

IDEAL FOR OWNER-USER OR REDEVELOPMENT

FORMER DAYCARE FOR SALE

1201 Kent Road | Raleigh, NC 27606

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COMMERCIAL REAL ESTATE

FORMER DAYCARE FOR SALE

1201 Kent Road, Raleigh, NC 27606

SPECIAL PURPOSE PROPERTY FOR SALE

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PROPERTY OVERVIEW

1201 Kent Road, Raleigh, NC 27606

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PROPERTY DESCRIPTION

Located in the sought-after Raleigh area and zoned R-10, this property presents a versatile space for educational, institutional, or specialty use. The property is ideal to be reused as another daycare facility for owner/operator, or can be redeveloped into residential uses permitted under R-10 zoning.

OFFERING SUMMARY

Sale Price:	\$1,700,000
Lot Size:	1.22 Acres
Building Size:	4,071 SF

PROPERTY HIGHLIGHTS

- Current daycare operator vacating September 2025—ideal for a new daycare operator or redevelopment opportunity
- Perfect for an owner-user or investment
- Covered land deal with potential for townhomes or apartments
- Prime location—0.3 miles from I-440 and 1.0 mile from NC State Campus
- 26 parking spaces

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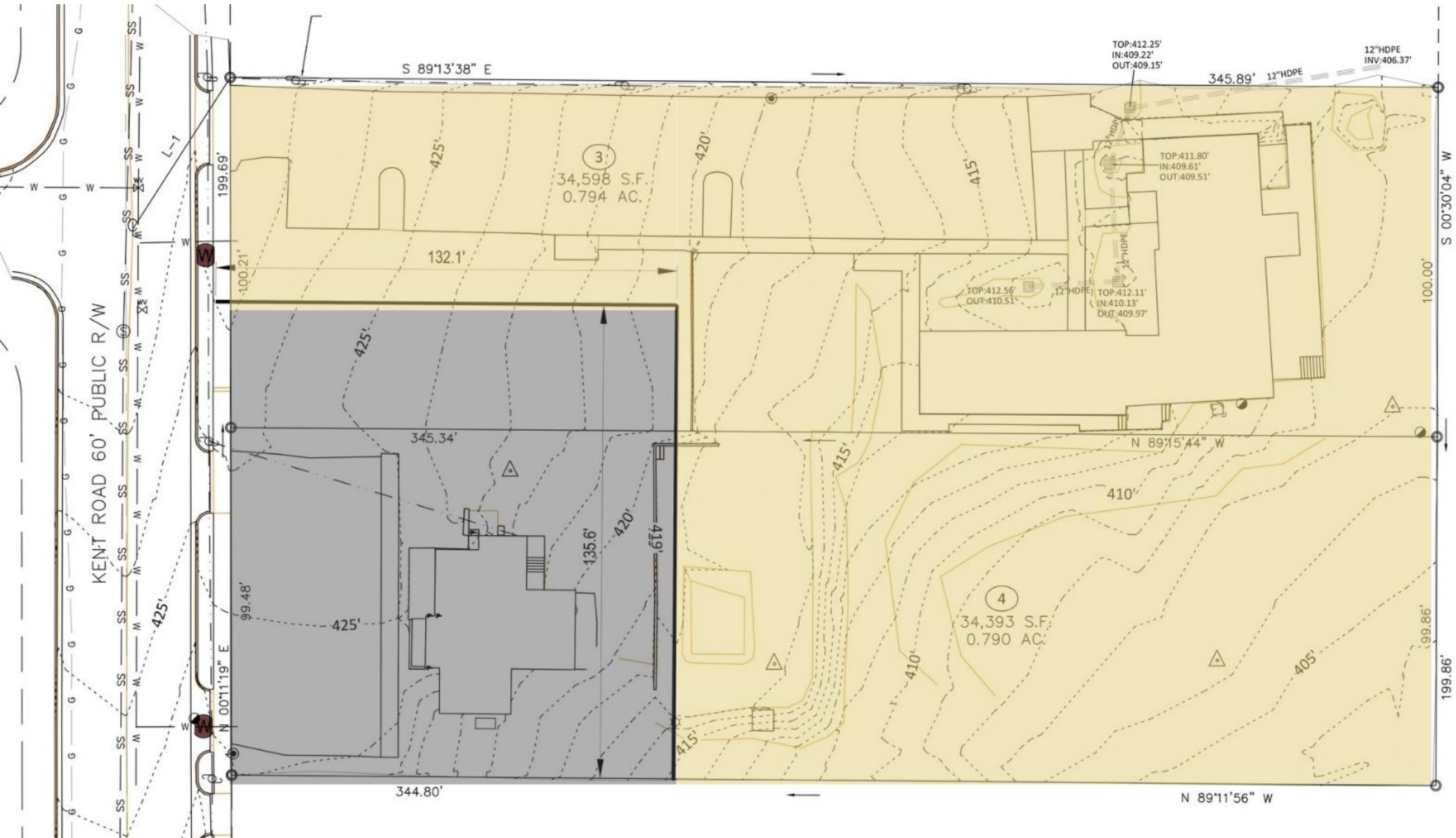
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FLOOR PLAN

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PARCEL MAP

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1.22 Acres

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SITE PLAN

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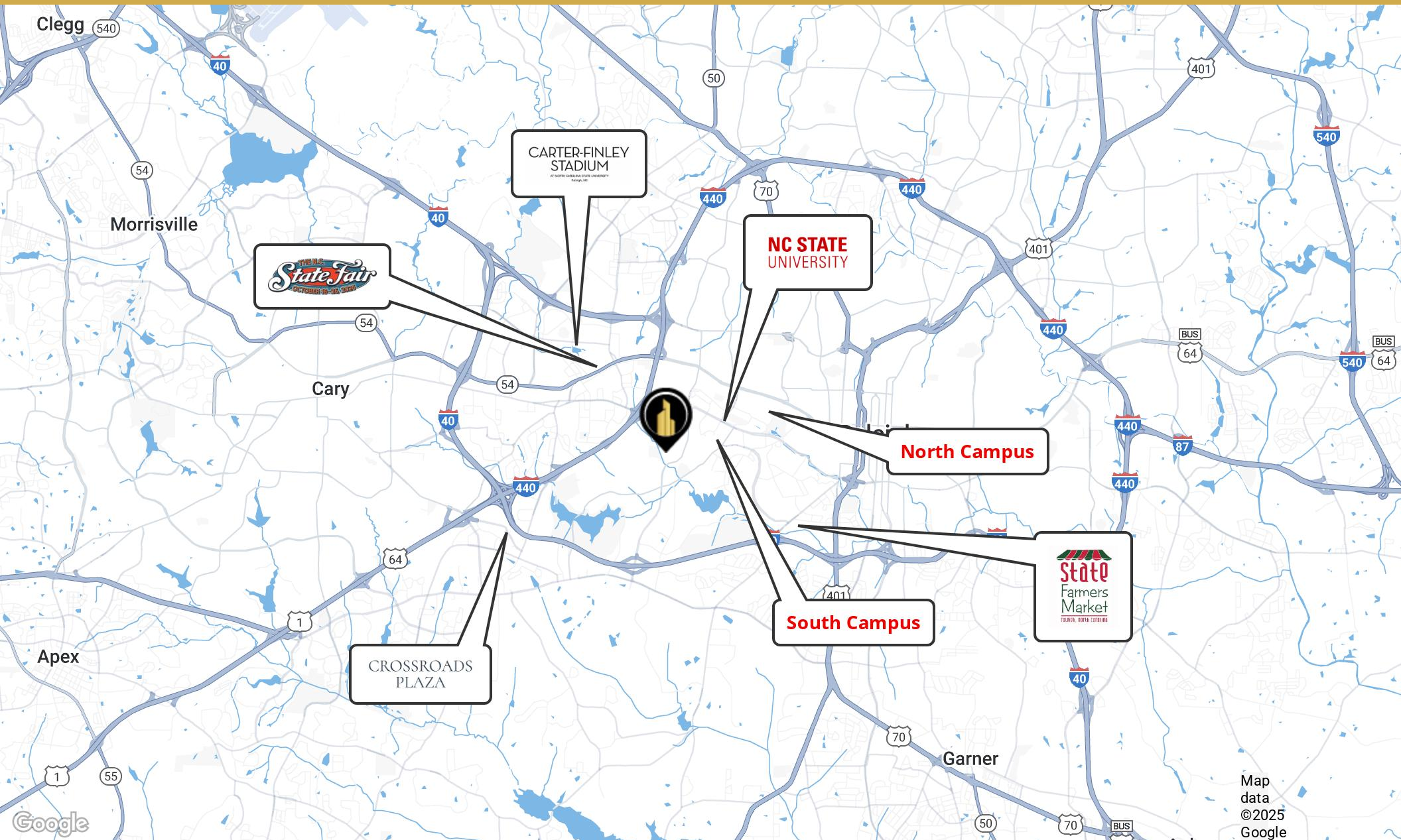
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LOCATION MAP

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MARKET OVERVIEW - RALEIGH, NC

Raleigh is the capital of the state of North Carolina and the seat of Wake County in the United States. Raleigh is the second-largest city in the state, after Charlotte. Raleigh is known as the "City of Oaks" for its many oak trees, which line the streets in the heart of the city. The city covers a land area of 142.8 square miles. The U.S. Census Bureau estimated the city's population as 479,332 as of July 1, 2018. It is one of the fastest-growing cities in the country.

Raleigh is home to North Carolina State University (NC State) and is part of Research Triangle Park (RTP), together with Durham (home of Duke University and North Carolina Central University) and Chapel Hill (home of the University of North Carolina at Chapel Hill). The "Triangle" nickname originated after the 1959 creation of the Research Triangle Park, located in Durham and Wake counties, among the three cities and their universities. The Research Triangle region encompasses the U.S. Census Bureau's Raleigh-Durham-Chapel Hill Combined Statistical Area.

Most of Raleigh is located within Wake County, with a very small portion extending into Durham County. The towns of Cary, Morrisville, Garner, Clayton, Wake Forest, Apex, Holly Springs, Fuquay-Varina, Knightdale, Wendell, Zebulon, and Rolesville are some of Raleigh's primary nearby suburbs and satellite towns.

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