

CENTURY 21
COMMERCIAL.

Triangle Group

FOR SALE

4550 PRESLYN DR RALEIGH, NC 27616

COMMERCIAL

CEN
TUR
Y 21

PRICE:

Call for Pricing

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

COMMERCIAL REAL ESTATE BROKER

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Triangle Group



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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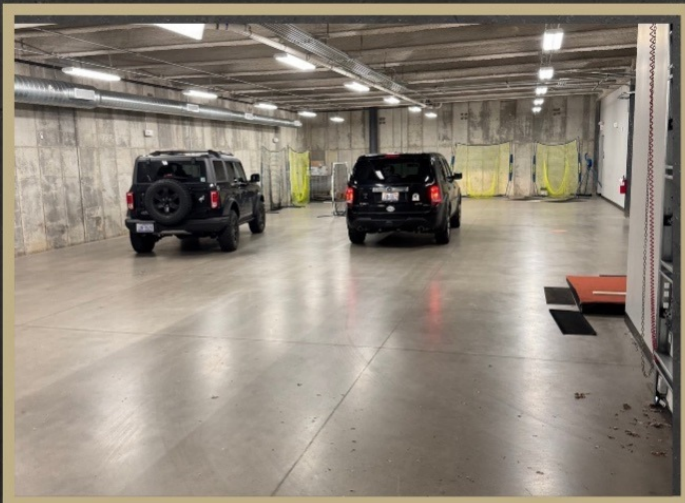
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PROPERTY PHOTOS



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

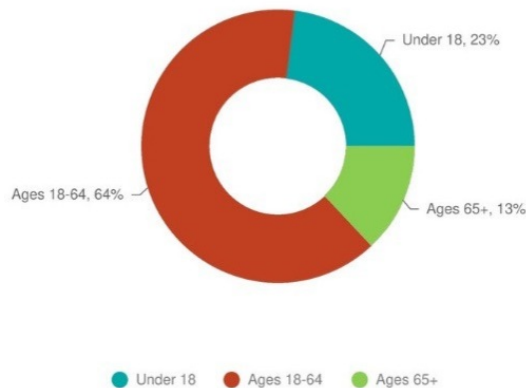
88

Housing Affordability

73.8

Diversity Index

POPULATION BY AGE



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

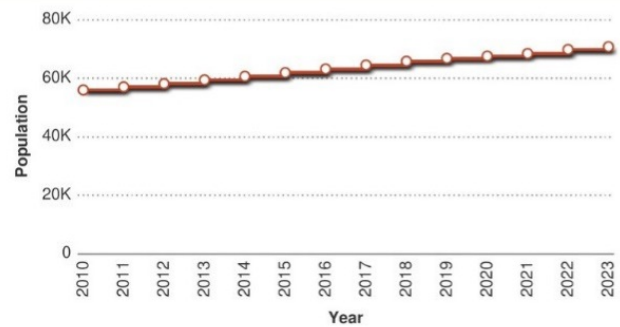
1.08%

Household
Population

74,755

Population
Density

2,656



DAYTIME POPULATION



66,173

2024 Total Daytime Population



30,878

2024 Daytime Pop: Residents



35,295

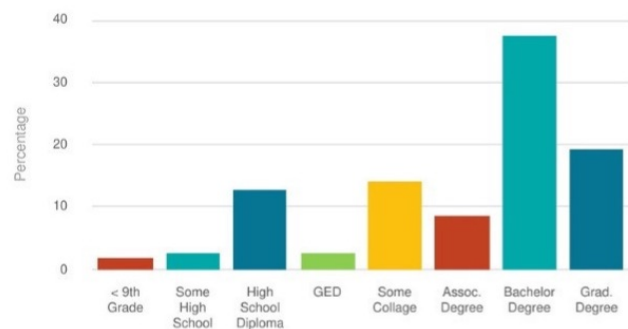
2024 Daytime Pop: Workers



2,341

2024 Daytime Pop Density

POPULATION BY EDUCATION

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

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



7A

**LifeMode Group: Sprouting Explorers
Up and Coming Families**
9,692 households
Household Percentage: 34.73%
Average Household Size: 3.12
Median Age: 31.4
Median Household Income: \$72,000



4A

**LifeMode Group: Family Landscapes
Workday Drive**
5,924 households
Household Percentage: 21.23%
Average Household Size: 2.97
Median Age: 37
Median Household Income: \$90,500



2D

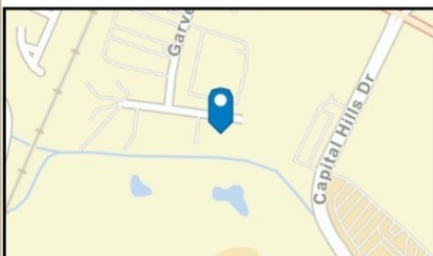
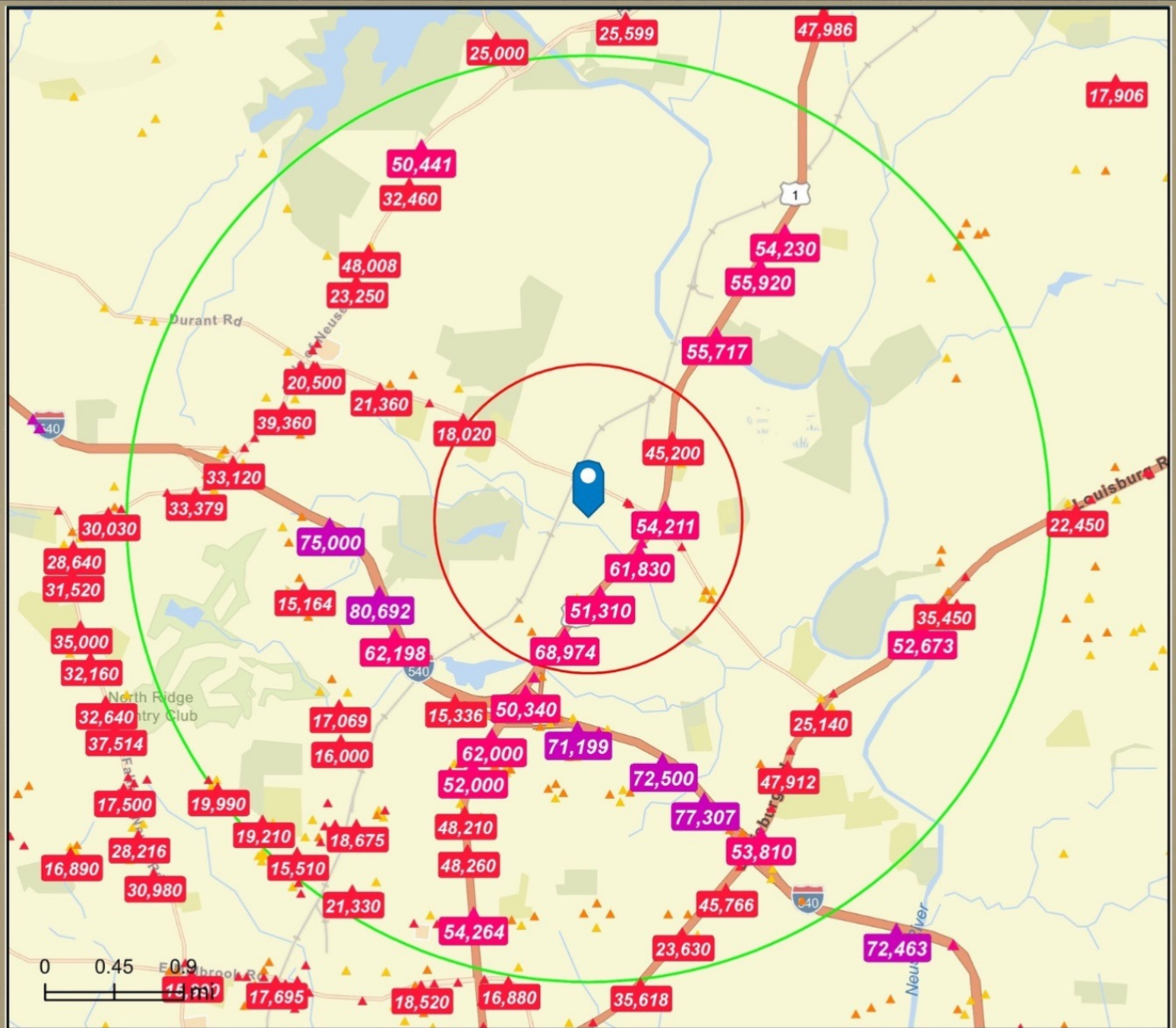
**LifeMode Group: Upscale Avenue
Enterprising Professionals**
2,385 households
Household Percentage: 8.55%
Average Household Size: 2.48
Median Age: 35.3
Median Household Income: \$86,600



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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).

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FLOOR PLAN



SURVEY

MISCELLANEOUS/PRELIMINARY CERTIFICATE (BS-13-19)

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

Peggy E. Salsos
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 50% OUT OF THE
CITY LIMITS.

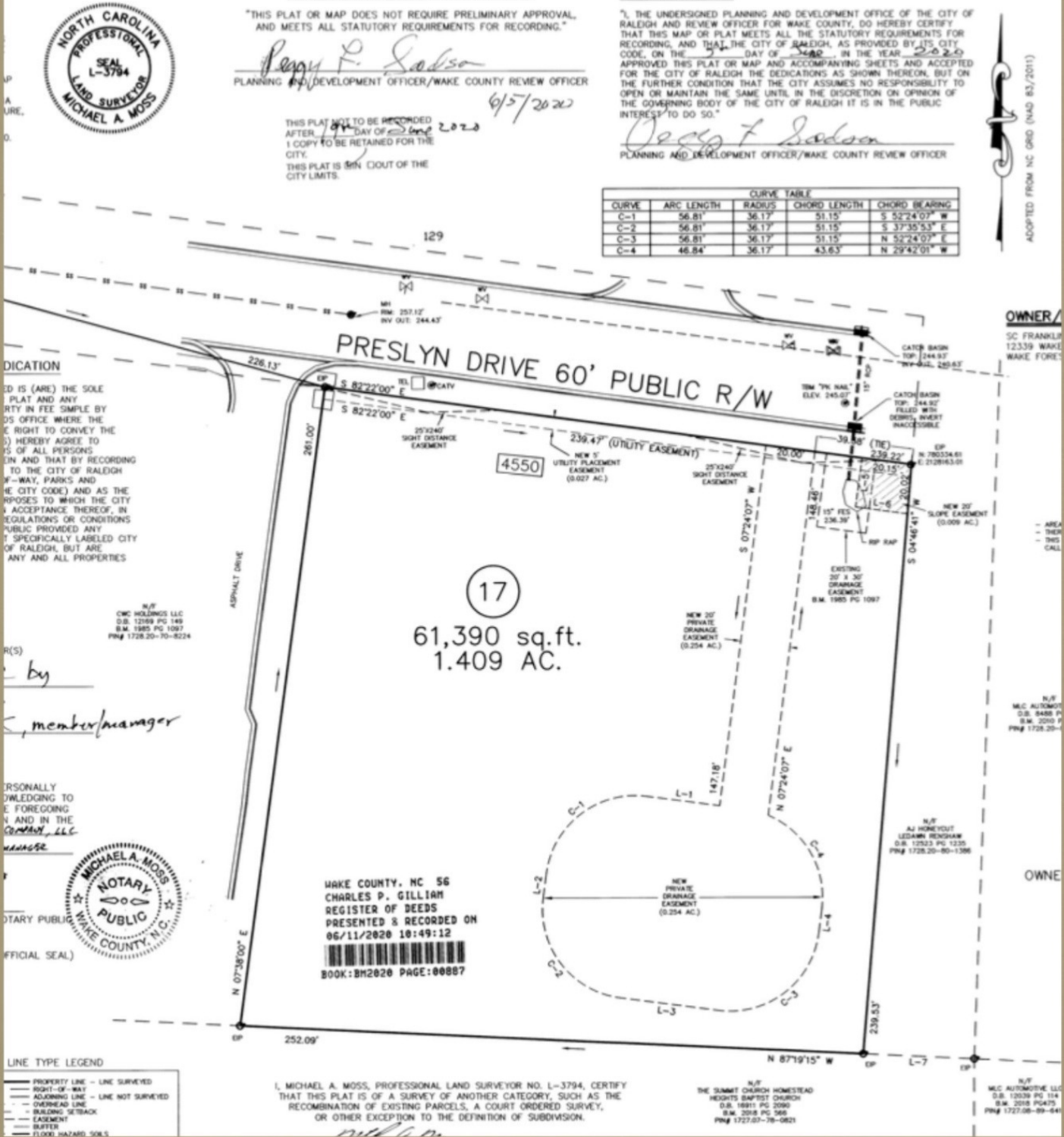
6/5/2020

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 7th 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."

Peggy E. Salsos
PLANNING AND DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	56.81'	36.17'	51.15'	S 52°24'03" W
C-2	56.81'	36.17'	51.15'	S 37°35'53" E
C-3	56.81'	36.17'	51.15'	N 52°24'03" E
C-4	46.84'	36.17'	43.63'	N 29°42'01" W



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