

**710 W. JOHNSON ST.**

Raleigh, NC 27603

OWNER-OCCUPANT/ INVESTMENT OPPORTUNITY

**FOR SALE**



INVESTMENT ADVISOR

**THOMAS GOODWIN, CCIM**

thomasgoodwin@yorkproperties.com

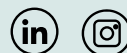
919.645.2772

2108 Clark Avenue

Raleigh, NC 27605

www.yorkproperties.com

@yorkproperties1



**york**

# PROPERTY DESCRIPTION

## RETAIL FOR SALE

\$1,999,999.00

SALES PRICE

± .15 AC

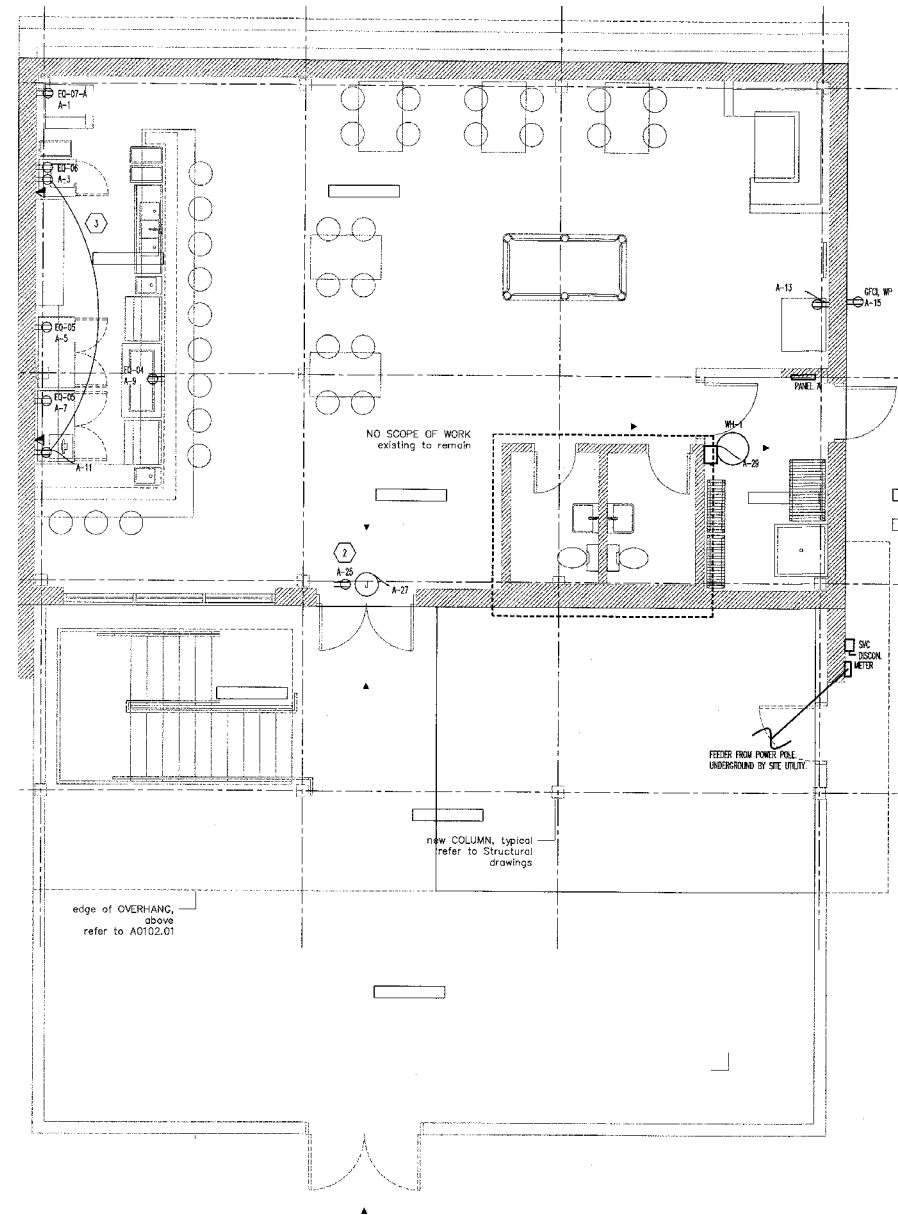
SIZE

### DETAILS

- Pin #: 1704319739
- Existing Building: "See building sketch"--
- Zoning: CX-5-UL
- Current Use: Johnson Street Yacht Club
- Solar panels on roof for electric efficiency
- Rooftop bar as of 2019
- 4-5 Parking spaces
- 4 Restrooms
- Covered patio
- Existing Tenant is month-to-month

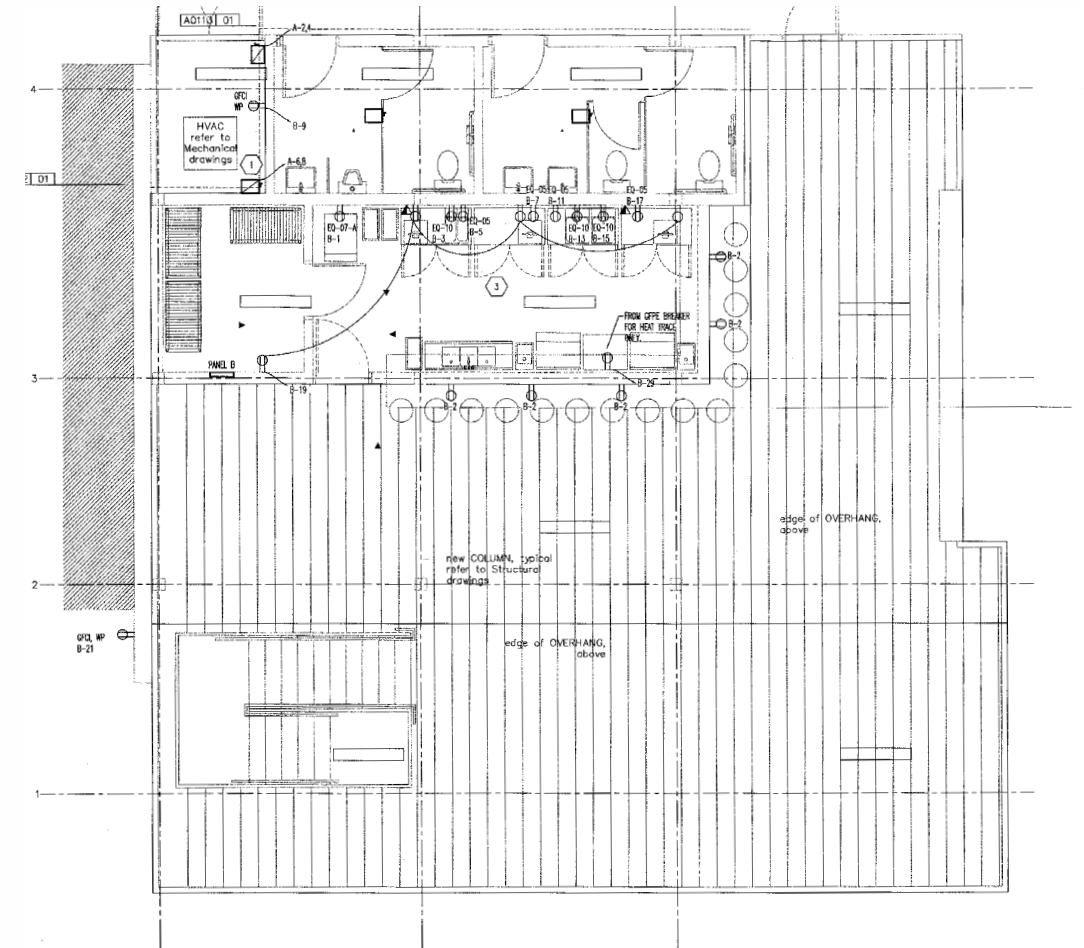
### LOCATION

710 W. Johnson St. is located in Downtown Raleigh, a vibrant hub of activity that continues to see remarkable growth and investment. As an apex of commerce and government, Downtown Raleigh boasts a thriving creative culture. Here, artists, musicians, innovative tech companies, award-winning chefs, and cutting-edge makers come together to create an exceptional Downtown Raleigh experience.



FIRST FLOOR

±2,106 RSF



SECOND FLOOR

±2,386 RSF

provided by its City Code, on the \_\_\_\_\_ day of \_\_\_\_\_,  
 the year \_\_\_\_\_, approved this plat or map and accompanying  
 site and accepted for the City of Raleigh the dedication as shown  
 hereon, but on the further condition that the City assumes no  
 responsibility to open or maintain the same until, in the discretion  
 of the governing body of the City of Raleigh,  
 it is in the public interest to do so."

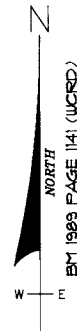
Planning and Development Officer/Wake County Review Officer"

PLAT NOT TO BE RECORDED

ON \_\_\_\_\_ DAY OF \_\_\_\_\_

BECAUSE IT IS TO BE RETAINED FOR THE CITY.

PLAT IS  IN  OUT OF THE CITY LIMITS.



TRACT #1  
 N/F  
 NEENEL REAL ESTATE HOLDINGS, LLC  
 PB 16034 PG 959  
 PIN# 1704-31-8787

N/F  
 606 GASTON STREET, LLC  
 DB 16330 PG 1023  
 PIN# 1704-31-8878

N/F  
 615 BOYLAN, LLC  
 DB 16575 PG 265  
 PIN# 1704-41-0847

BS -109- 18  
 This plat or map does not require preliminary approval  
 and meets all statutory requirements for recording

Planning and Development Officer/Wake County Review Officer"

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED  
 OWNER(S) OF THE FOREGOING PLAT AND THE  
 SHEETS HAVING ACQUIRED THE INTERESTS  
 SHOWN THEREON HAVE BEEN RECORDED IN THE  
 COUNTY REGISTER. SUCH HAS (HAVE) THE EFFECT  
 OF A DEDICATION HEREBY MADE BY THE  
 PERSONS WHO(S)SOEVER THAT BY RECORDING THIS  
 PLAT FOR PUBLIC USE IN THE CITY OF RALEIGH  
 (AS THOSE INTERESTS ARE SHOWN ON THE  
 PLAT FOR ALL LAWS AND ORDINANCES, REGULATIONS  
 AND ORDINANCES, REGULATIONS AND ORDINANCES  
 PUBLIC PROVIDED AND Labeled CITY OF RALEIGH  
 IRREVOCABLY MADE THEM AVAILABLE FOR THEIR USE

BOOK NO. \_\_\_\_\_

PAGE NO. \_\_\_\_\_

*Timothy S. Wood*  
 SIGNATURE(S) & TITLE/FIRM

STATE OF OHIO  
 COUNTY OF CLARK

I, CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED  
 BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE  
 SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN  
 AND IN THE CAPACITY INDICATED: TIMOTHY S. WOOD, MANAGER  
PRINTED NAME, SIGNATURE & TITLE

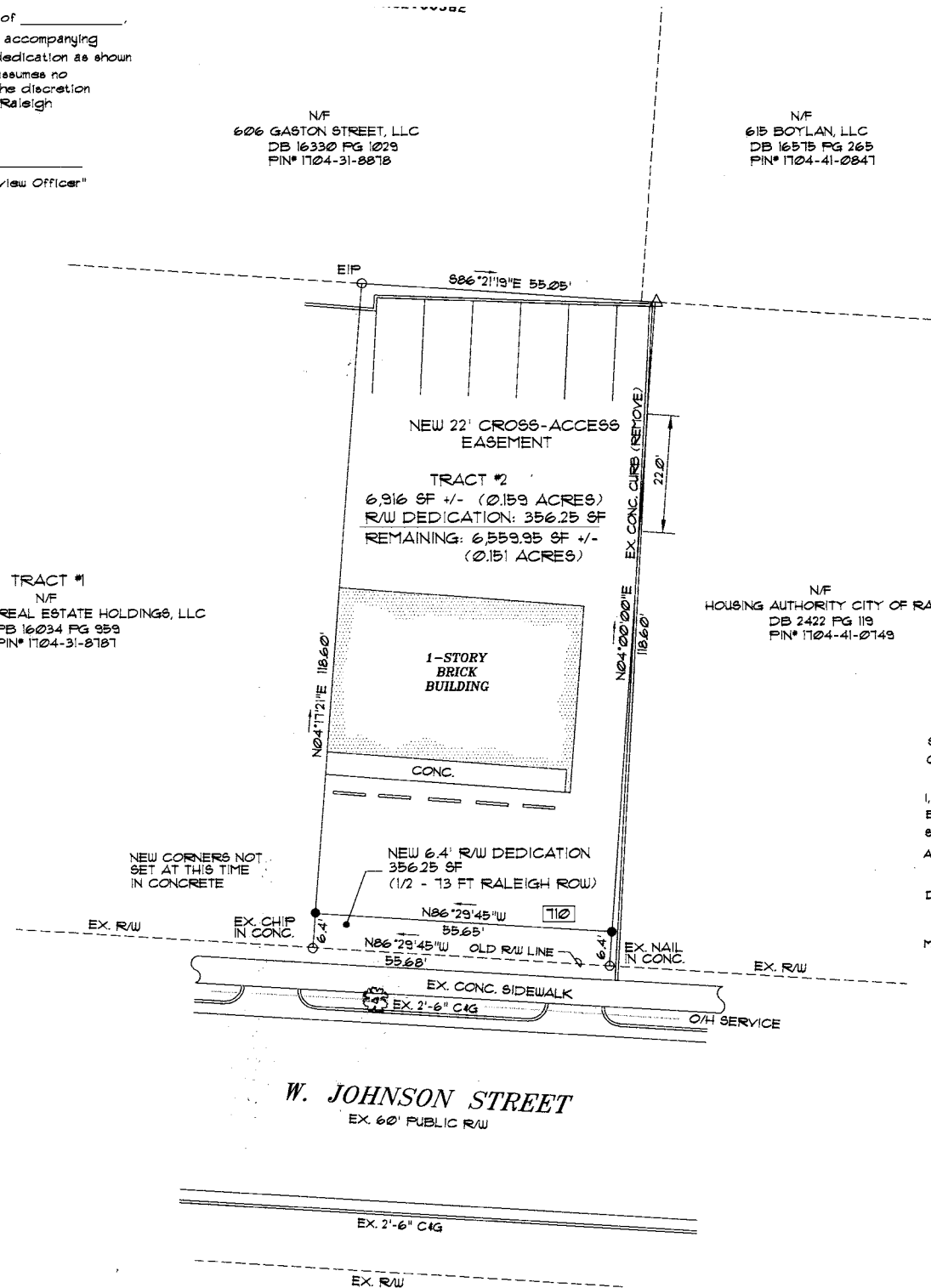
DATE: MAR. 19, 2019 *Tanya Blei*

MY COMMISSION EXPIRES 8-07-22 TANYA BLEI  
PRINTED NAME

I, ERIC L. THOMPSON FIRM  
 WAS DRAWN UNDER MY  
 AN ACTUAL SURVEY MADE  
 SUPERVISION; THAT THE  
 FOR THIS PROPERTY ARE  
 "REFERENCES"; THAT THE  
 ARE CLEARLY INDICATE  
 INFORMATION SOURCES  
 THAT THE RATIO OF PI  
 IS 1:10,000 OR GREATER  
 PREPARED IN ACCORDANCE  
 AS AMENDED. WITNESS  
 LICENSE NUMBER AND  
 8TH DAY OF MARCH, 2019

*E. L. Thompson*

L-4015



**REFERENCES:**

BM 1989 PAGE 1141 (WCRD)  
 DB 16794 PAGE 2688 (WCRD)  
 PIN # 1704-31-9739  
 ZONING: CX-5-UL

**PROPERTY OWNER:**

JOHNSON T10, LLC  
 TIMOTHY S. WOOD, MANAGER  
 500 WESTOVER DRIVE #11443  
 SANFORD, NORTH CAROLINA 27330

PROPERTY USE: BAR



**Downtown Raleigh**

**Raleigh Union Station**

**Government Bldgs.**

- Legislative Office Bldg.
- State Capitol Police
- NCDOT
- State Auditor
- NC Utilities Commission

**Smoky Hollow**

- The Line Apts.
- Cortland Glenwood South
- Publix
- The Crunkleton
- Madre
- Midwood Smokehouse
- Milklab
- La Cucina Italiana

**400 H**  
Retail + Office + Residential

**LINK APARTMENTS**  
204 units

**AC HOTEL BY MARRIOTT**

**GRAMERCY APARTMENTS**  
180 units

**CREAMERY**  
37 story mixed use

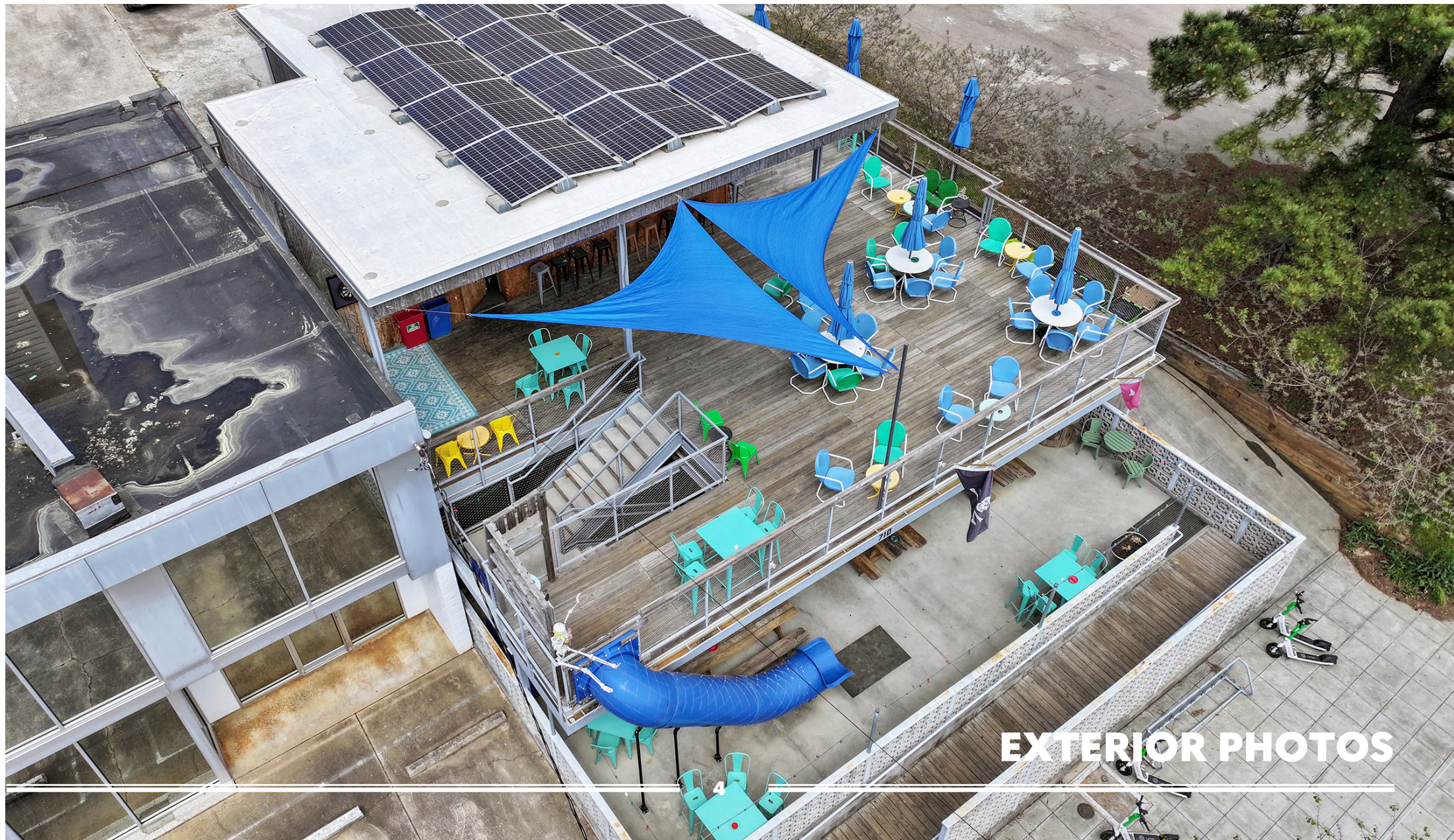
**THE DEVON APARTMENTS**  
261 units

**712 TUCKER APARTMENTS**  
180 units

N BOYLAN AVE

W JOHNSON ST

**710 W Johnson St.**





INTERIOR PHOTOS

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# RALEIGH, NC

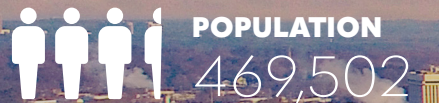
## CITY PROFILE



**PEOPLE PER SQUARE MILE**  
3,191.5



**AVG. COMMUTE**  
24.4 MIN



**POPULATION**  
469,502

**MEDIAN AGE**  
34.7



**MEDIAN PROPERTY VALUE**  
\$377,800



**MEDIAN HOUSEHOLD INCOME**  
\$82,424



## ACCOLADES

**#1 BEST PERFORMING LARGE METRO AREA**  
Milken Institute · January 2025

**#7 FASTEST GROWING CITIES IN THE US**  
U-Haul · January 2025

**#1 BEST CITIES TO DRIVE**  
WalletHub · October 2024

**#5 FASTEST GROWING HOUSING MARKET**  
Storage Cafe · August 2024

**#3 FASTEST GROWING US CITY FOR CONSTRUCTION**  
CoreLogic · January 2025

**#4 BEST CITIES FOR HEADQUARTERS**  
Triangle Business Journal · January 2025

## MAJOR GROWTH ON THE HORIZON

### DICKERSONBAKKER MAKES THE MOVE · FEBRUARY 2025

“Site plans for DickersonBakker’s office building show it will be 17,542 square feet. DickersonBakker will occupy the top two floors. The ground-floor will be leased out, most likely as medical office space. Bakker said there will be some space on the second floor that the firm won’t occupy. Instead, it will rent out the space or turn it into coworking space.”

<https://www.bizjournals.com/triangle/news/2025/02/21/dickersonbakker-raleigh-office-building-hq-plans.html>

### REVITALIZATION NEAR WESTERN BLVD · JANUARY 2025

Raleigh developers have now earmarked the 12.08-acre site for a \$500 million mixed-used “live-work-play” complex...Cityplat recently purchased the 118,000 square-foot property at 4500 Western Blvd for \$14 million.”

<https://www.newsobserver.com/news/business/article299023900.html>

### RALLIANT HEADQUARTERS · MARCH 2025

“Raleigh is getting a new headquarters as part of a 180-job, \$2.1 million expansion. Ralliant, a planned spin-off of Fortive Corporation (NYSE: FTV), selected the city for its headquarters after a competitive site search.

Kyle Touchstone, director of Raleigh Economic Development, said...“To come to a new location and basically start from scratch, to build an entire team, to bring in corporate leadership ... all of the support functions ... it’s a huge undertaking for a company”

<https://www.bizjournals.com/triangle/news/2025/03/11/fortive-ralliant-raleigh-headquarters-jobs-hiring.html>

## DEVELOPMENTS NEAR GLENWOOD SOUTH

### ANNOUNCED

- 501 Hillsborough Street - 8 story mixed-use development
- The Creamery - 400 Glenwood Avenue
- Raleigh Crossing Phase 2 - 301 Hillsborough Street
- 630 Hillsborough Street
- Tower Three at Bloc (83) - 615 W Morgan Street

### UNDER CONSTRUCTION

- 400 Hillsborough Street - mixed-use development
- Glenwood South Towns - 405 N Boylan Street - 16 townhomes

### COMPLETED

- Google Fiber - 518 W Jones Street - 9,926 SF office
- 303 West Street - 14,000 sf office+retail
- Tin Roof - 300 Glenwod Ave
- Link apartments - 202 N West St
- Smoky Hollow Phase 2 - 421 N Harrington St
- The Metropolitan Apartments - 314 W. Jones St
- Raleigh Crossing Phase 1 - 301 Hillsborough St
- Morgan Street Food Hall - 411 W Mogan St
- AC Hotel Raleigh Downtown - 21 Glenwood Ave
- One Glenwood - 1 Glenwood Ave

**710 W JOHNSON ST.**

**R A L E I G H , N C 2 7 6 0 3**

**LEASING**

Thomas Goodwin  
thomasgoodwin@yorkproperties.com

**MARKETING**

Gardenia Buendia  
gardeniabuendia@yorkproperties.com

**YORK PROPERTIES**

Brokerage · Property Management · Security  
Maintenance · Association Management · Construction  
Landscaping · Accounting

**ADDRESS**

2108 Clark Avenue  
Raleigh, NC 27605

**ONLINE**

@yorkproperties1  
www.yorkproperties.com