

COMMERCIAL PROPERTY FOR SALE

NNN INVESTMENT OPPORTUNITY | PRIME GLENWOOD CORRIDOR

6429 Glenwood Ave, Raleigh, NC 27612



OFFERING SUMMARY

| | |
|----------------|--------------------|
| Sale Price: | \$3,800,000 |
| Building Size: | 8,504 SF |
| Lot Size: | 2.77 Acres |
| NOI: | \$234,026 |
| Year Built: | 1983 |
| Zoning: | IX-3 |
| Market: | Raleigh/Durham |
| Submarket: | Glenwood/Creedmoor |

PROPERTY OVERVIEW

This prime commercial asset offers exceptional frontage on Glenwood Avenue, anchored by two national tenants, including one with over 40 years at this location. Both tenants are on market-rate NNN leases, with one just signed and the other secured through 2029 with renewal options, delivering immediate income and long-term upside.

New tenant, Godfather's Pizza, recently signed a brand-new 7-year NNN lease.

The property features versatile space and ample parking. NOI includes a pro-rata share of approx. \$234,026.68/year.

Buyer responsible for subdivision, survey, and confirming ingress/egress access.

Rare, high-demand corridor. Rare offering. Act fast.

PROPERTY HIGHLIGHTS

- Prime Glenwood Avenue Frontage: High-traffic location in Northwest Raleigh with maximum visibility.
- Long-Term National Tenants: One tenant on-site for 40+ years; both on NNN leases.
- Stable In-Place Income: Reliable cash flow with pro-rata share of approx. \$234,026.68/year NOI.
- Lease Security: One lease just signed, the other runs through 2029 with renewal options.
- Buyer Due Diligence: Subdivision, survey, and access verification required.

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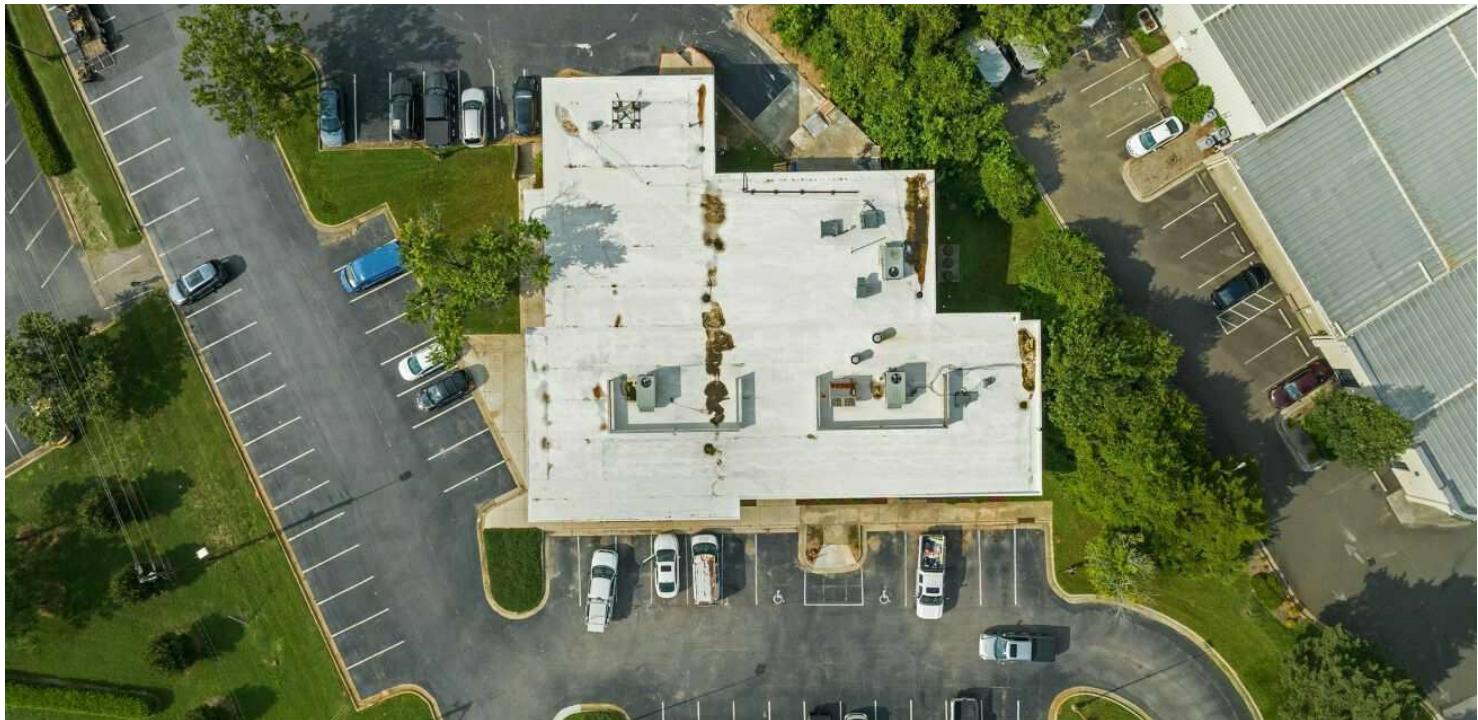
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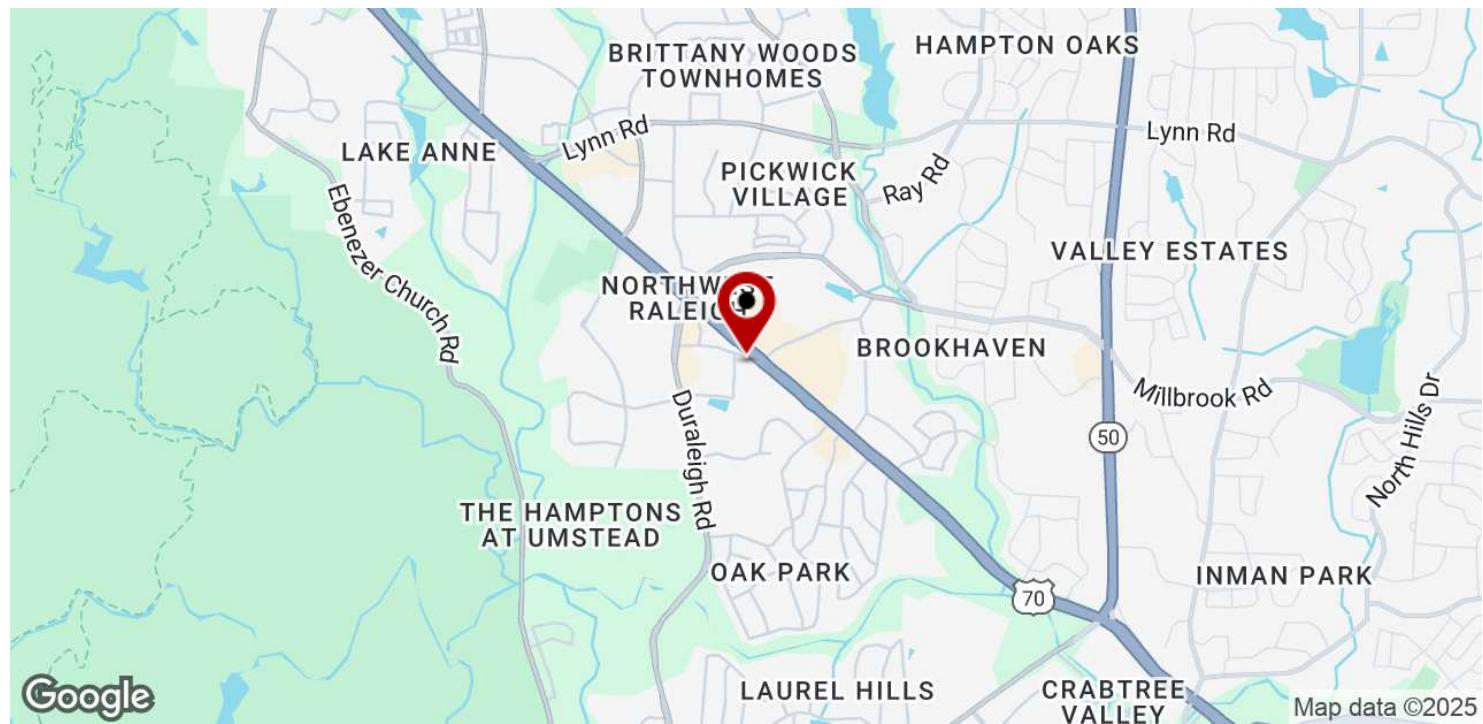
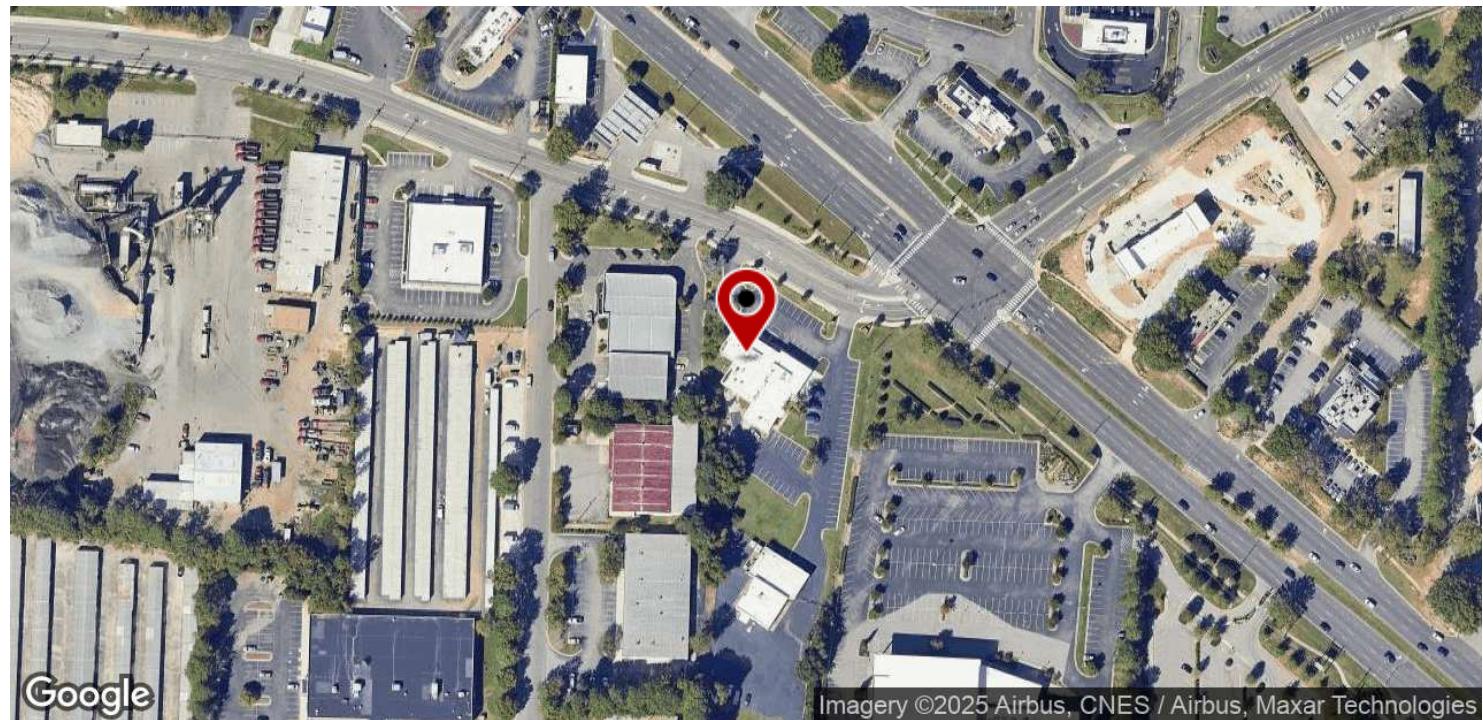
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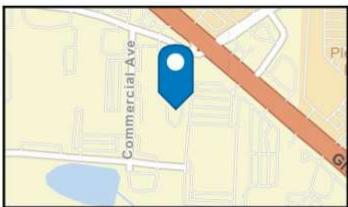
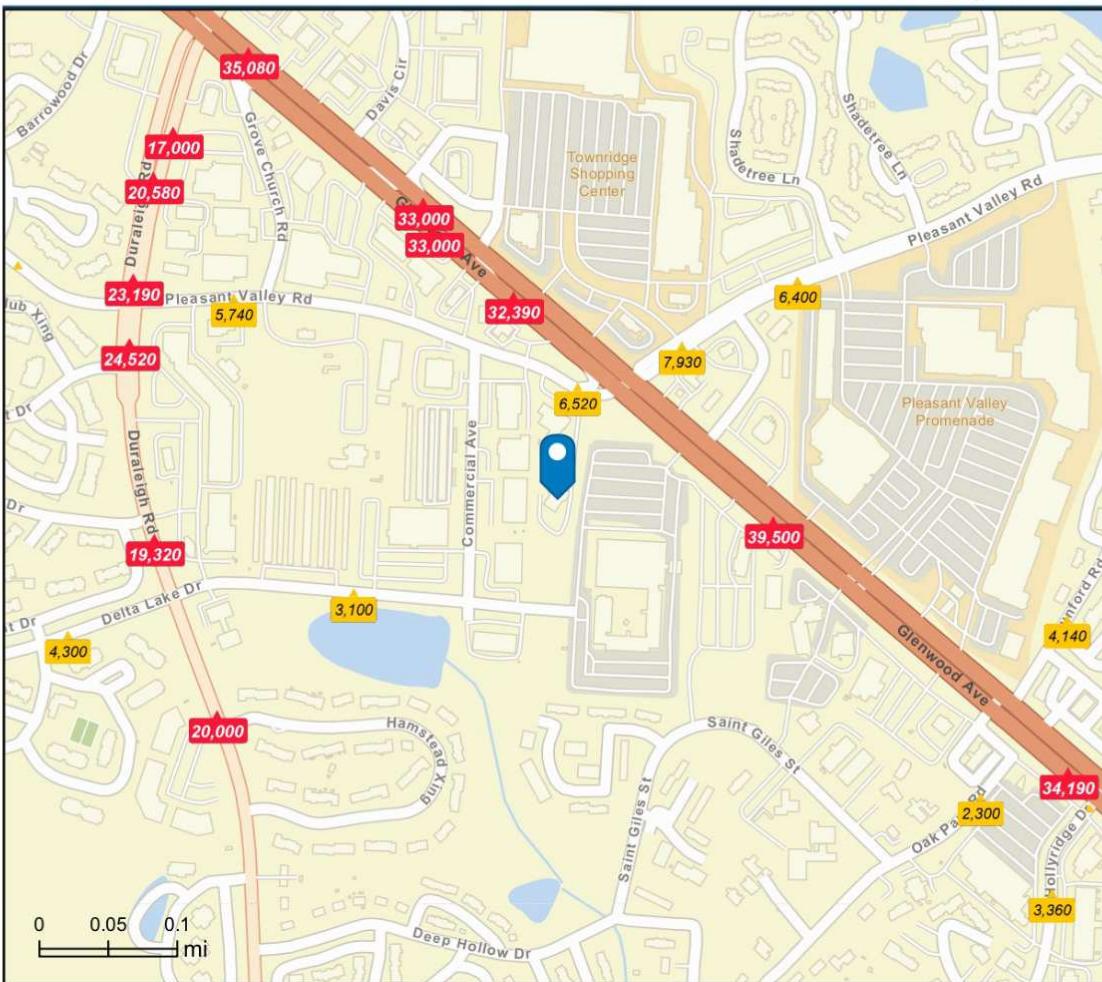
Traffic Count Map - Close Up

6425 Glenwood Avenue, Raleigh, North Carolina, 27612
Rings: 1, 5, 10 mile radii

Prepared by Esri

Latitude: 35.85770

Longitude: -78.70737



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

April 18, 2025

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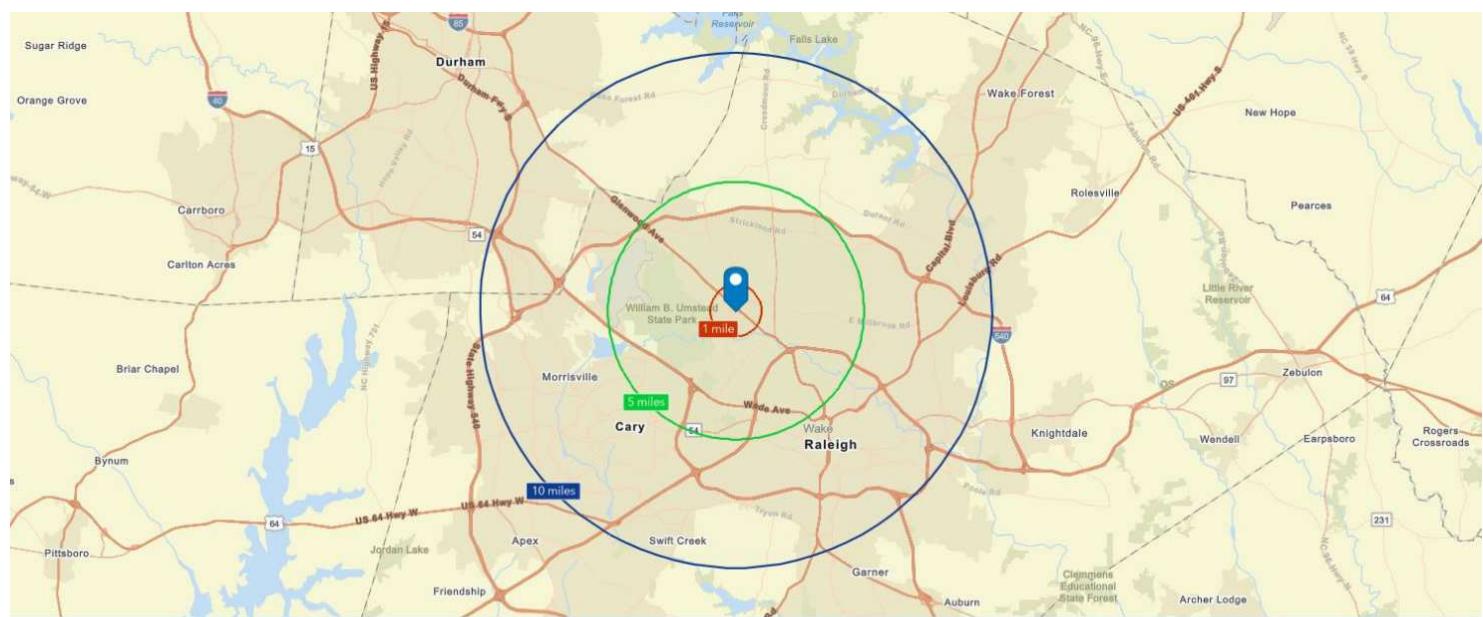
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1 MILE

5 MILES

10 MILES

| | | | | |
|---|--------|---------|---------|--|
| 2024 Estimated Population | 10,828 | 169,509 | 664,407 | |
| 2029 Projected Population | 10,833 | 176,489 | 706,125 | |
| 2024 Estimated Household | 5,409 | 78,351 | 281,637 | |
| 2029 Projected Household | 5,428 | 82,418 | 302,742 | |
| 2024 Estimated Owner Occupied Housing | 2,249 | 41,874 | 148,560 | |
| 2024 Estimated Renter Occupied Housing | 3,160 | 36,477 | 133,077 | |
| 2024 Estimated Total Business | 554 | 10,733 | 35,909 | |
| 2024 Estimated Total Employees | 5,329 | 126,126 | 465,558 | |

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