

CENTURY 21
COMMERCIAL.

Triangle Group

FOR SALE

4550 PRESLYN DR RALEIGH, NC 27616

COMMERCIAL

CEN
TUR
Y 21

PRICE:
\$4.7M

CEN
TUR
Y 21

SQF:
11,200

CEN
TUR
Y 21

YEAR:
2021

CEN
TUR
Y 21

ACRES:
1.41 AC

CEN
TUR
Y 21

ZONING:
IX-3

JOSE CRUZ
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PROPERTY OVERVIEW

CEN
TUR
Y 21

Two-level design with 8,000 square feet on the main floor and an additional 3,200 square feet on the lower level.

CEN
TUR
Y 21

Five bathrooms in total—one in the main office and four for employees and customers, ensuring convenience and accessibility.

CEN
TUR
Y 21

20 parking spaces with additional parking available at the back of the property.

CEN
TUR
Y 21

Includes one rolling door for enhanced functionality suitable for industrial, warehousing, or logistical needs.

CEN
TUR
Y 21

The zoning allows for a diverse range of uses, including light industrial operations, office spaces, retail, and service-oriented businesses.

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INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

71,077

Population

27,909

Households

37

Median Age

2.54

Avg Size Household

\$91,701

Median Household Income

\$414,423

Median Home Value

109

Wealth Index

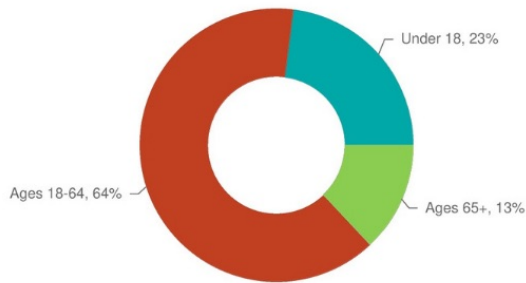
88

Housing Affordability

73.8

Diversity Index

POPULATION BY AGE



Under 18 Ages 18-64 Ages 65+

POPULATION BY GENERATION



3.17%

Greatest Gen: Born 1945/Earlier



14.79%

Baby Boomer: Born 1946 to 1964



21.5%

Generation X: Born 1965 to 1980



26.63%

Millennial: Born 1981 to 1998



23.98%

Generation Z: Born 1999 to 2016



9.93%

Alpha: Born 2017 to Present

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

1.34%



2024-2029
Forecasted
Growth Rate

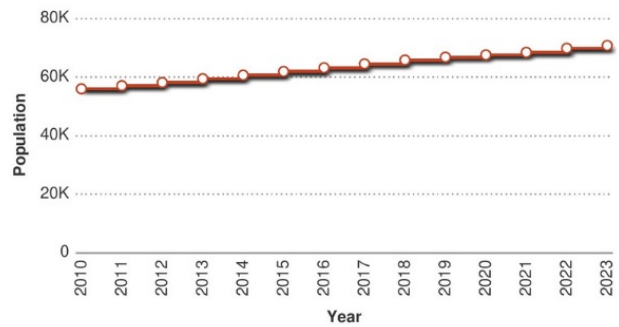
1.08%



Household
Population
74,755



Population
Density
2,656



DAYTIME POPULATION



66,173

2024 Total Daytime Population



30,878

2024 Daytime Pop: Residents



35,295

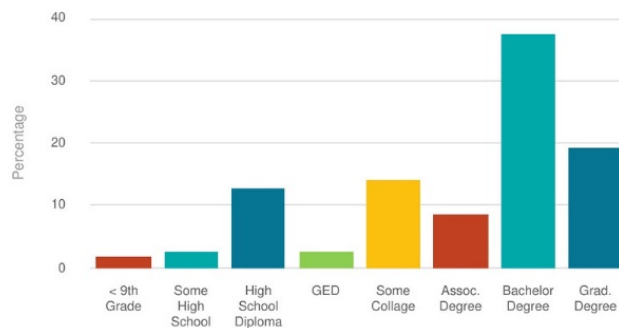
2024 Daytime Pop: Workers



2,341

2024 Daytime Pop Density

POPULATION BY EDUCATION



TheAnalyst
PRO

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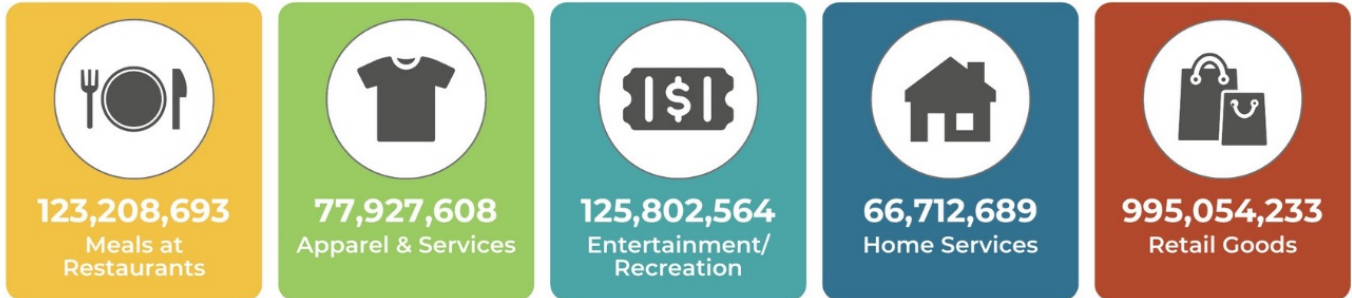


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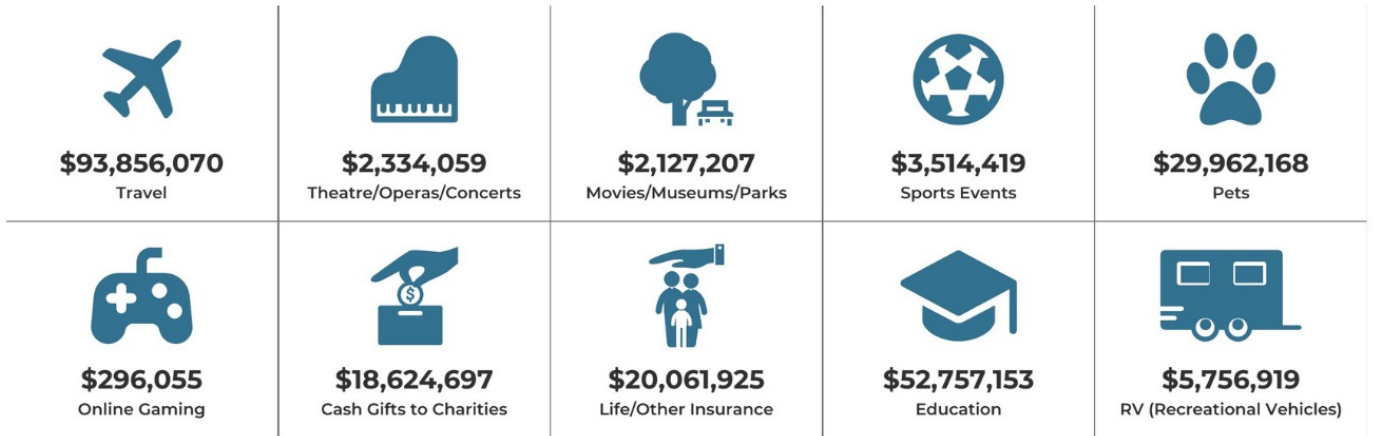
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

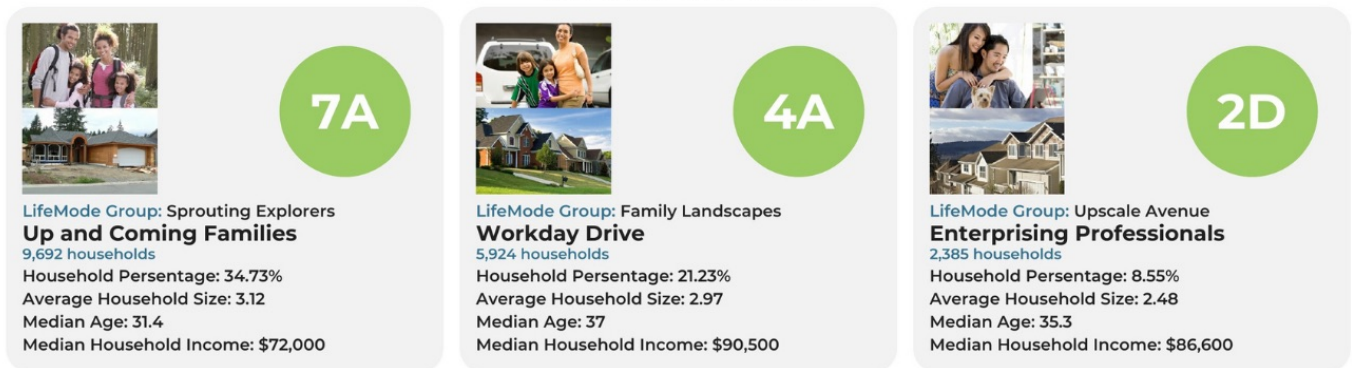
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



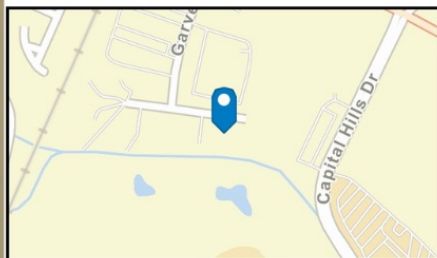
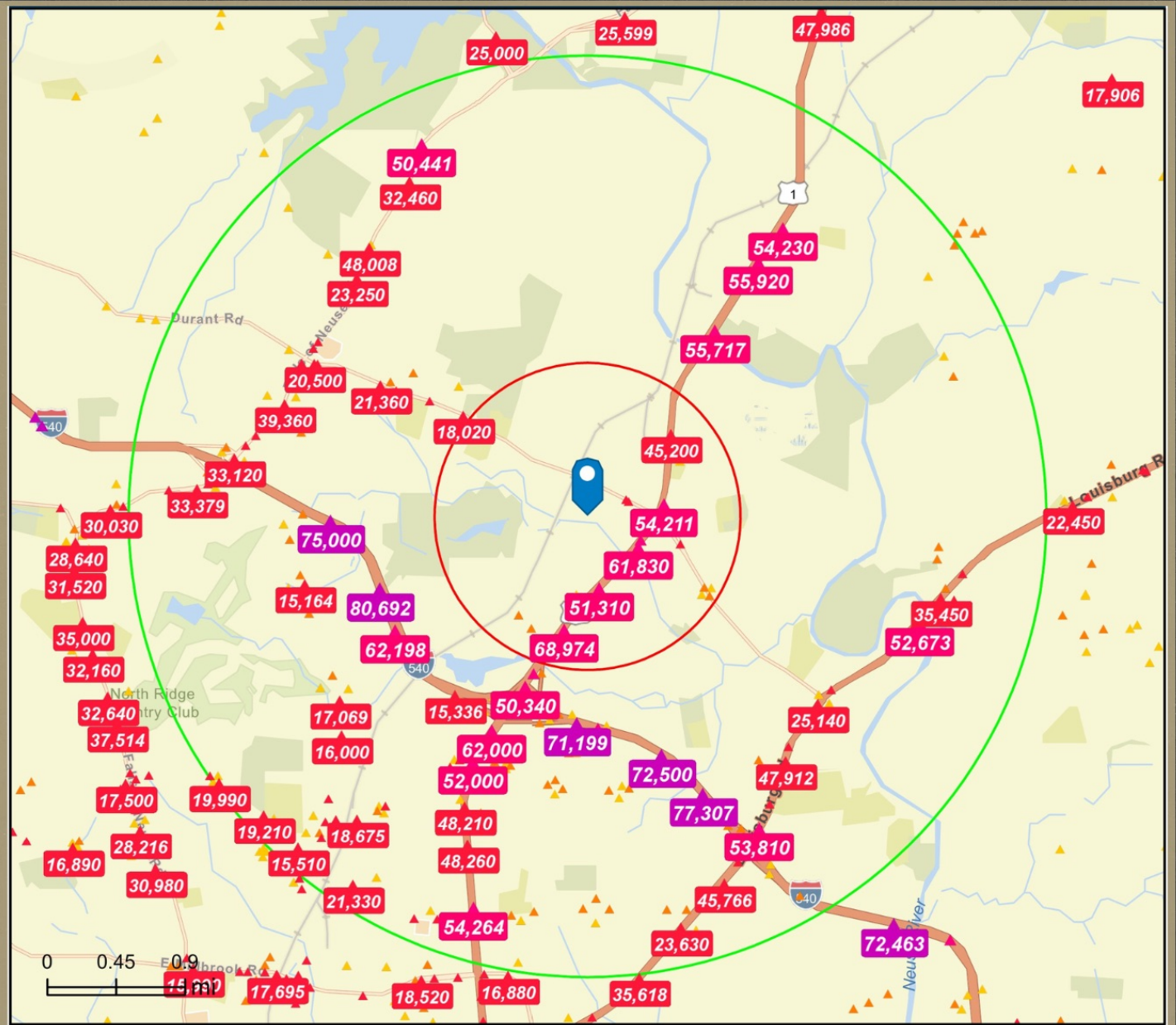
TAPESTRY SEGMENTS



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TRAFFIC COUNT(RING: 3 MILE RADIUS)



- 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 (Q3 2024).



FLOOR PLAN



SURVEY

MISCELLANEOUS/PRELIMINARY CERTIFICATE (85-13-19)

"THIS PLAT OR MAP DOES NOT REQUIRE PRELIMINARY APPROVAL AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING."

Penny F. Sedso
PLANNING AND DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER

THIS PLAT NOT TO BE RECORDED AFTER 14th DAY OF June 2020
1 COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS 5/8" OUT OF THE CITY LIMITS.

6/15/2020

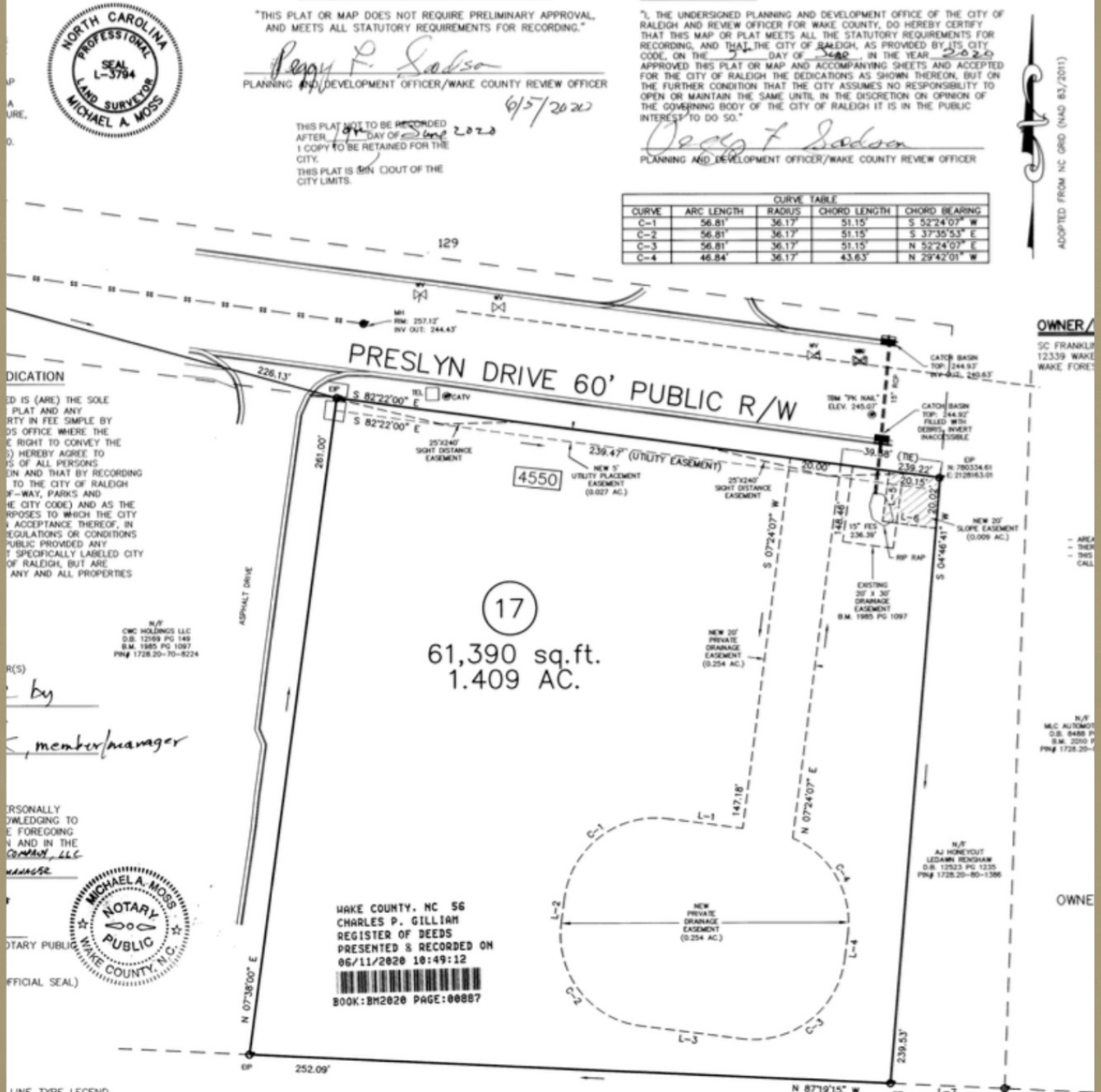
DEDICATION CERTIFICATE

"I, THE UNDERSIGNED PLANNING AND DEVELOPMENT OFFICE OF THE CITY OF RALEIGH AND REVIEW OFFICER FOR WAKE COUNTY, DO HEREBY CERTIFY THAT THIS MAP OR PLAT MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING, AND THAT THE CITY OF RALEIGH, AS PROVIDED BY ITS CITY CODE, ON THE 14th DAY OF June, IN THE YEAR 2020, HAS APPROVED THIS PLAT OR MAP AND ACCOMPANYING SHEETS AND ACCEPTED FOR THE CITY OF RALEIGH THE DEDICATIONS AS SHOWN THEREON, BUT ON THE FURTHER CONDITION THAT THE CITY ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL IN THE DISCRETION OR OPINION OF THE GOVERNING BODY OF THE CITY OF RALEIGH IT IS IN THE PUBLIC INTEREST TO DO SO."

Penny F. Sedso
PLANNING AND DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER

ADOPTED FROM NC GRID (NAD 83/2011)

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	56.81	36.17	51.15	S 52°24'07" W
C-2	56.81	36.17	51.15	S 37°35'53" E
C-3	56.81	36.17	51.15	N 52°24'07" E
C-4	46.84	36.17	43.63	N 29°42'01" W



DEDICATION
I, THE UNDERSIGNED, AS THE SOLE PLAT AND ANY PARTY IN FEE SIMPLE BY THIS OFFICE WHERE THE CITY HEREBY AGREES TO ACCEPTANCE THEREOF, IN REGULATION OR CONDITIONS PUBLIC PROVIDED ANY SPECIFICALLY LABELED CITY OF RALEIGH, BUT ARE ANY AND ALL PROPERTIES

by *[Signature]*, member/manager

PERSONALLY KNOWLEDGING TO THE FOREGOING AND IN THE PRESENCE OF TWO WITNESSES



WAKE COUNTY, NC 56
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/11/2020 10:49:12
BOOK: BH2020 PAGE: 00887

LINE TYPE LEGEND

- PROPERTY LINE - LINE SURVEYED
- RIGHT-OF-WAY
- ADJOINING LINE - LINE NOT SURVEYED
- OVERHEAD LINE
- BUILDING SETBACK
- EASEMENT
- BURTER
- 1000' HAZARD ZONES

I, MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L-3794, CERTIFY THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

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