



COMMERCIAL BUILDINGS FOR SALE

DOWNTOWN ZEBULON

WEST VANCE STREET, ZEBULON, NC 27579

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100 Walnut Street | Cary, NC 27511 | 919.576.2500 | lee-associates.com/raleigh

Property Overview

Lee & Associates Raleigh-Durham is pleased to present six buildings for sale on West Vance Street in downtown Zebulon, North Carolina. A suburb of Raleigh and a Main Street Community, Zebulon is one of the fastest-growing towns in North Carolina.

The properties are a rare opportunity for ownership in a growing, historic downtown. The buildings are a mix of traditional brick facades and metal warehouses. The property can be sold together or individually.

Facade Improvement Grant

The Town of Zebulon has a Facade Improvement Grant Program designed to enhance the appearance of commercial structures in downtown Zebulon. For guidelines, visit <https://www.townofzebulon.org/fa%C3%A7ade-grant-guidelines>.

Permitted Uses

For the full ordinance on permitted uses in Downtown Core (DTC) and Downtown Periphery (DTP), visit <https://www.townofzebulon.org/departments/planning/documents>.

Select permitted uses include:

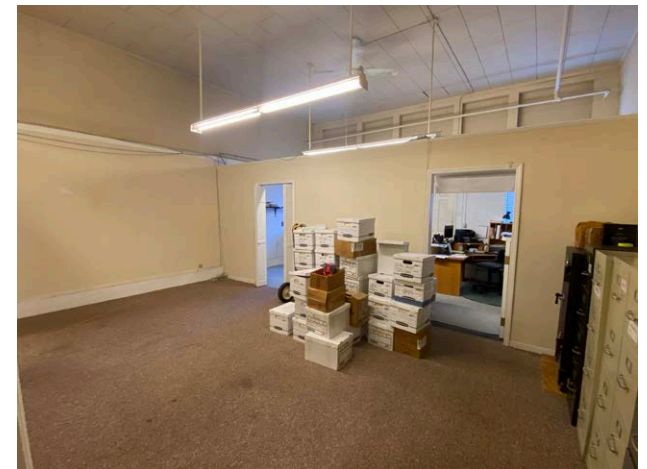
- | | | |
|-------------------------|-------------------------|-------------------------|
| » Multi-family Dwelling | » Financial Services | Service |
| » Child Day Care Center | Establishment | » Pharmacy |
| » Art Gallery | » Gymnasium/Fitness | » Repair Shop |
| » Artisan Studio | Center | » Restaurant |
| » Bar, Cocktail Lounge | » Hair, Nails and Skin- | » Retail Use, Other |
| or Private Club | Related Services | » Veterinary Clinic |
| » Bottle Shop | » Microbrewery, | » Makerspace |
| » Catering | Microwinery, or | » Flex Space* |
| Establishment | Microdistillery | » Research and |
| » Coffee Shop | » Office, Medical | Development* |
| » Commercial | » Office, Professional | » Self Service Storage, |
| Recreation, Indoor | » Office, Sales or | Internal Access Only* |
| » Co-Working Space | Service | » Warehouse, Storage* |
| » Event Venue | » Package and Printing | *DTP only |



109 West Vance Street

109 West Vance Street is a 3,184-square-foot building on West Vance Street with a brick exterior. The building has a mostly open floor plan with a storage area in the back.

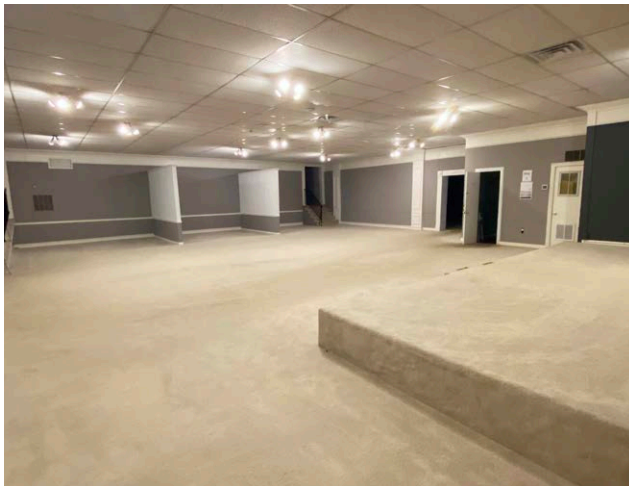
Address	109 W Vance St Zebulon, NC 27579
PIN	2705346398
Size	3,184 SF
Site	0.07 acres
Zoning	Downtown Core
Year Built	1919
Sale Price	\$299,296 (\$94.00/SF)



117 West Vance Street

117 West Vance Street is a 6,498-square-foot brick building in downtown Zebulon.

Address	117 W Vance St Zebulon, NC 27579
PIN	2705345392
Size	6,498 SF
Site	0.14 acres
Zoning	Downtown Core
Year Built	1919
Sale Price	\$595,000 (\$91.57/SF)



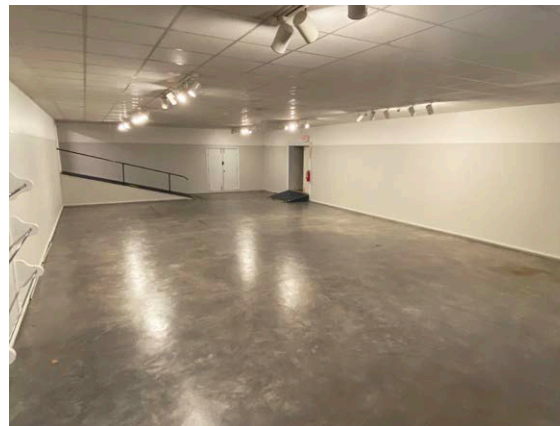
121 West Vance Street

121 West Vance Street is a 4,264-square-foot brick building in downtown Zebulon. The interior is divided with a front carpeted area and rear concrete floor section.

Address	121 W Vance St Zebulon, NC 27579
PIN	2705345361
Size	4,264 SF
Site	0.09 acres
Zoning	Downtown Core
Year Built	1950
Sale Price	\$395,000 (\$92.64/SF)



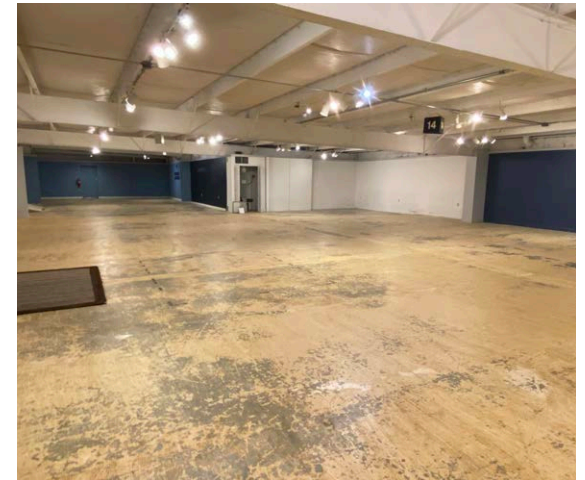
Conceptual Rendering



125 West Vance Street

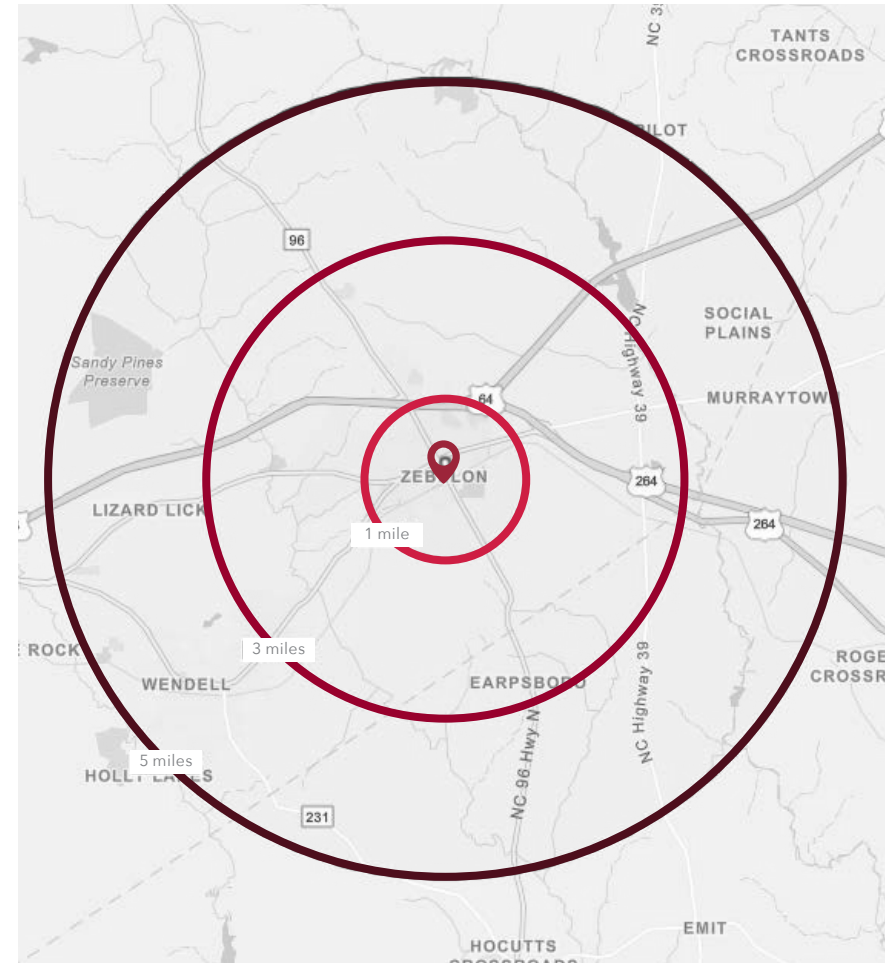
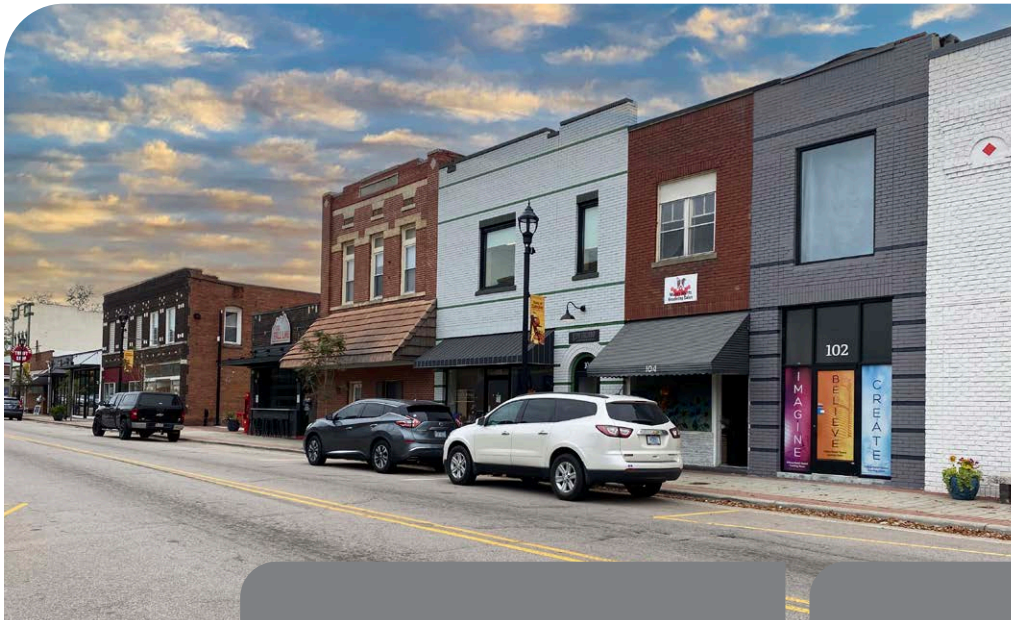
125 West Vance Street is a 14,085-square-foot metal building. The building has an open floor plan and is divided into two sections.

Address	125 W Vance St
PIN	2705344298
Size	14,085 SF
Site	0.32 acres
Zoning	Downtown Periphery
Year Built	1983
Sale Price	\$989,500 (\$70.25/SF)



Demographics

	1 MILE	3 MILES	5 MILES
Population (2023)	3,520	15,342	31,207
Daytime Population	6,591	14,695	26,146
Median Age	38.6	40.8	39.9
Average Household Income	\$81,511	\$105,864	\$99,855
Average Home Value	\$444,060	\$471,119	\$409,939
Bachelor's Degree or Higher	22.6%	28.3%	26.8%



#1 Overall Real Estate Prospects (Raleigh MSA)
ULI, 2021

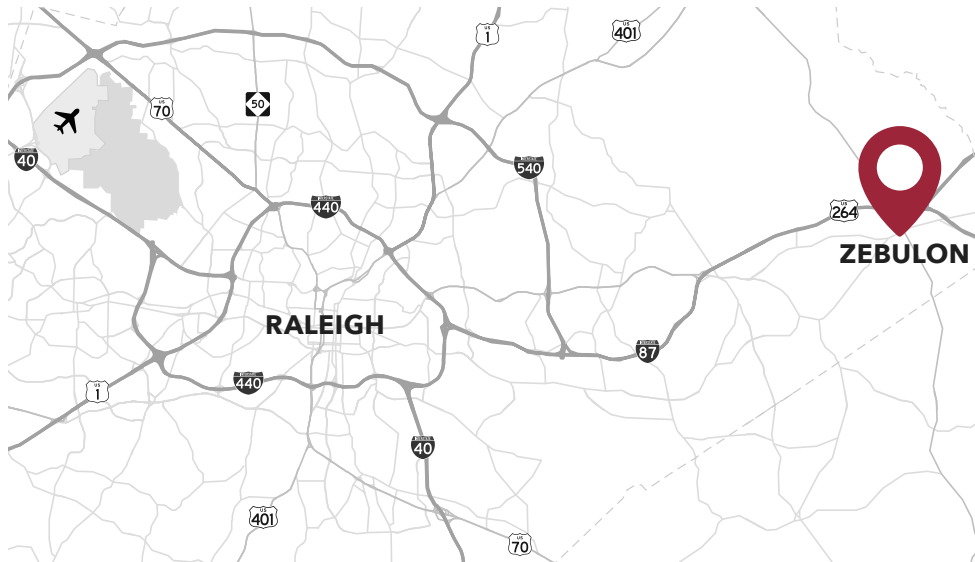
#2 Best Place to Live in the U.S. (Raleigh-Durham)
US News & World Report, 2021

#1 State for Business (North Carolina)
CNBC

Zebulon, North Carolina

Zebulon is a thriving small town east of Raleigh in Wake County, located in the Research Triangle region of North Carolina. In addition to Zebulon, the Triangle includes Raleigh, Durham, and Chapel Hill. With a population of more than 2 million, it repeatedly ranks among the top regions in the country to live, work, start a business, and find a home.

Zebulon's proximity to Raleigh, the Research Triangle Park and renowned universities - Duke University, the University of North Carolina at Chapel Hill, and NC State University - has produced a spirit of innovation and learning. Rich in charm and character, Zebulon is known as *The Town of Friendly People*.





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