

RALEIGH AUTO CARE CENTER

Ready for Owner Occupant

FOR SALE



**4811 Fayetteville Road
 Raleigh NC 27603**

ABOUT THE PROPERTY

Strategically located, this versatile property features three buildings totaling nearly 5,000 SF of functional workspace on a 0.71-acre site. The multi-structure layout is specifically designed for high-utility business operations, boasting multiple grade-level roll-up doors that allow for seamless vehicle access, partitioned tenant use, or distinct workflow separation. The remaining land area is optimized for efficiency, offering a gravel-paved yard that accommodates essential fleet parking and outdoor staging without the burden of excess acreage maintenance. This configuration is an ideal match for service-oriented businesses, specialized contractors, or light distributors seeking a compact yet highly capable "plug-and-play" compound.

Under Garner's CMX (Commercial Mixed-Use) zoning, the district is intended to foster a mix of office, retail, and service uses in a pedestrian-friendly or corridor-oriented environment, supporting everything from boutique professional suites to repair services and showrooms.

PROPERTY FEATURES

- Lots Size: 0.71 AC → Market: S Raleigh
- Zone: CMX → Submarket: Garner
- Size: 3 Buildings over 4800 SF
- Traffic: Over 35,000
- Close Hwy 401 & Hwy 70 Split

PURCHASE PRICE
\$2,150,000



More Info



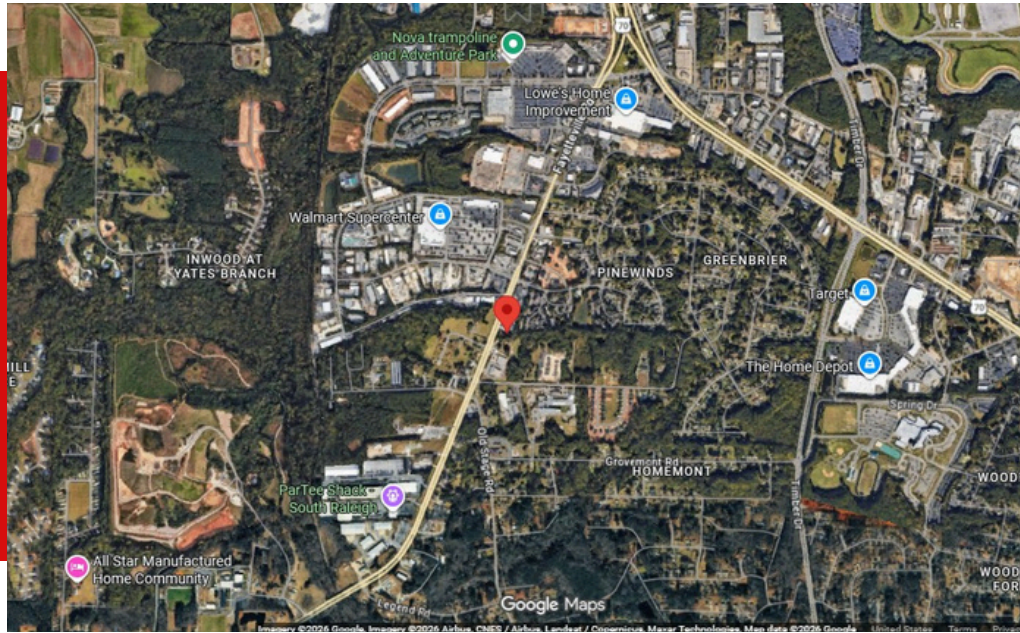
For More Information:
www.thispropertyavailable.com
thispropertyavailable@gmail.com
 Each Office Independently Owned & Operated

SKYLAR OWENS

☎ 919-857-7672
 ✉ skylarowens@kw.com

DIEGO MUNOZ

☎ 919-675-2750
 ✉ diegom@kw.com



4811 Fayetteville Rd, Raleigh, NC 27603

LOCATION OVERVIEW

Strategically positioned at 4811 Fayetteville Street, this property offers a high-visibility location within one of Raleigh's most rapidly expanding southern corridors. Immediate connectivity is provided by US-401 (Fayetteville Road) and US-70, serving as the primary arteries for north-south commuter traffic and local logistics. Proximity to the I-40/I-440 interchange (the "Beltline") further ensures seamless accessibility to the entire Research Triangle region, placing the site within a 10-minute drive of Downtown Raleigh's central business district.

The surrounding 5-mile radius is anchored by significant commercial and community destinations, including the White Oak Crossing retail power center and the revitalized Downtown Garner district. Business and industrial activity is bolstered by nearby employment hubs such as the Greenfield North Business Park and the North Carolina State Farmers Market, a major regional draw for both wholesale and retail commerce. Additionally, the property benefits from close proximity to the Wake County South Campus and the Coastal Credit Union Music Park at Walnut Creek, ensuring a steady flow of daytime and event-driven traffic.

Logistically, the site is perfectly situated to leverage the upcoming Wake Bus Rapid Transit (BRT) Southern Corridor, which will enhance transit connectivity between Garner and the Raleigh Convention Center. This area is characterized by a blend of established industrial presence and new residential developments, creating a robust local consumer base.



Municipal Zoning



More Info



Schedule A Tour!!

For More Information:
www.thispropertyavailable.com
thispropertyavailable@gmail.com

SKYLAR OWENS

DIEGO MUNOZ

📞 919-857-7672

📞 919-675-2750

✉️ skylarowens@kw.com

✉️ diegom@kw.com

NEARBY BUSINESSES



DEMOGRAPHICS

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	1,642	23,712	80,087
	Female	1,694	23,861	68,088
	Total Population	3,336	46,574	148,175
Race / Ethnicity	White	1,810	22,650	72,591
	Black	759	13,270	43,000
	Amin/AK/Nat	8	98	296
	Hawaiian	1	9	44
	Hispanic	541	7,631	19,026
	Asian	128	2,063	9,379
	Multiracial	80	1,027	3,408
	Other	8	131	385
	Housing	Total Units	1,601	20,852
Occupied		1,458	19,027	60,117
Owner Occupied		820	10,587	27,804
Renter Occupied		638	8,440	33,013
Vacant		143	1,825	6,335
Age	Ages 0 - 14	538	7,845	22,246
	Ages 15 - 24	425	6,964	28,786
	Ages 25 - 54	1,391	20,251	64,523
	Ages 55 - 64	418	5,396	15,218
	Ages 65+	565	6,429	17,406
	Income	Median	\$78,976	\$82,544
Under \$15k		21	1,391	4,757
\$15k - \$25k		82	932	3,214
\$25k - \$35k		79	1,505	4,104
\$35k - \$50k		262	2,080	6,648
\$50k - \$75k		261	2,915	8,140
\$75k - \$100k		161	2,285	7,497
\$100k - \$150k		295	3,057	9,923
\$150k - \$200k		174	1,787	6,468
Over \$200k	126	3,074	9,366	

More Info



Schedule A Tour!!

For More Information:

www.thispropertyavailable.com

thispropertyavailable@gmail.com

SKYLAR OWENS

919-857-7672

skylarowens@kw.com

DIEGO MUNOZ

919-675-2750

diegom@kw.com