

FOR SALE OR LEASE

705 W NORTH STREET

RALEIGH, NC 27603



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

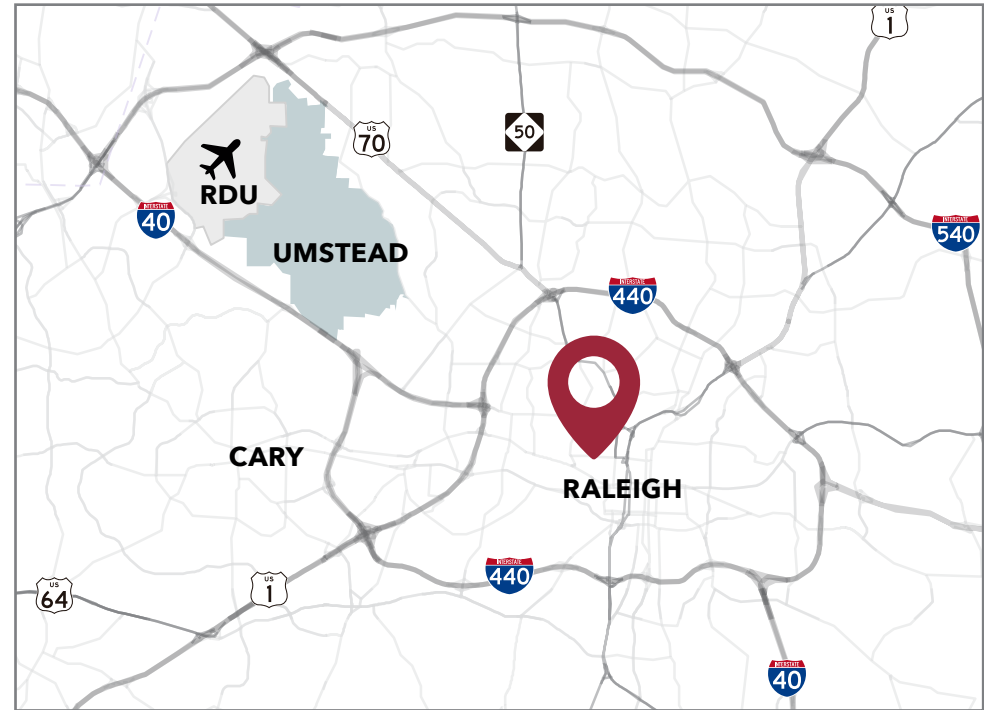
PROPERTY OVERVIEW

PROPERTY DESCRIPTION

Rare stand-alone Glenwood South property for sale or lease. The first floor office space is available for lease, in addition to one of the two apartment units upstairs. The entire building could be purchased by an owner-occupant or by an investor. The office was renovated in 2022 and the two apartment units were renovated in 2025 and 2018. Adjacent properties re-zoned to OX-12.

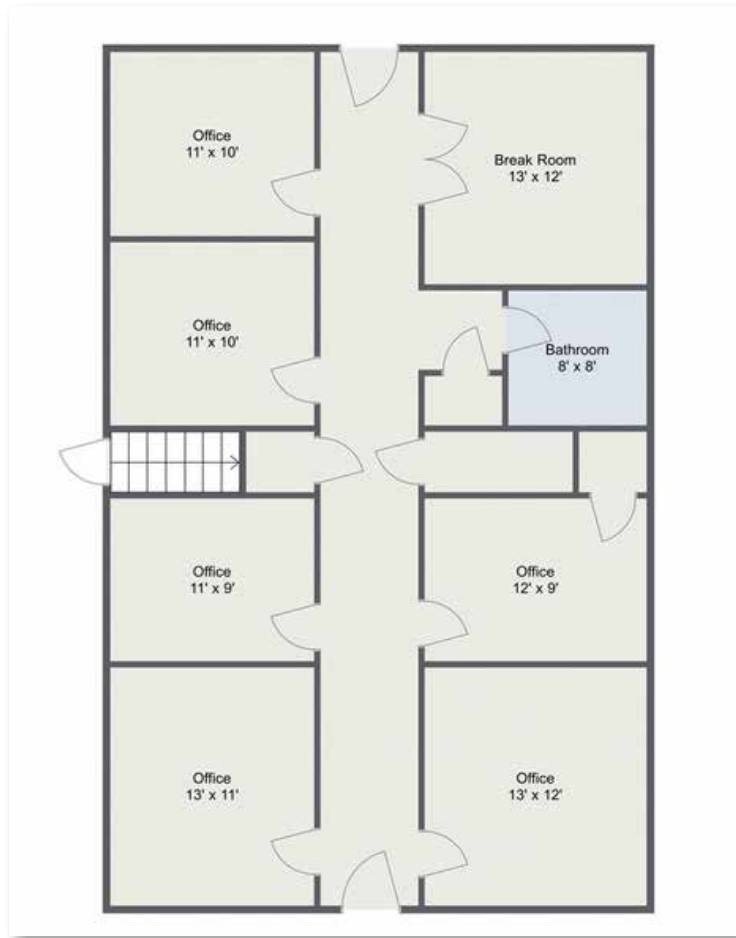
OFFERING SUMMARY

- » **Total SF: 2,840 SF**
- » **First Floor Office SF: 1,420 SF**
- » Total Acreage: 0.11 acres
- » Zoning: OX-3
- » Pricing:
 - » Office Lease Rate: \$3,800/month + utilities
 - » Property Sale Price: Contact Broker

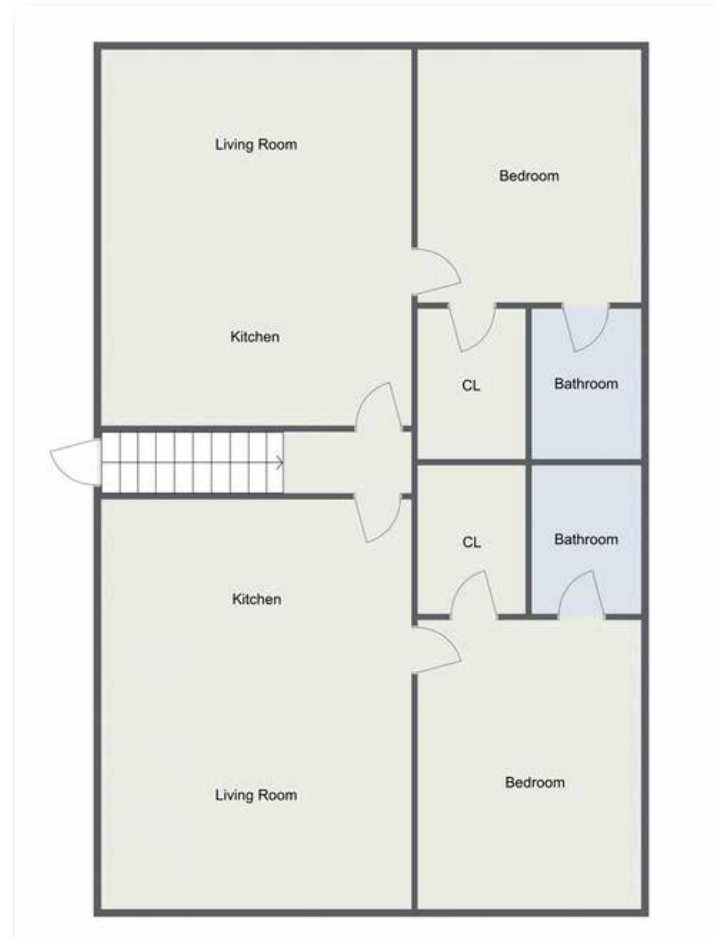


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1ST FL | 1,420 SF



2ND FL | 1,420 SF



FIRST FLOOR OFFICE



2ND FLOOR APARTMENT



AREA AMENITIES



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DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population (2025)	12,849	91,469	194,048
2030 Projected Population	25,074	117,082	250,322
Daytime Population	61,953	153,964	361,838
Median Age	32.1	31.6	33.0
Avg. Household Income	\$143,597	\$138,956	\$127,064
Median Home Value	\$600,135	\$524,061	\$478,808

20K

RESIDENTS WITHIN 1 MILE OF DOWNTOWN RALEIGH

43.3K

EMPLOYEES WITHIN 1 MILE OF DOWNTOWN RALEIGH

132+

RETAILERS

289+

RESTAURANTS & BARS

21.3M

VISITOR VISITS PER YEAR

492

ACRES OF PARK SPACE WITHIN 1 MILE OF DOWNTOWN RALEIGH