871	35,829	77,267
Median Age	45.6	40.4	40.5
% Population over 45	50.72%	43.62%	43.89%
Per Capita Income	\$63,381	\$60,009	\$63,192

*\*Popstats, 4Q 2023, Trade Area Systems*



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# SURROUNDING AMENITIES



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