

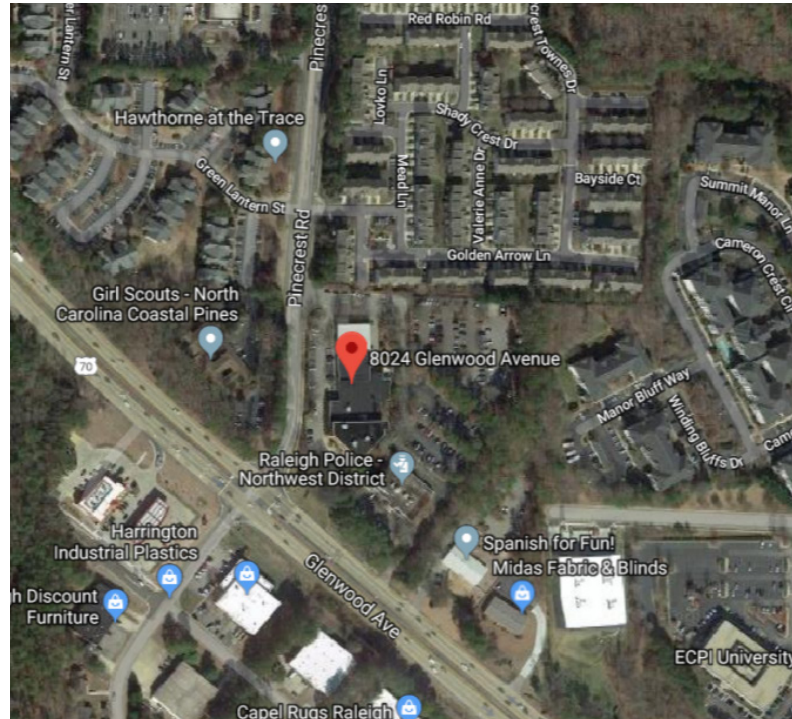
Office Building For Sale

8024 Glenwood Ave.
Raleigh, NC 27612



Property Highlights

- 55,222 SF on 3.96 Acres
- Multi-tenant office building
- Great N. Raleigh location
- Minutes from RDU, I-540, and Brier Creek
- Great investment opportunity
- 2020 NOI - \$610,194

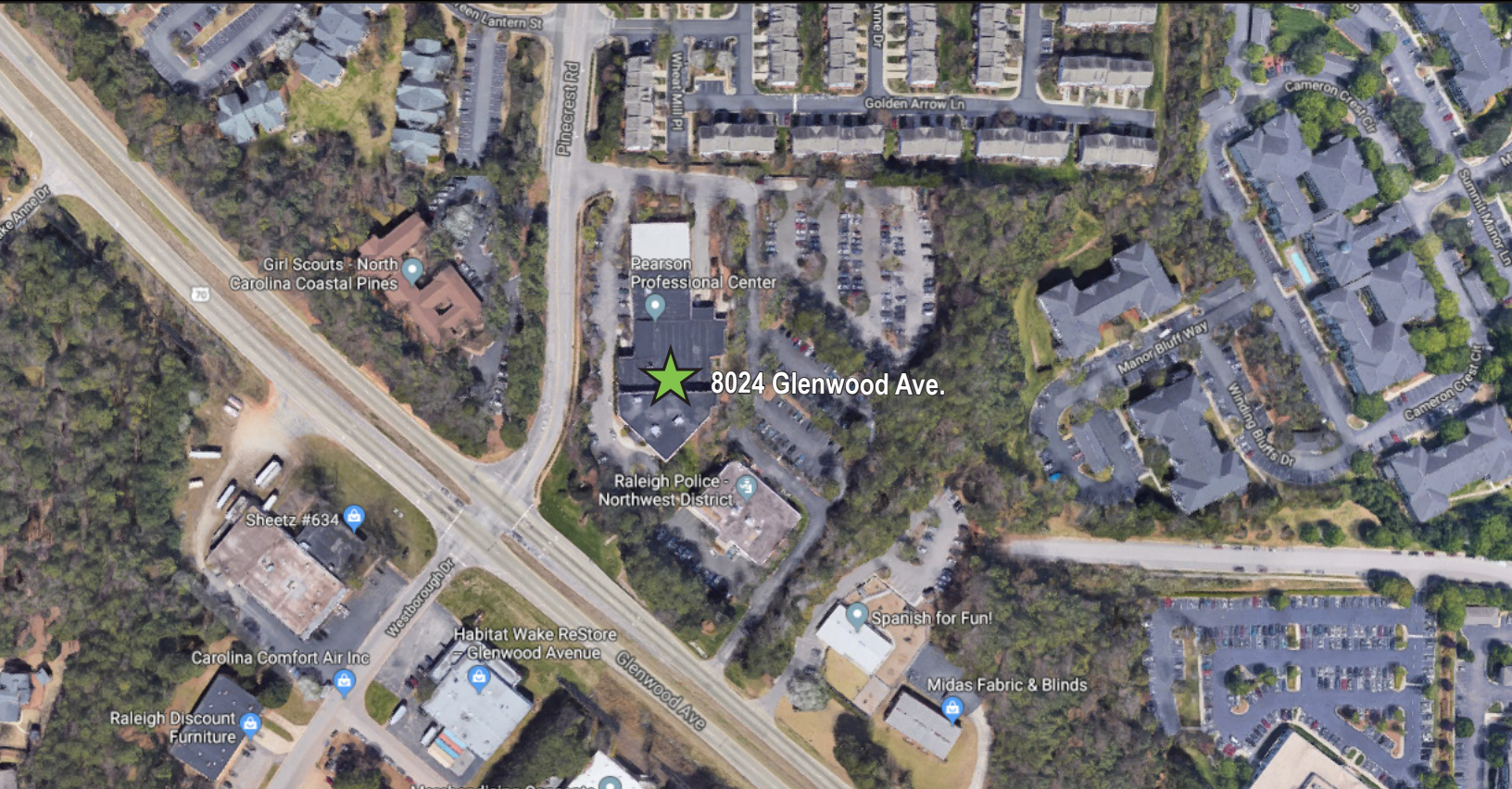


 **\$7,500,000**

TIM PETERS | 919.824.4748 | TIM@PROFRALEIGH.COM

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8024 Glenwood Ave.



Demographics

	RADIUS	1 MILE	3 MILES	5 MILES
POPULATION	2019 Estimated Population	9,790	52,469	136,426
	2024 Projected Population	10,575	56,865	148,539
	Median Age	35.2	37	38.3
HOUSEHOLDS	2019 Estimated Households	4,416	23,662	61,086
	Median Household Income	\$79,485	\$80,075	\$84,991

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Site Information



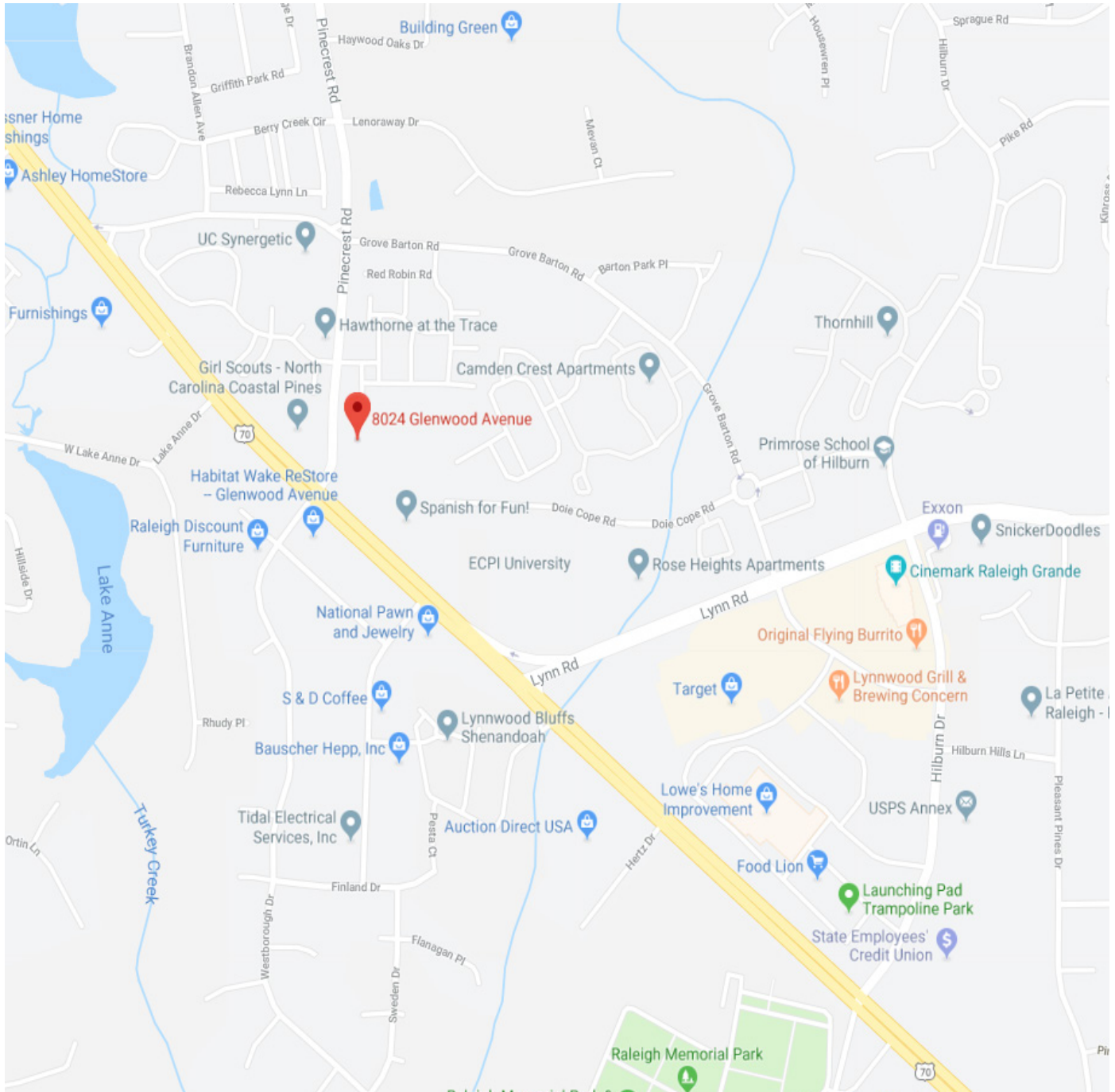
Address	8024 Glenwood Ave.
Market	Raleigh/Durham
Use	Office
Zoning	Commercial
Total SF	55,222
Lot Size	3.96 Acres
Parking	220 Parking Spaces
Parcel	078713039224
Year Built	1999

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Amenities



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