



**WALDROP PROPERTIES, LLC**  
Commercial Real Estate Solutions

- **Acreage:**  
Approximately 4.91 Acres
- **Aerial:** See Below/Attached
- **Offering Price:** Unpriced
- **Zoning:** R-6
- **Frequent Transit Area:**  
The Property Is Located In The Frequent Transit Area

[Frequent Transit Development Option](#)

- **Parcel Number:** 1723373964
- **Road Frontage:**  
Approximately 498 Feet Along Sunnybrook Road
- **Sewer & Stormwater Map:**  
See Below/Attached
- **Topographic Map:**  
See Below/Attached
- **Demographics**  
Population (2023):  
1 Mile: 5,603  
3 Mile: 76,756  
5 Mile: 199,262

**Average Household Income (2023):**  
1 Mile: \$57,548  
3 Mile: \$85,821  
5 Mile: \$103,015

*Source: Esri forecasts for 2023 and 2028*

- **Traffic Count:** Approximately 12,230 Vehicles Per Day  
*Source: 2023 Kallibrate Technologies*

- **Comments:**  
Convenient Access To WakeMed, New Bern Avenue, & 440

Adjacent To The Sunnybrook Post Office

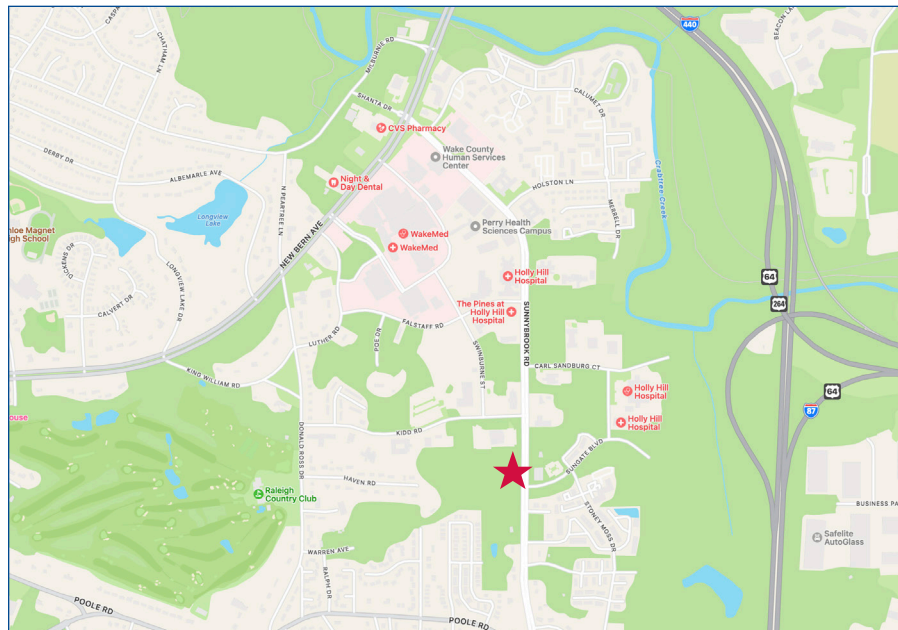
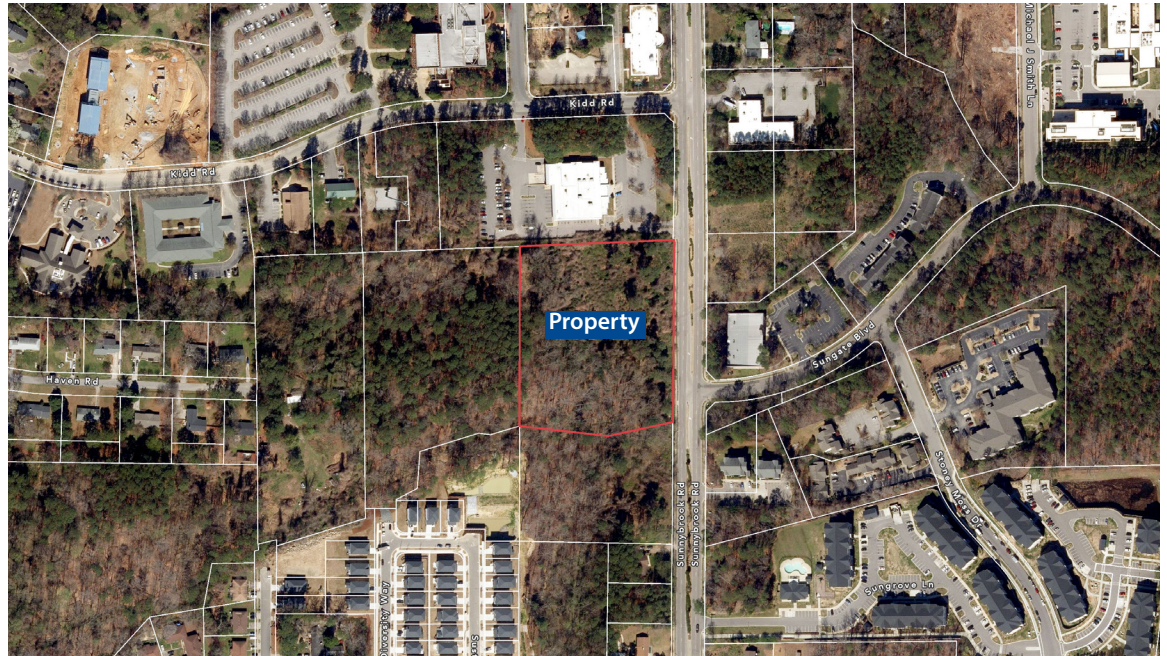
There Is A Bus Stop At The Property

3700 Computer Dr., Suite 240  
Raleigh, NC 27609  
Office: 919-645-1605  
Fax: 919-645-1606  
[www.waldropproperties.com](http://www.waldropproperties.com)

# For Sale

## Approximately 4.91 Acres

316 Sunnybrook Road, Raleigh, North Carolina



*for more information contact*

Michael Waldrop at 919-645-1605  
[michael@wp-cre.com](mailto:michael@wp-cre.com)

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# 316 Sunnybrook Road

## Raleigh, North Carolina



Aerial

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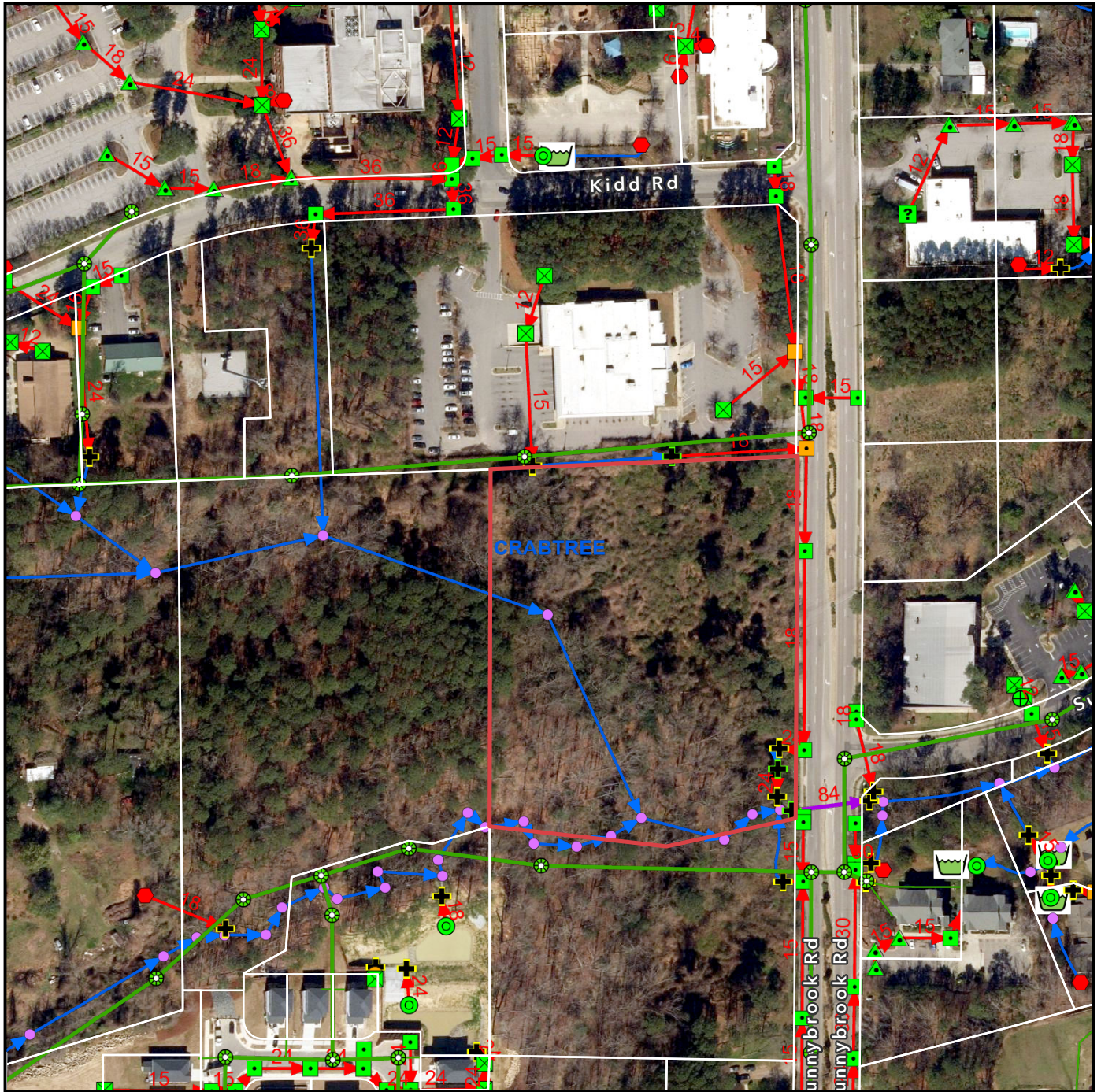


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# 316 Sunnybrook Road

Raleigh, North Carolina



Sewer & Stormwater Map

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Topographic Map

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