



PHOENIXCOMMERCIALNC.COM
PRESENTS

STANDALONE RETAIL/FLEX FOR SALE

5211 HILLSBOROUGH STREET
RALEIGH, NC 27606

EXCLUSIVELY LISTED BY:

THOMAS GOODWIN, CCIM
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FOR SALE

**5211 HILLSBOROUGH STREET
RALEIGH, NC 27606**



PHOENIX
COMMERCIAL PROPERTIES

PROPERTY HIGHLIGHTS

5211 HILLSBOROUGH STREET, RALEIGH, NC 27606

A rare ownership opportunity is now available in Raleigh's Westover neighborhood, featuring a standalone flex/retail building on prominent Hillsborough St. With ±4,904 RSF, this property offers on-site parking and prime visibility. Positioned directly across from the North Carolina State Fair Grounds and within close proximity to Lenovo Center and Carter-Finley Stadium, the location benefits from high traffic and excellent accessibility. Conveniently located near major highways like I-440 and I-40, this property provides excellent connectivity throughout the region.

TOTAL SQUARE FEET AVAILABLE ±4,904 RSF

ACREAGE 0.41 Acres

BUILDING FEATURES

- Rare ownership opportunity in the Westover neighborhood of Raleigh
- Prominent Hillsborough St address
- Standalone building
- On site parking - 20+ Spaces

LOCATION BENEFITS

Located on Hillsborough St across from the North Carolina State Fair Grounds with close proximity to Lenovo Center and Carter Finley Stadium. Convenient access to I-440 and I-40.

ZONING

IX-3 ([Click here for U.D.O.](#))

UTILITIES

No water or sewer

SALE PRICE

\$1,500,000.00 - As Is



PROPERTY PHOTOS

5211 HILLSBOROUGH STREET, RALEIGH, NC 27606



FUTURE DEVELOPMENT

5211 HILLSBOROUGH STREET, RALEIGH, NC 27606

NOTABLE DEVELOPMENT PROJECT ACROSS THE STREET

Fairfield Residential plans to introduce a new apartment complex to Hillsborough Street, situated near the state fairgrounds. This project will consist of a contemporary 5-story building housing 267 units, comprising 193 one-bedroom and 74 two-bedroom apartments. The development will also encompass 12,259 square feet of amenity space. Spanning 2.94 acres across eight lots, this initiative represents a notable transformation in the area.



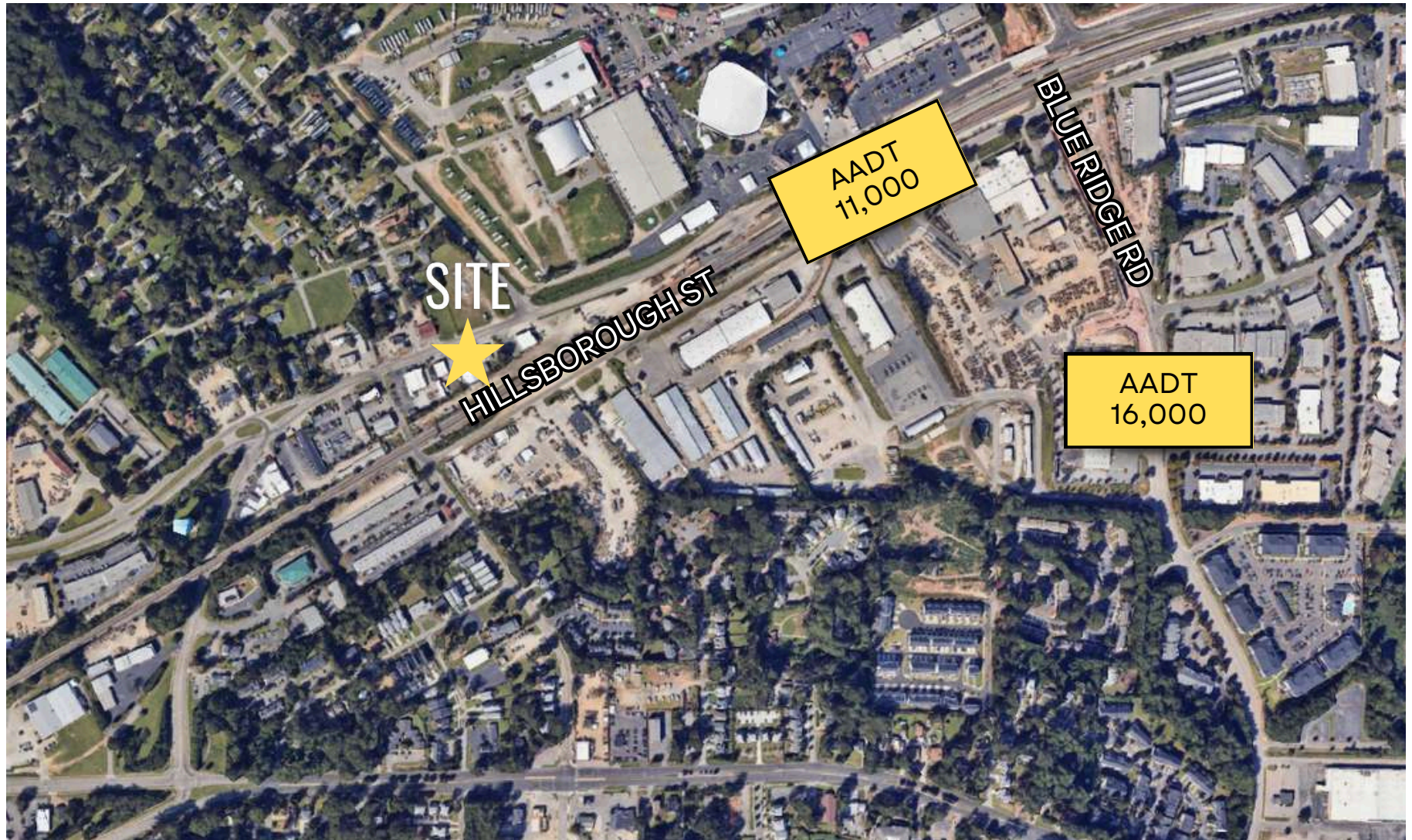
LOCATION

5211 HILLSBOROUGH STREET, RALEIGH, NC 27606



TRAFFIC COUNTS

5211 HILLSBOROUGH STREET, RALEIGH, NC 27606



*TRAFFIC COUNTS DERIVED FROM NCDOT

DEMOGRAPHICS

5211 HILLSBOROUGH STREET, RALEIGH, NC 27606

RALEIGH NORTH CAROLINA



#2 FASTEST GROWING METRO IN THE US



#3 HOTTEST JOB MARKETS IN THE US



#3 TECH TOWN IN THE US



NOTABLE SANFORD CORPORATIONS



DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	39,512	217,835	720,913
HOUSEHOLDS	17,308	96,785	296,081
HOUSEHOLD MEDIAN INCOME	\$53,989	\$77,627	\$86,923
2029 POPULATION PROJECTION	43,141	236,843	782,728
MEDIAN AGE	30	34.1	37.3

*DEMOGRAPHICS DERIVED FROM COSTAR 2024



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