

SPECIAL PURPOSE PROPERTY FOR SALE

FULLY LEASED SCHOOL FOR SALE

1201 Kent Road | Raleigh, NC 27606

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CITYPLAT
COMMERCIAL REAL ESTATE

1201 KENT RD

Raleigh, NC 27606

SPECIAL PURPOSE PROPERTY FOR SALE

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PROPERTY SUMMARY

1201 Kent Road, Raleigh, NC 27606

SPECIAL PURPOSE PROPERTY FOR SALE



PROPERTY DESCRIPTION

1201 Kent Rd presents a compelling investment opportunity in the heart of Raleigh, one of the Southeast's fastest-growing and most resilient markets. This well-located asset is secured by a five-year lease, offering immediate and predictable cashflow for investors seeking long-term stability. Situated near major thoroughfares and surrounded by established residential neighborhoods and commercial activity, the property benefits from strong local demand and consistent tenant performance. Raleigh's robust economic drivers including education, healthcare, technology, and life sciences continue to fuel population growth and support sustained real estate fundamentals. With a stabilized income stream and location within a proven submarket, 1201 Kent Rd is ideally positioned for investors prioritizing reliability, minimal near-term management risk, and long-term value preservation.

OFFERING SUMMARY

Sale Price:	\$1,721,881.89
Lot Size:	1.22 Acres
Building Size:	4,071 SF
Zoning:	R-10
CAP Rate:	7.4%

PROPERTY HIGHLIGHTS

- Versatile floor plan for various business needs.
- Ample natural light and high ceilings.
- Customizable layout options for flexibility.
- Sleek exterior design with modern appeal.
- Convenient access to major transportation routes.
- Ample parking for tenants and guests.
- Ideal for flagship retail or stylish office setting.
- Welcoming atmosphere that fosters productivity.
- Prime commercial space in a sought-after location.
- Striking and convenient, perfect for business operations.

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NOI

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Lease Year	Rate/SF	Annual NOI
Year 1	\$29.48	\$120,000.00
Year 2	\$30.36	\$123,600.00
Year 3	\$31.27	\$127,308.00
Year 4	\$32.21	\$131,127.24
Year 5	\$33.18	\$135,061.08

Average NOI

\$127,419.26

Lease Type

NNN

PHOTOS

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ARIELS

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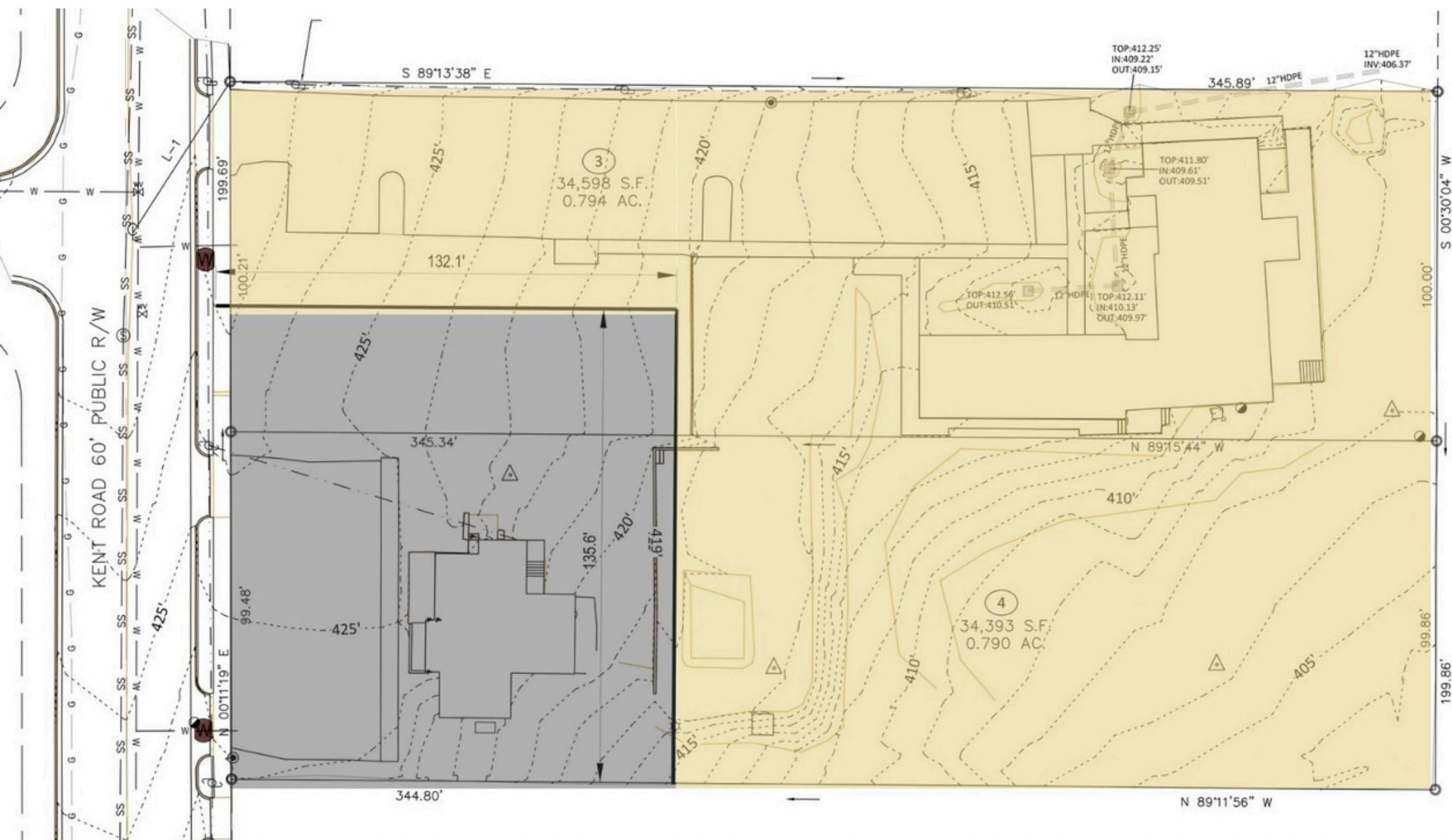
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SURVEY

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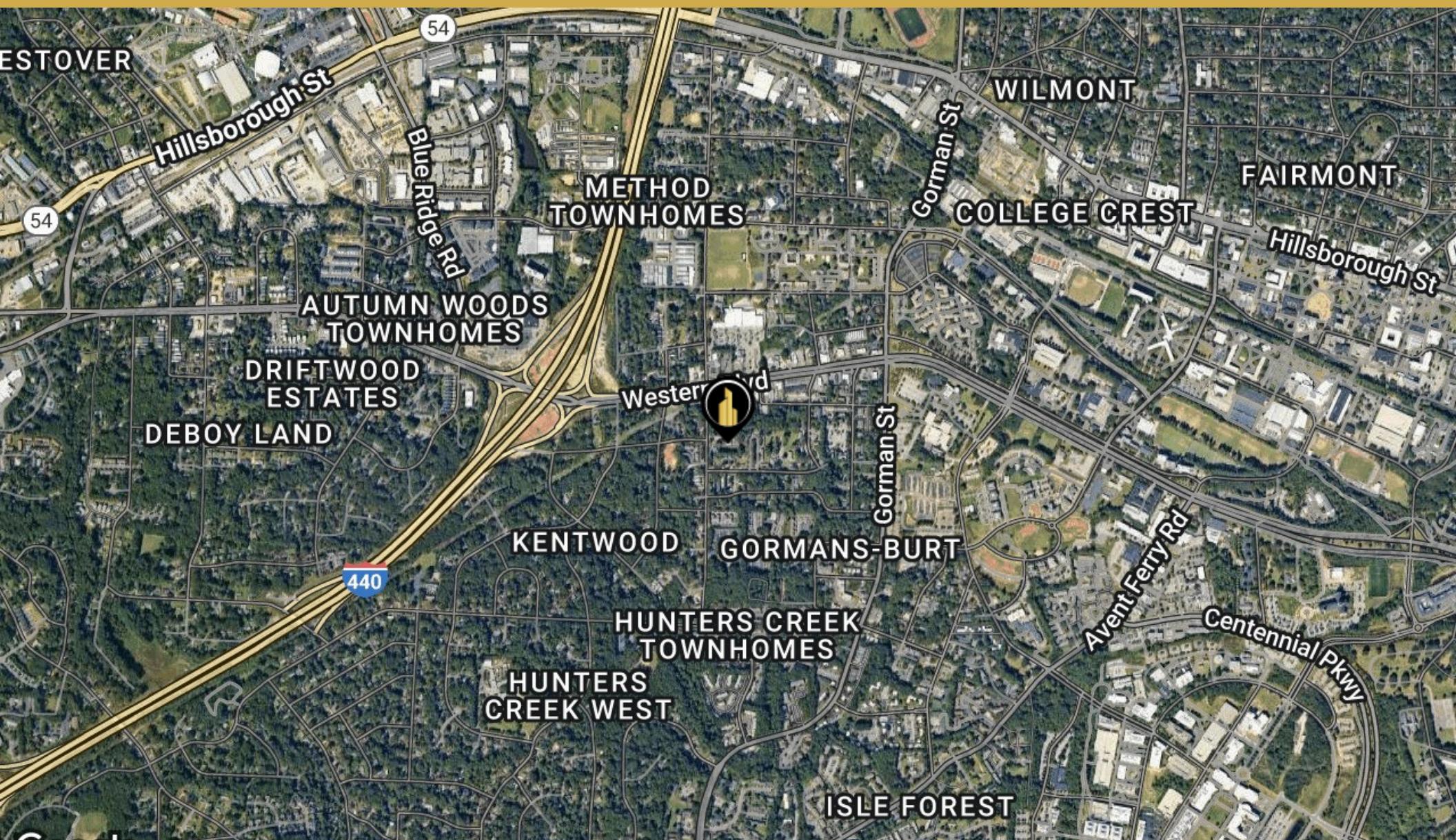
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LOCATION MAP

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Google

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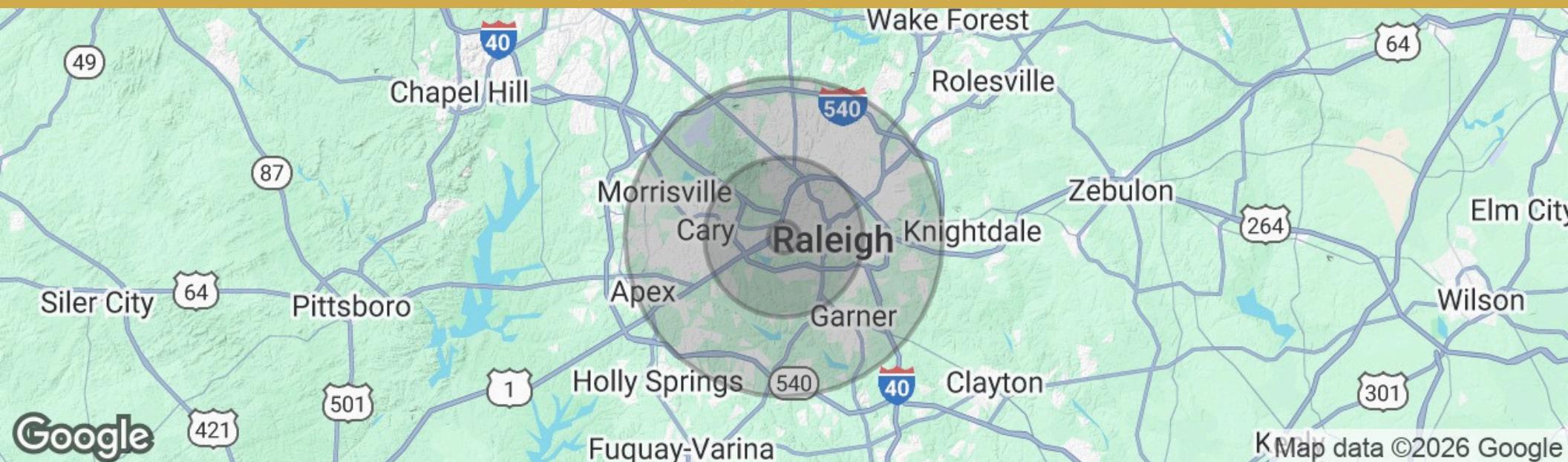
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DEMOGRAPHICS

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	19,165	224,405	739,069
Average Age	29	37	38
Average Age (Male)	29	36	37
Average Age (Female)	29	38	39

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households # of Persons per HH	6,668	97,186	301,433
Average HH Income Average House Value	2.9	2.3	2.5
	\$73,296	\$120,089	\$131,862
<i>Demographics data derived from AlphaMap</i>	\$387,489	\$554,174	\$497,199

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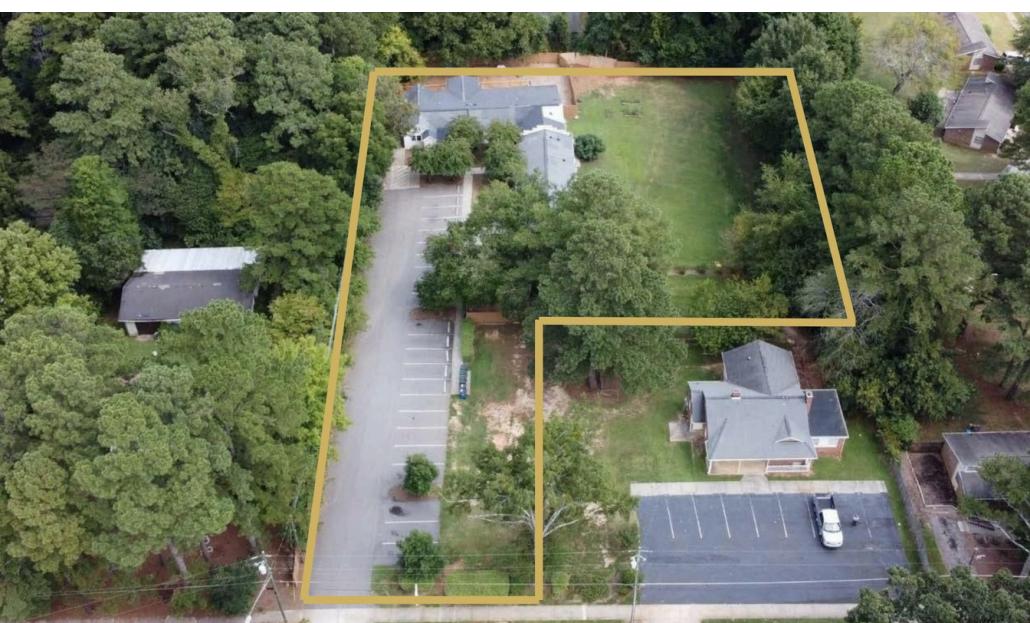
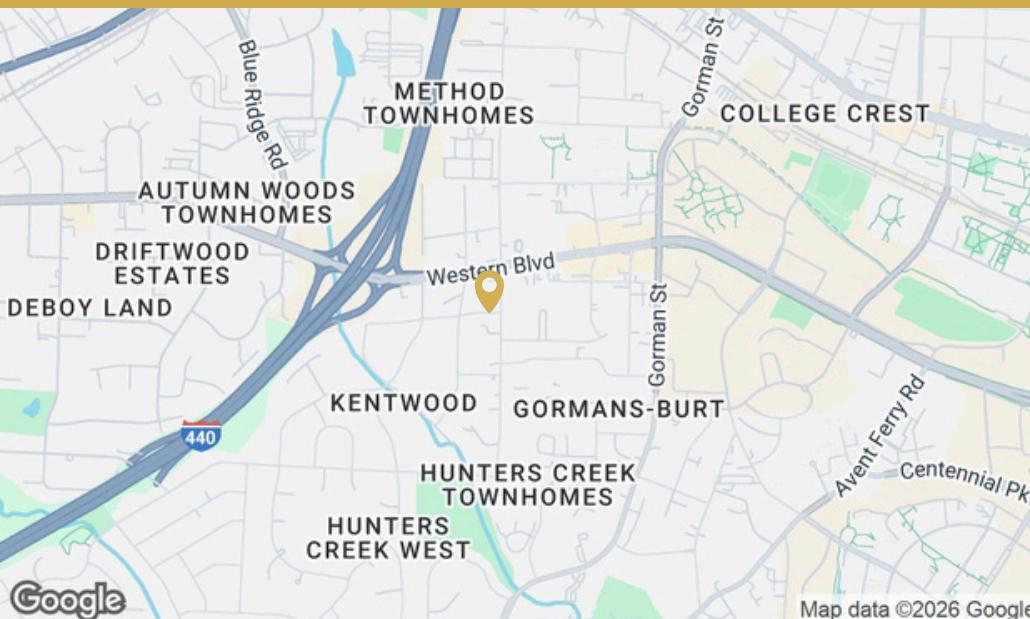
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LOCATION DESCRIPTION

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LOCATION DESCRIPTION

Located in the dynamic city of Raleigh, the area surrounding the property at 1201 Kent Road, offers a wealth of opportunities for a Special Purpose/School investor. Raleigh is known for its vibrant cultural scene, excellent schools, and thriving job market. The property is within close proximity to North Carolina State University, offering potential for student housing or campus-adjacent facilities. Additionally, the area boasts a variety of dining, shopping, and entertainment options, making it an attractive location for students, faculty, and staff. With its prime location and diverse amenities, the area presents a compelling opportunity for Special Purpose/School investors looking to capitalize on Raleigh's growing appeal.

The property also benefits from strong accessibility to major corridors connecting Downtown Raleigh, NC State University, and Research Triangle Park, making it well positioned for consistent use and long-term demand. Raleigh's steady population growth and concentration of educational, research, and institutional users support continued need for special purpose facilities in this area. The surrounding infrastructure and established development pattern reduce entitlement and location risk for investors. Limited availability of comparable sites near NC State further enhances the property's competitive position. Overall, 1201 Kent Road offers a practical, well-located investment supported by stable market fundamentals.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage, LLC in compliance with all applicable fair housing and equal opportunity laws.

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