

# 610 WOODBURN ROAD

Raleigh, NC 27605

## VILLAGE DISTRICT

Residential Mixed-Use Development Opportunity



SALES AGENT

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**york**

# RESIDENTIAL MIXED-USE LAND FOR SALE

## ADDRESS

610 Woodburn Road Raleigh, NC 27605

## SIZE

.41 Acres (Pin# 1704-13-2462)

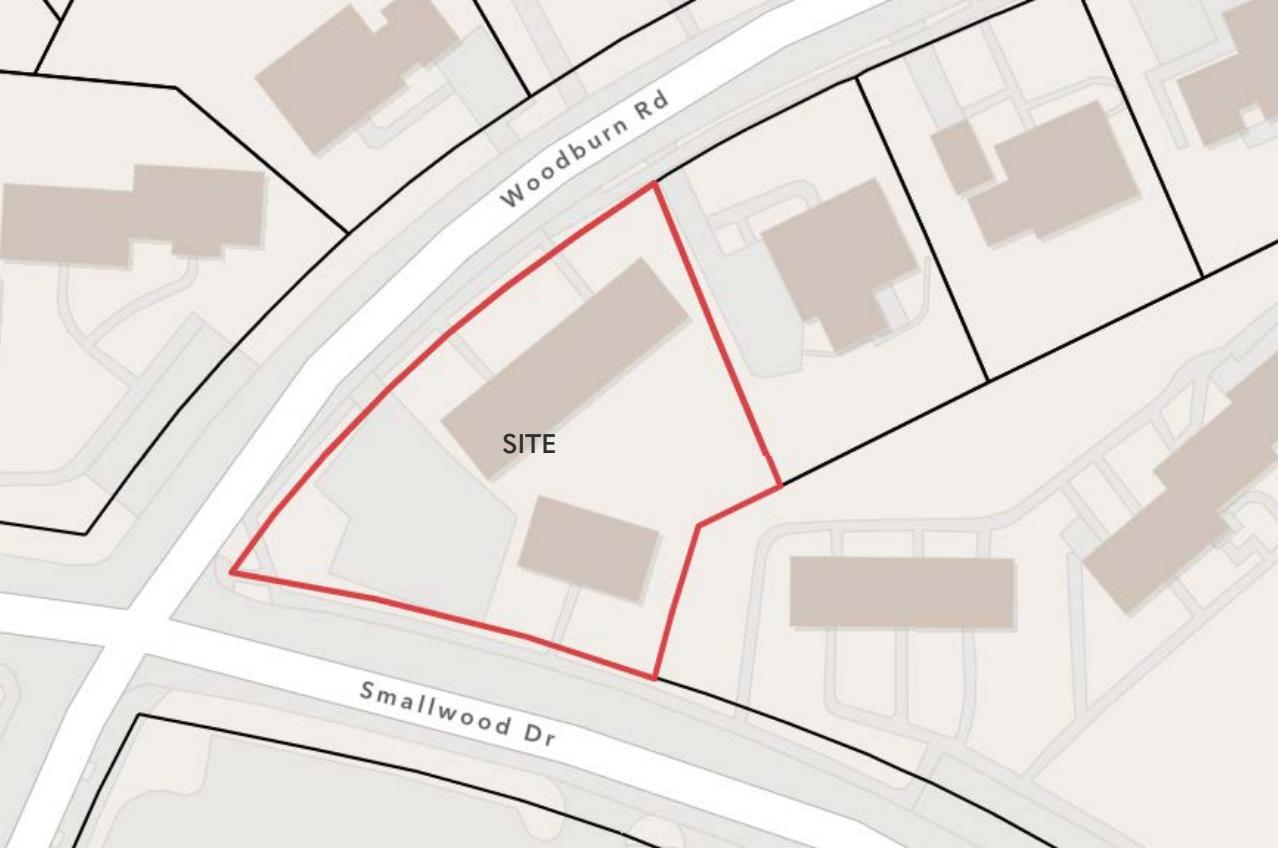
## PRICE

\$3,200,000

## ADDITIONAL

### DETAILS

- Zoned RX-3 (Residential/Mixed-Use up to 3 stories)
- Outstanding location in the Village District for development of residential condominiums or townhomes
- Across from the Village District Shopping center and Oberlin Hotel (currently under construction)
- Two vacant residential buildings are currently on the property and are not habitable



# DOWNTOWN RALEIGH





GOODNIGHT'S COMEDY CLUB  
SEPHORA  
NOODLES & COMPANY  
CHOPT  
TIN ROOF TEAS  
BARNES & NOBLE  
UNIQUITIES  
KANNON'S CLOTHING  
AJISAI JAPANESE  
COREPOWER YOGA  
FLYING BISCUIT CAFE  
RESTORE HYPER WELLNESS

STARBUCKS  
POSTINO  
BAILEY'S FINE JEWELRY  
CANTINA 18  
CAVA  
KANNON'S CLOTHING  
BASSET FURNITURE  
THE SHADE STORE  
TIFF'S TREATS  
IF IT'S PAPER STATIONARY

HARRIS TEETER  
FP MOVEMENT  
TILEBAR

VILLAGE DELI & GRILL  
MOES SOUTHWEST GRILL  
MODE CONSIGNMENT  
JENI'S ICE CREAM  
CHARLOTTE'S  
VILLAGE DISTRICT NAIL SPA  
IVY & LEO

TAZZA KITCHEN  
TALBOTS  
ONE MEDICAL  
FRANCESCAS  
THE FRESH MARKET  
OBERLIN LIBRARY  
LORENA LUCA SPA  
CAPITAL RUN WALK

CHICK-FIL-A

OBERLIN HOTEL

SMALLWOOD DRIVE

610 WOODBURN RD

CRUNCH FITNESS  
WALGREENS

WOODBURN ROAD

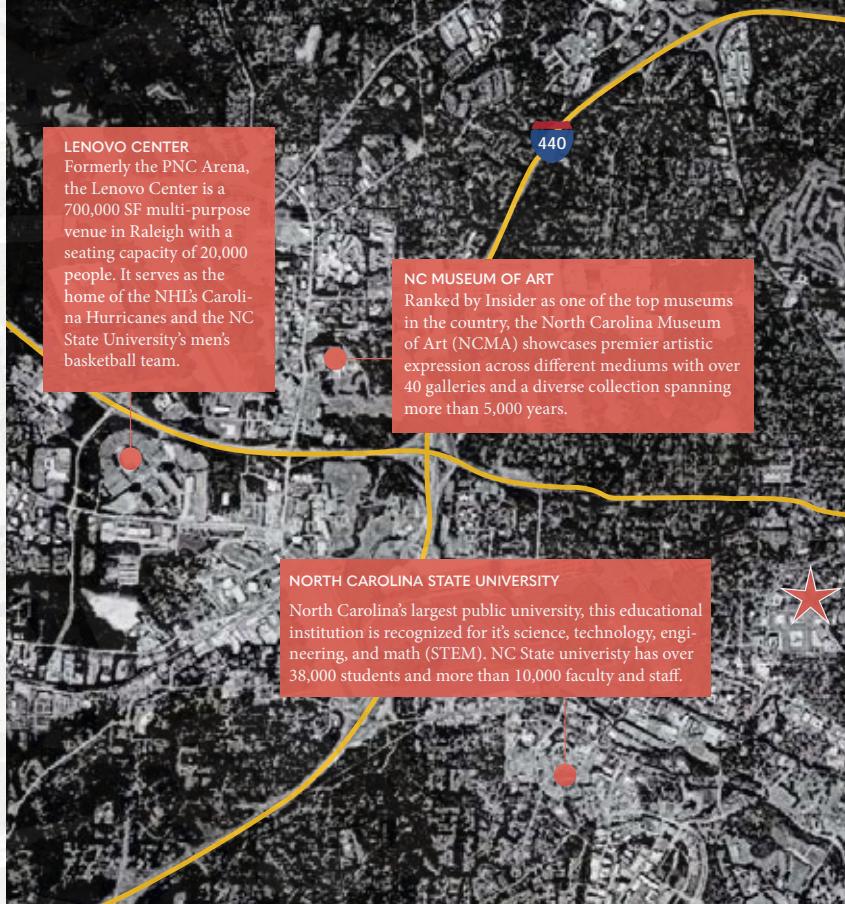
## ABOUT RALEIGH

### In The Triangle

Raleigh, NC, is a thriving metropolitan area that offers exceptional opportunities for real estate investment and development. The city boasts a robust and diverse economy, driven by technology, healthcare, education, and research sectors.

Raleigh ranks as the 6th Best Place to Live in the U.S. for 2025-2026, according to U.S. News and World Report, highlighting its combination of excellent schools, population growth, access to nature, vibrant arts and culture and more.

Overall, Raleigh's strong economic fundamentals, quality of life, and steady real estate appreciation make it an ideal market commercial real estate investments.



### Recent Raleigh Accolades (Updated April 2025)

**#3** Best State Capital to Live In  
Wallet Hub, February 2025

**#4** Best City for Headquarters  
Triangle Business Journal, January 2025

**#1** Best Performing Large Metro  
Milken Institute, February 2025

**#7** Fastest Growing City in U.S.  
U-Haul, January 2025

**#1** Most Livable City  
Far & Wide, December 2024

**#1** Driver Friendliness  
Wallet Hub, October 2024

### LOCAL DEMOGRAPHICS

for 610 Woodburn

**19,517 POPULATION**  
within 1 mile

**10,272 HOUSEHOLDS**  
within 1 mile

**\$160,344 AVG. HOUSEHOLD**  
Income within 1 mile

**14,464 EMPLOYEES**  
within 1 mile

**18.2 mins AVG. TRAVEL TIME**  
to Work within 1 mile

**74.9% BACHELOR DEGREE**  
or higher within 1 mile

**4,957 PEOPLE WORK FROM HOME**  
within 1 mile

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**MARKETING**

Victoria Eaton

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**YORK PROPERTIES**

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

**ADDRESS**

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