

**FOR SALE**

# Redevelopment Opportunity

**4325 TRYON ROAD**

Raleigh, NC 27606

**PRESENTED BY:**

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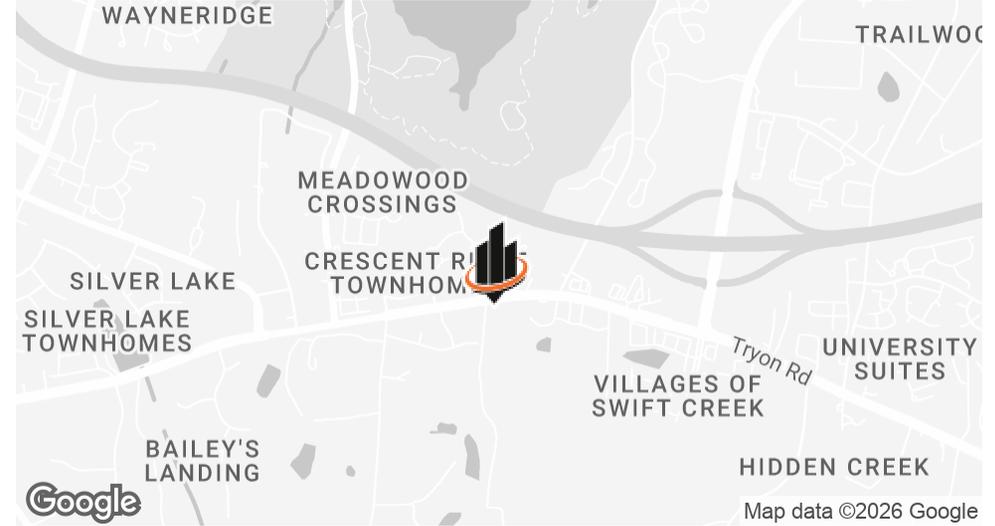
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**±11.32 ACRES**

**TRYON RD**



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LOT SIZE:</b>	±11.32 Acres
<b>PIN:</b>	0782579241
<b>ZONING:</b>	R-1 w/ Swift Creek Watershed Protection Overlay District (SWPOD)
<b>EXISTING BUILDING</b>	±8,500 SF with a lease in place through April 2026
<b>UTILITIES</b>	Water on Tryon Rd Sewer On-Site
<b>PRICE:</b>	Contact Broker

## PROPERTY DESCRIPTION

**Prime ±11.32-Acre Redevelopment Opportunity:** Located along Tryon Road in Raleigh, this site offers strong visibility and frontage with an existing ±8,900 SF building leased through April 2026.

**Strategic Location:** Minutes from I-40, I-440, and US-1, the property provides excellent access and connectivity across the Triangle.

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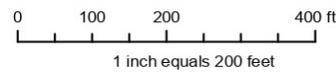
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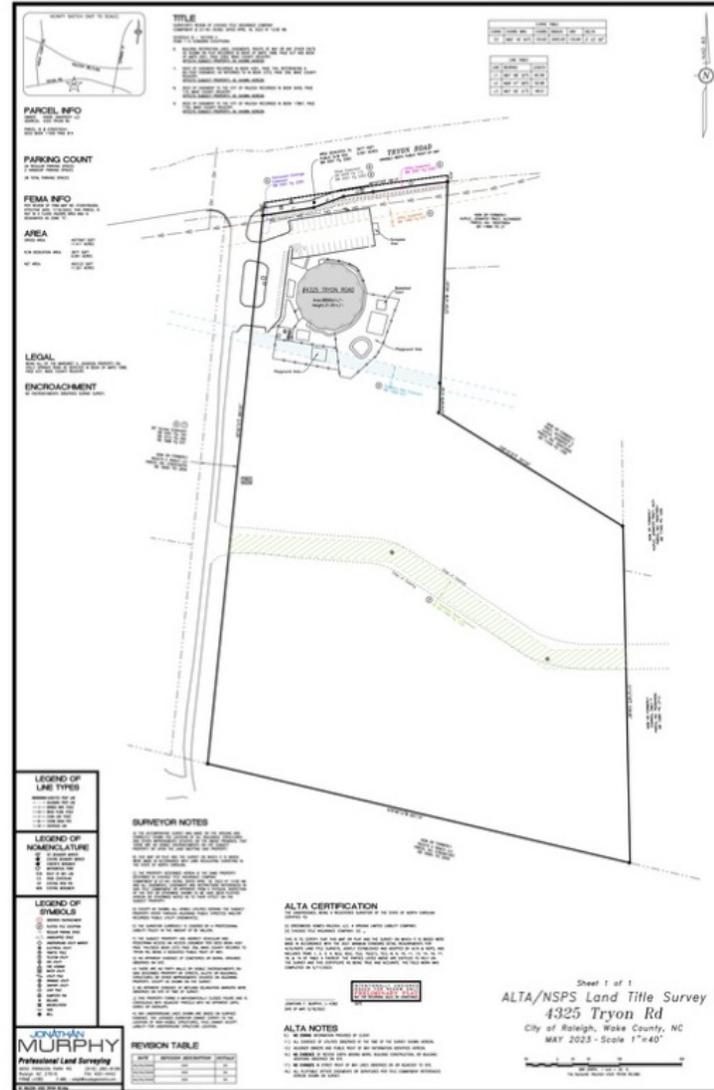


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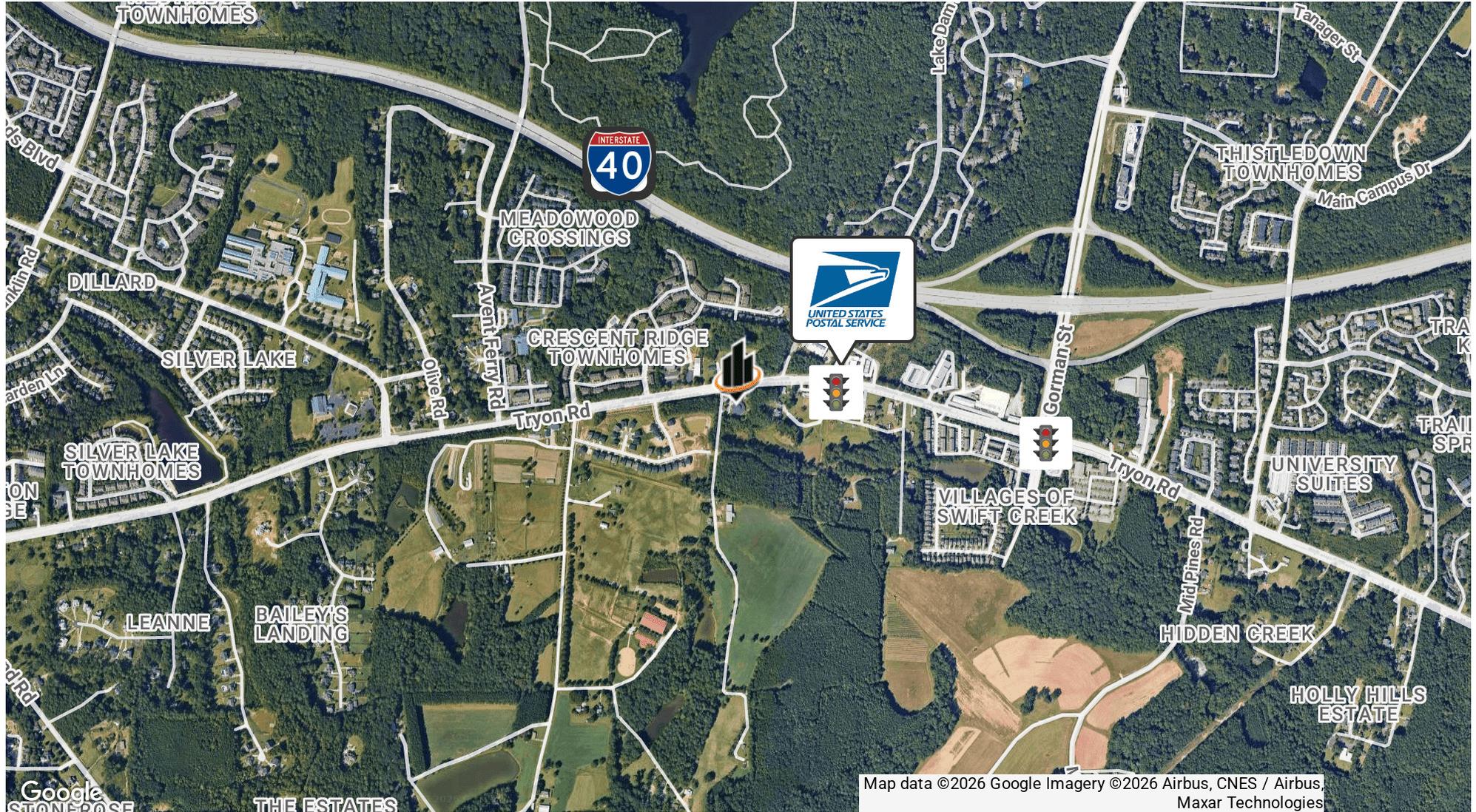
# SURVEY



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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

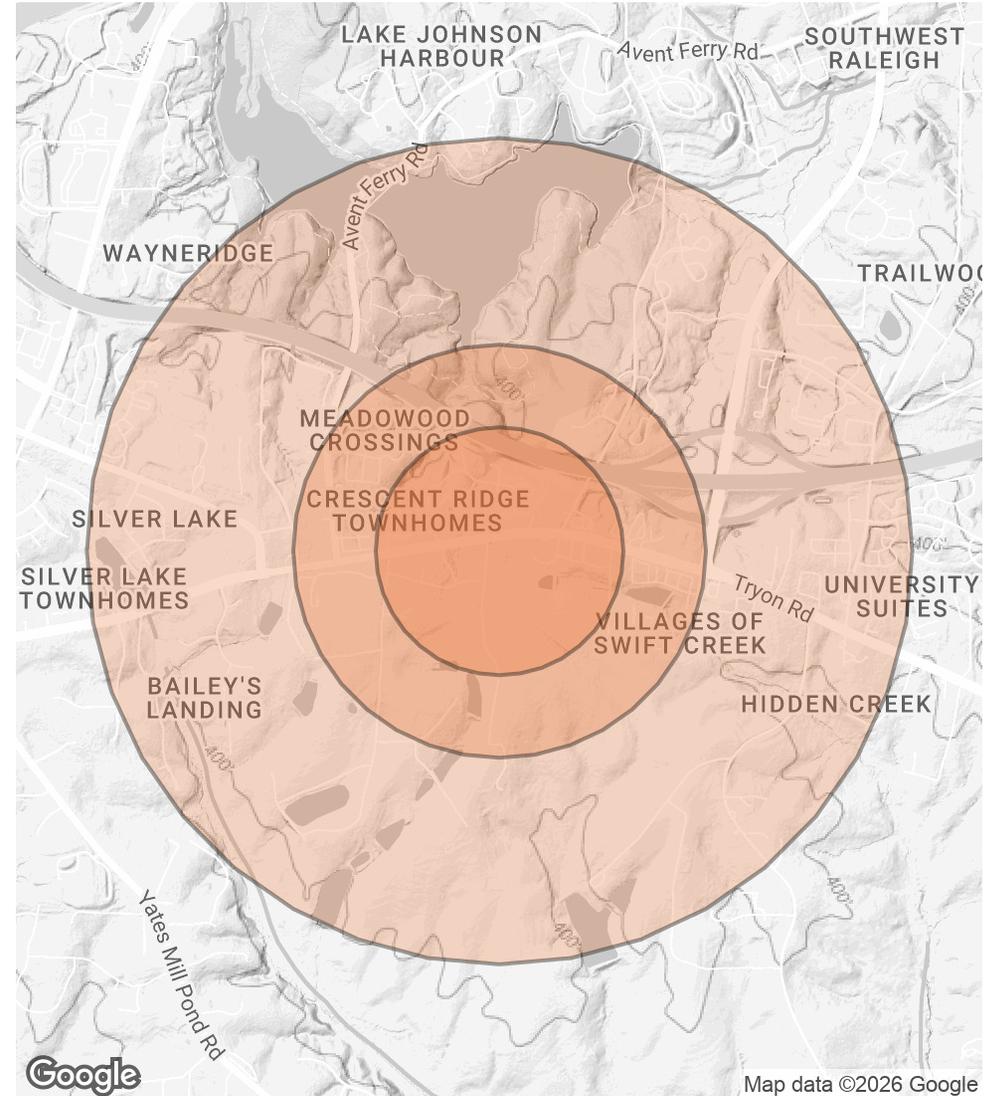
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	224	1,330	5,684
AVERAGE AGE	33	34	33
AVERAGE AGE (MALE)	32	33	32
AVERAGE AGE (FEMALE)	34	36	34

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	104	634	2,758
# OF PERSONS PER HH	2.2	2.1	2.1
AVERAGE HH INCOME	\$106,779	\$112,433	\$101,080
AVERAGE HOUSE VALUE	\$334,824	\$391,159	\$408,272

Demographics data derived from AlphaMap



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