

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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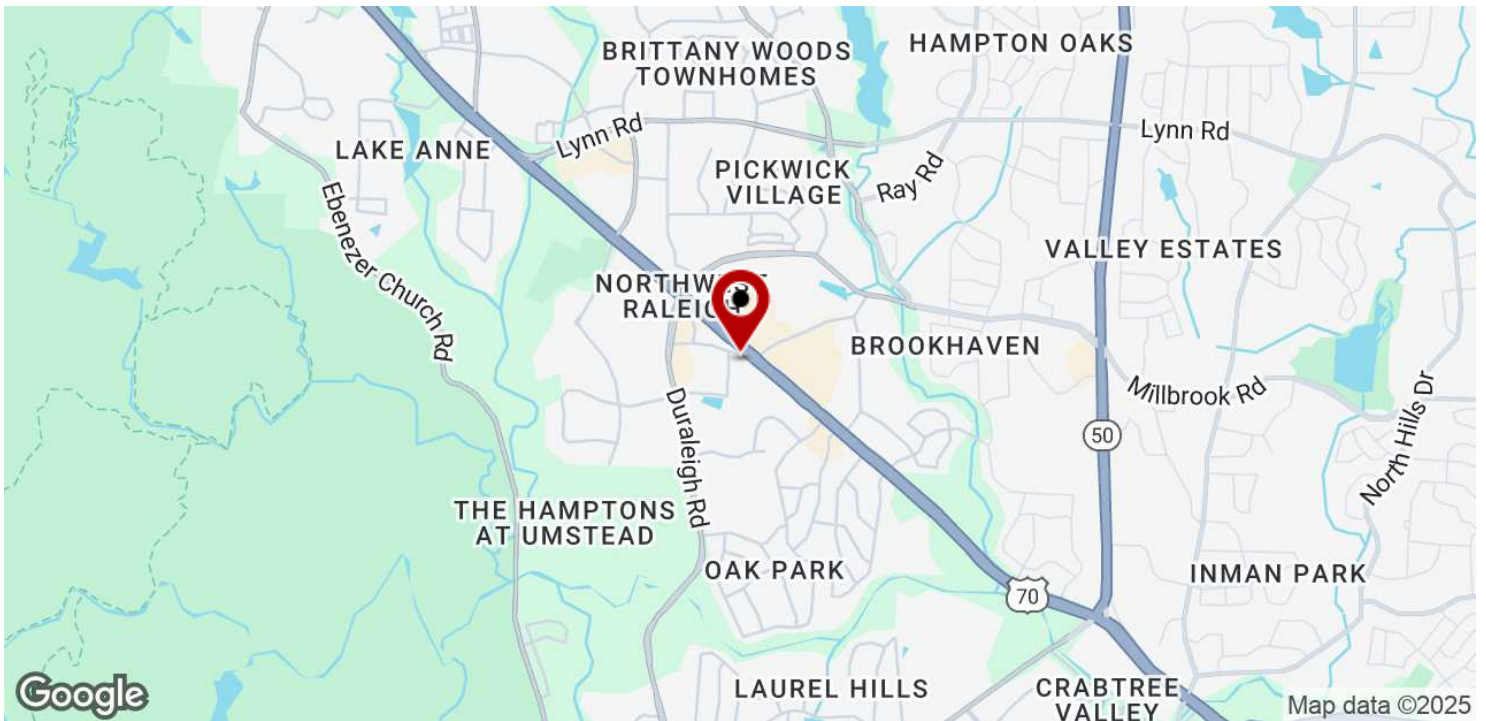
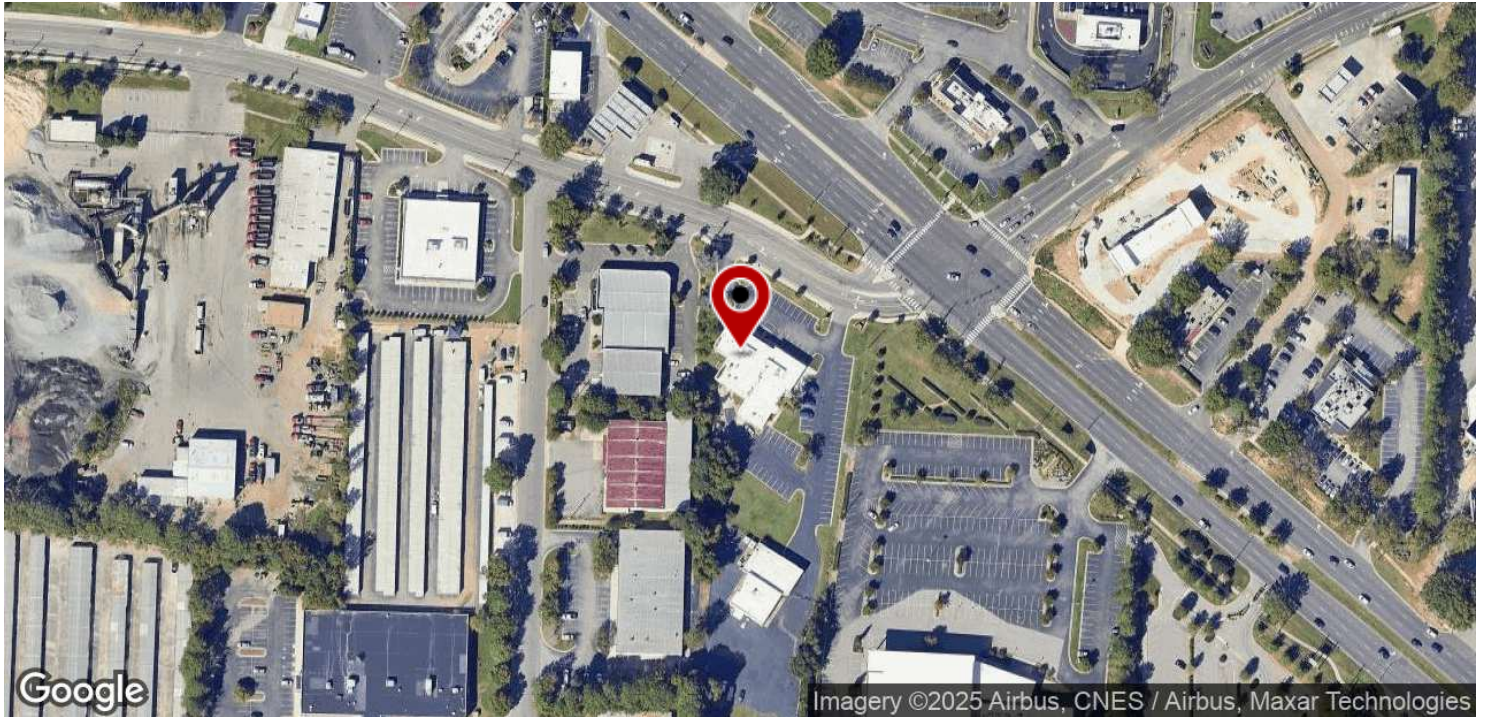
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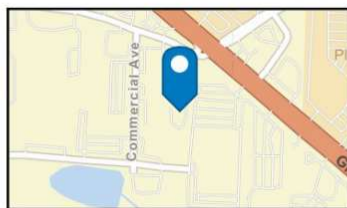
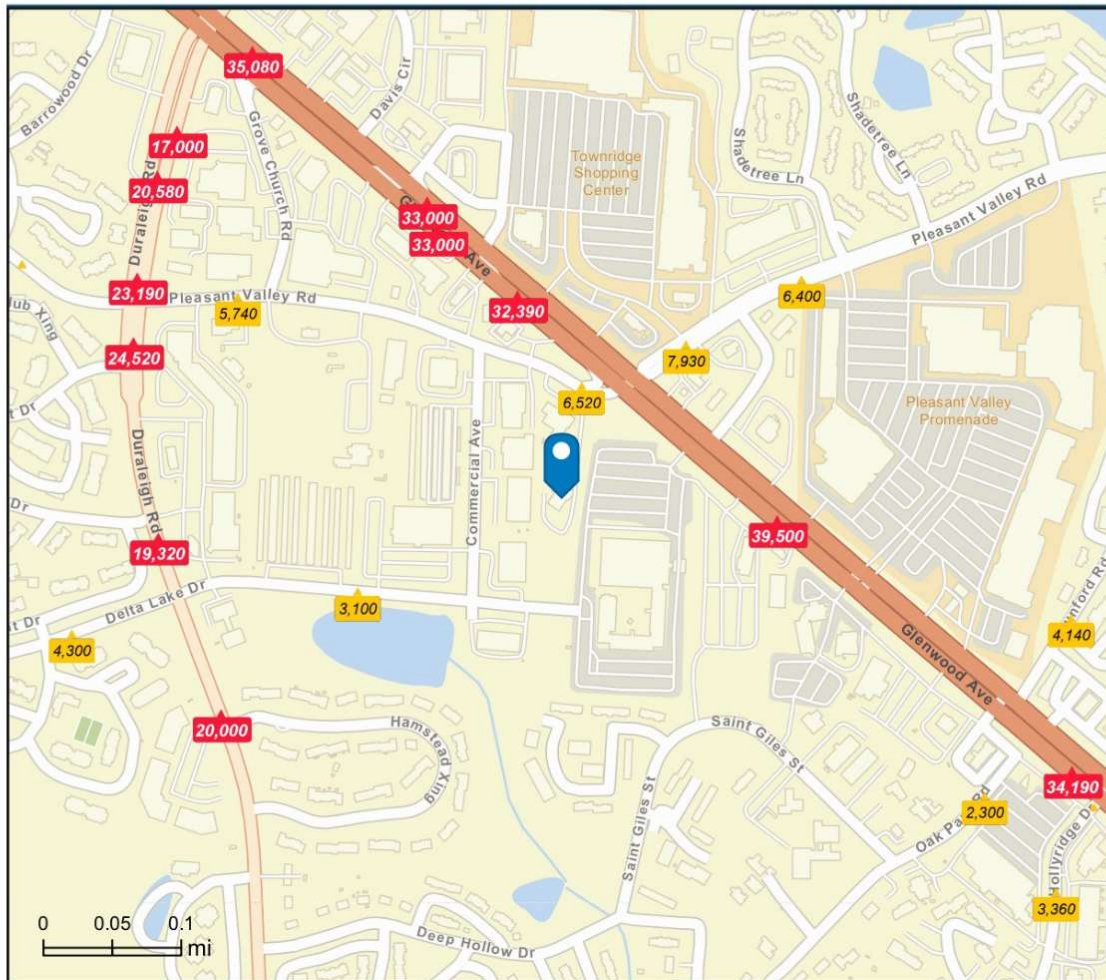
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Traffic Count Map - Close Up

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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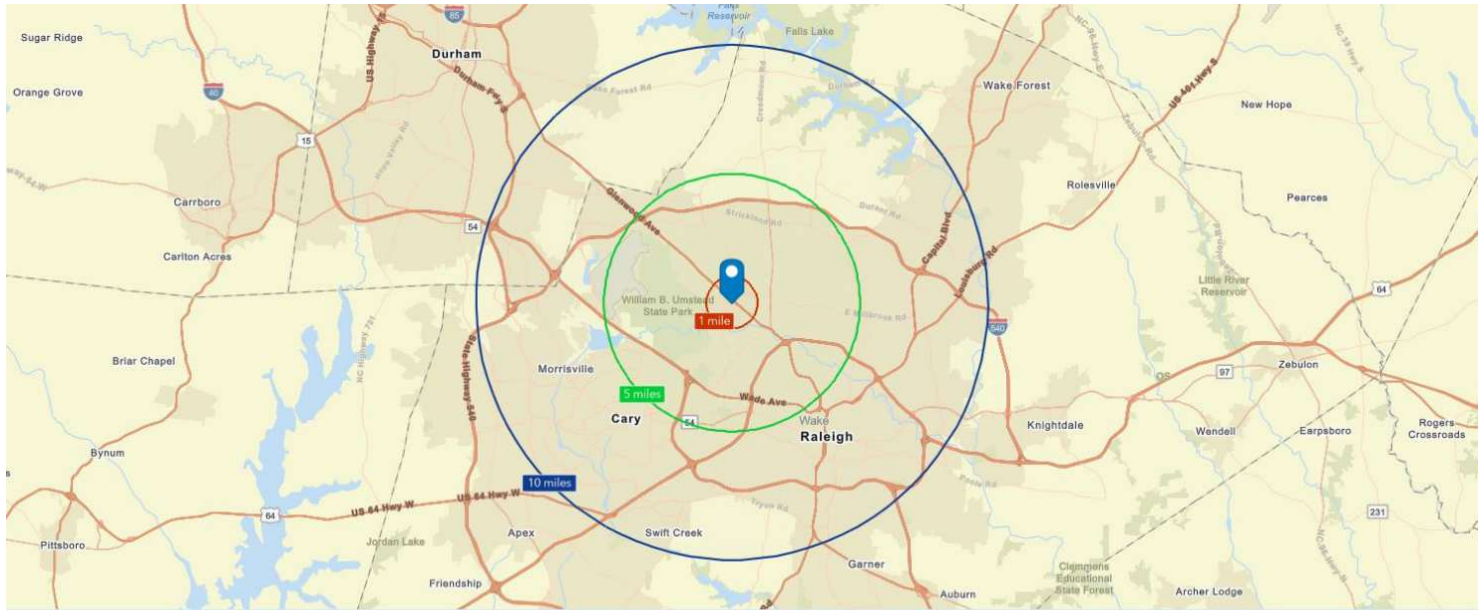
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1 MILE

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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