

FOR GROUND LEASE

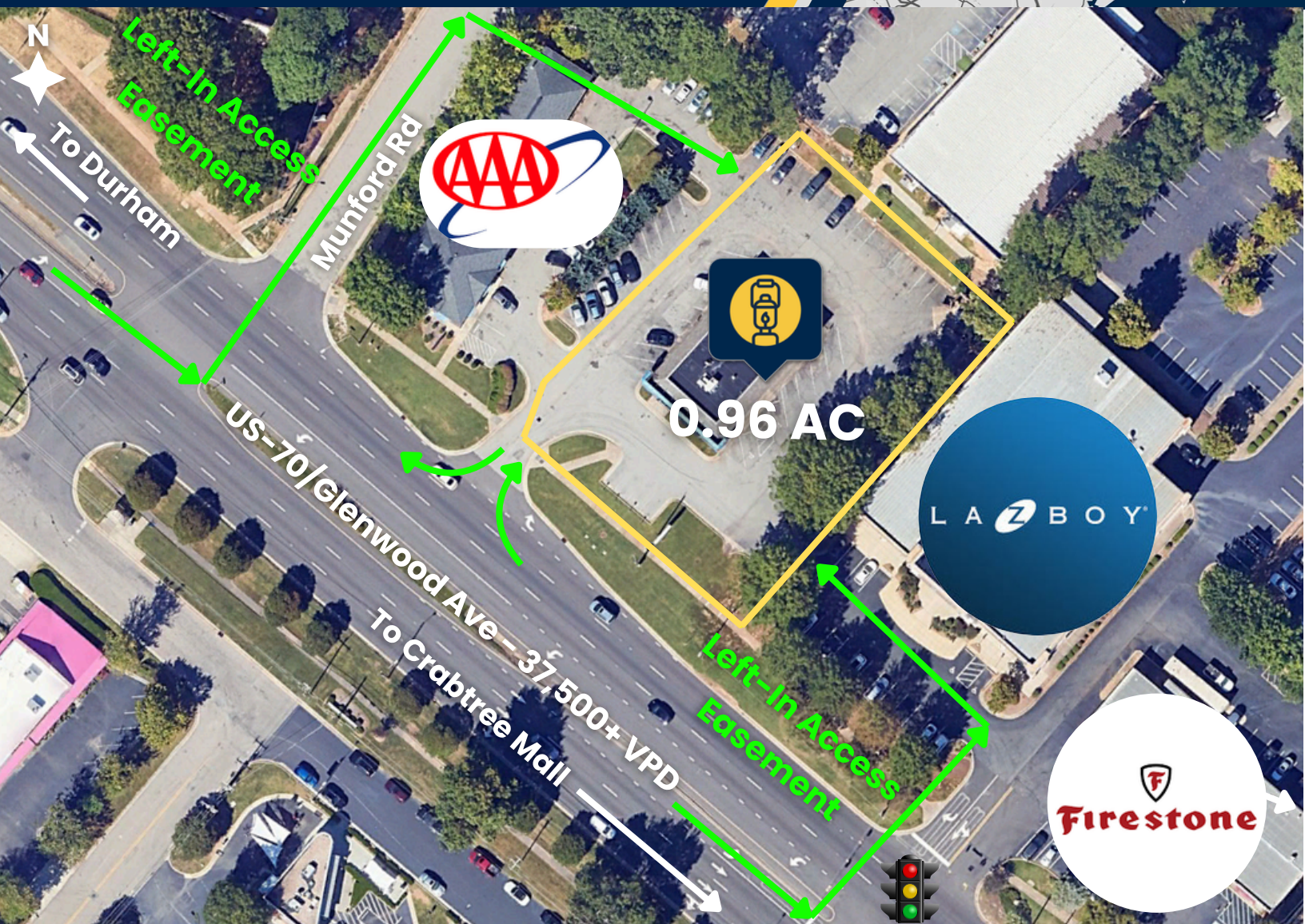
0.96 AC RETAIL SITE & 3,476 SF BUILDING

6010 Glenwood Ave (US-70)

Raleigh, NC 27612



South
Atlantic
Sites



OFFERING SUMMARY

- Address: 6010 Glenwood Ave (US-70), Raleigh, NC 27612
- Size: Approximately 0.96 Acres & 3,476 SF Building
- Pricing: \$175,000/yr Ground Lease

PROPERTY HIGHLIGHTS

- Zoning: CX3-PL (Commercial Mixed-Use) City of Raleigh
- Traffic: 37,500 VPD on Glenwood Ave
- Access: Full access via signalized intersection & left-over
- Condition: Vacant building with medical office upfit, formerly a McDonalds. Basement not included in SF.
 - Non-exclusive parking easement in place with neighboring parcel

LOCATION DESCRIPTION

- Located in one of Raleigh, NC's busiest retail nodes with 6.4M visits per year (500k+ monthly) with an average visit of 80 minutes
- Heavy hourly traffic count of 2k+/hr during business hours
- Major commuter corridor between Raleigh and Durham
- 1.5 miles from Crabtree Valley Mall #2 most visited mall in Raleigh

Interested?
**Contact us for more
information**

Mike Wilen
Mike@southatlanticsites.com
(919) 438-0934

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EXISTING BUILDING WITH SIGN



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ROADS AND RETAIL



May 1, 2025 - Apr 30, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



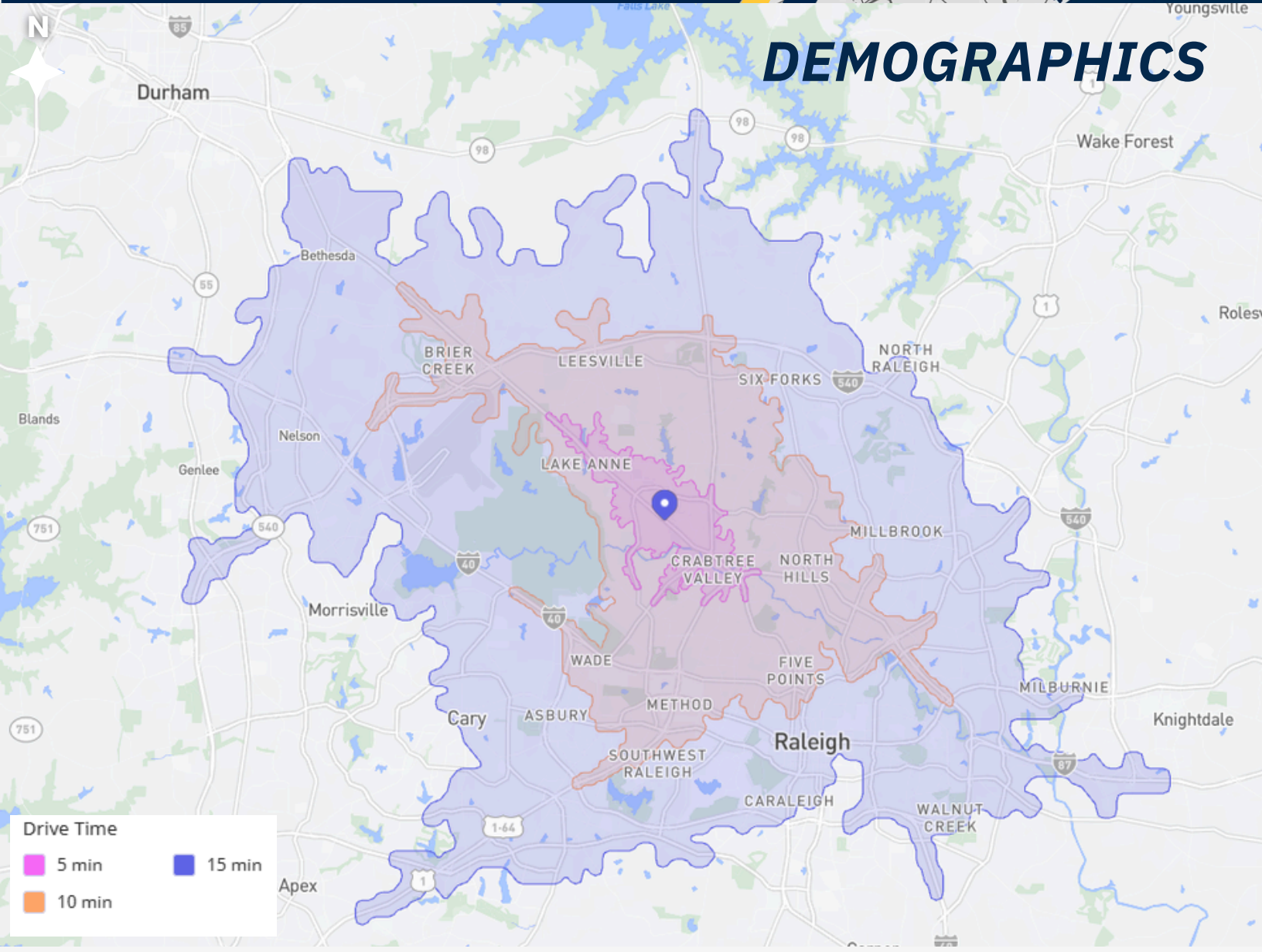
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DEMOGRAPHICS


Population	22,126	162,613	486,963
Households	11,371	76,774	212,165
Persons per Household	1.94 <div style="width: 79%; background-color: #ff00ff; position: absolute; left: 0;"></div>	2.08 <div style="width: 85%; background-color: #ff8c00; position: absolute; left: 0;"></div>	2.22 <div style="width: 91%; background-color: #0000ff; position: absolute; left: 0;"></div>
Household Median Income	\$95,009.23 <div style="width: 120%; background-color: #ff00ff; position: absolute; left: 0;"></div>	\$109,474.06 <div style="width: 139%; background-color: #ff8c00; position: absolute; left: 0;"></div>	\$100,518.75 <div style="width: 127%; background-color: #0000ff; position: absolute; left: 0;"></div>
Household Median Disposable Income	\$80,718.85 <div style="width: 120%; background-color: #ff00ff; position: absolute; left: 0;"></div>	\$91,666.34 <div style="width: 136%; background-color: #ff8c00; position: absolute; left: 0;"></div>	\$84,613.06 <div style="width: 125%; background-color: #0000ff; position: absolute; left: 0;"></div>
Household Median Discretionary Income	\$65,887.62 <div style="width: 127%; background-color: #ff00ff; position: absolute; left: 0;"></div>	\$76,576.76 <div style="width: 148%; background-color: #ff8c00; position: absolute; left: 0;"></div>	\$68,074.05 <div style="width: 131%; background-color: #0000ff; position: absolute; left: 0;"></div>
Average Income Per Person	\$65,563.38 <div style="width: 149%; background-color: #ff00ff; position: absolute; left: 0;"></div>	\$74,266.39 <div style="width: 169%; background-color: #ff8c00; position: absolute; left: 0;"></div>	\$61,700.57 <div style="width: 141%; background-color: #0000ff; position: absolute; left: 0;"></div>
Median Rent	\$1,480.91 <div style="width: 119%; background-color: #ff00ff; position: absolute; left: 0;"></div>	\$1,577.46 <div style="width: 127%; background-color: #ff8c00; position: absolute; left: 0;"></div>	\$1,526.09 <div style="width: 123%; background-color: #0000ff; position: absolute; left: 0;"></div>
Median House Value	\$540,404.94 <div style="width: 153%; background-color: #ff00ff; position: absolute; left: 0;"></div>	\$636,779.75 <div style="width: 181%; background-color: #ff8c00; position: absolute; left: 0;"></div>	\$546,661.81 <div style="width: 155%; background-color: #0000ff; position: absolute; left: 0;"></div>

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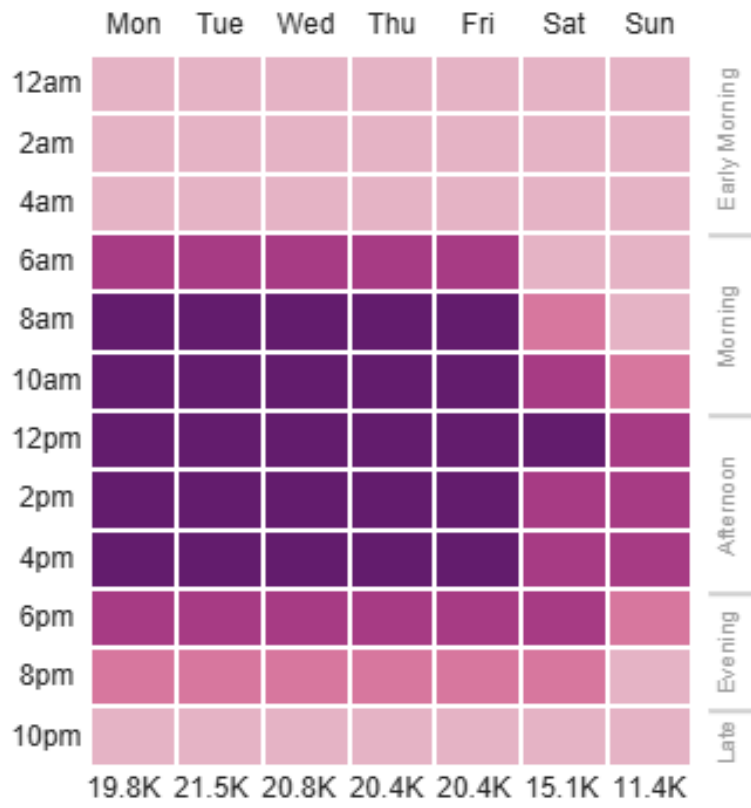


GLENWOOD AVE TRAFFIC ANALYSIS

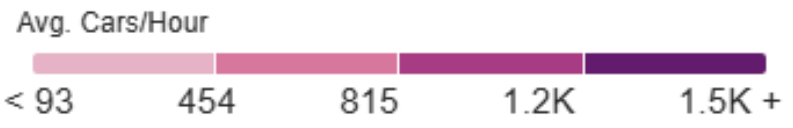
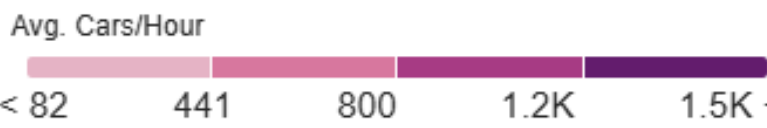
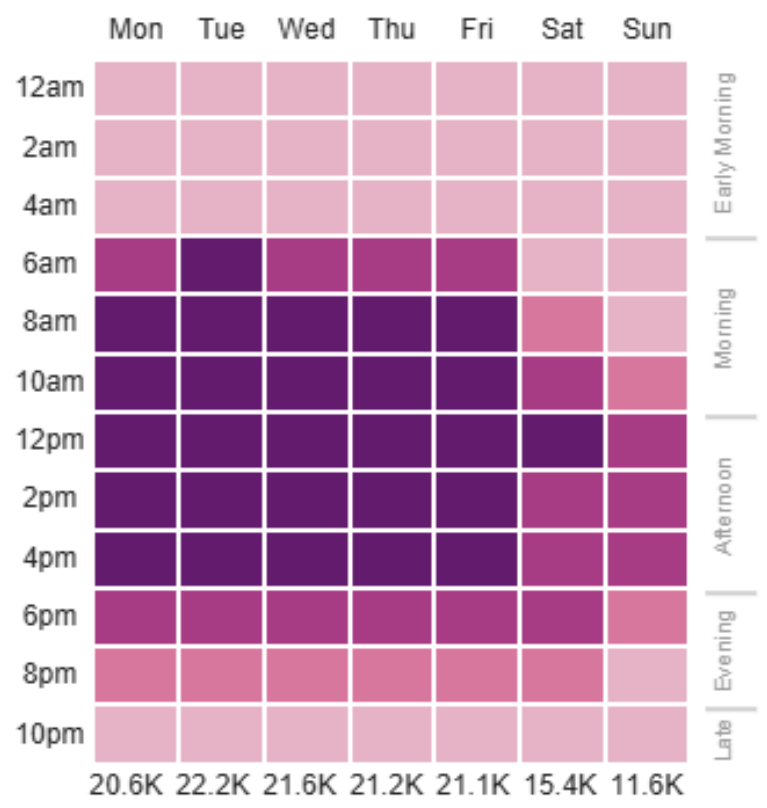
 **18,483 Cars** | Average Daily Volume
 Glenwood Avenue, US 70

 **19,087 Cars** | Average Daily Volume
 Glenwood Avenue, US 70

Eastbound



Westbound



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