

4820 GROVE BARTON ROAD
Raleigh, NC 27613

**FOR SALE | APPROVED COMMERCIAL
LAND DEVELOPMENT OPPORTUNITY**

PROPERTY INFORMATION

Cinema Grove

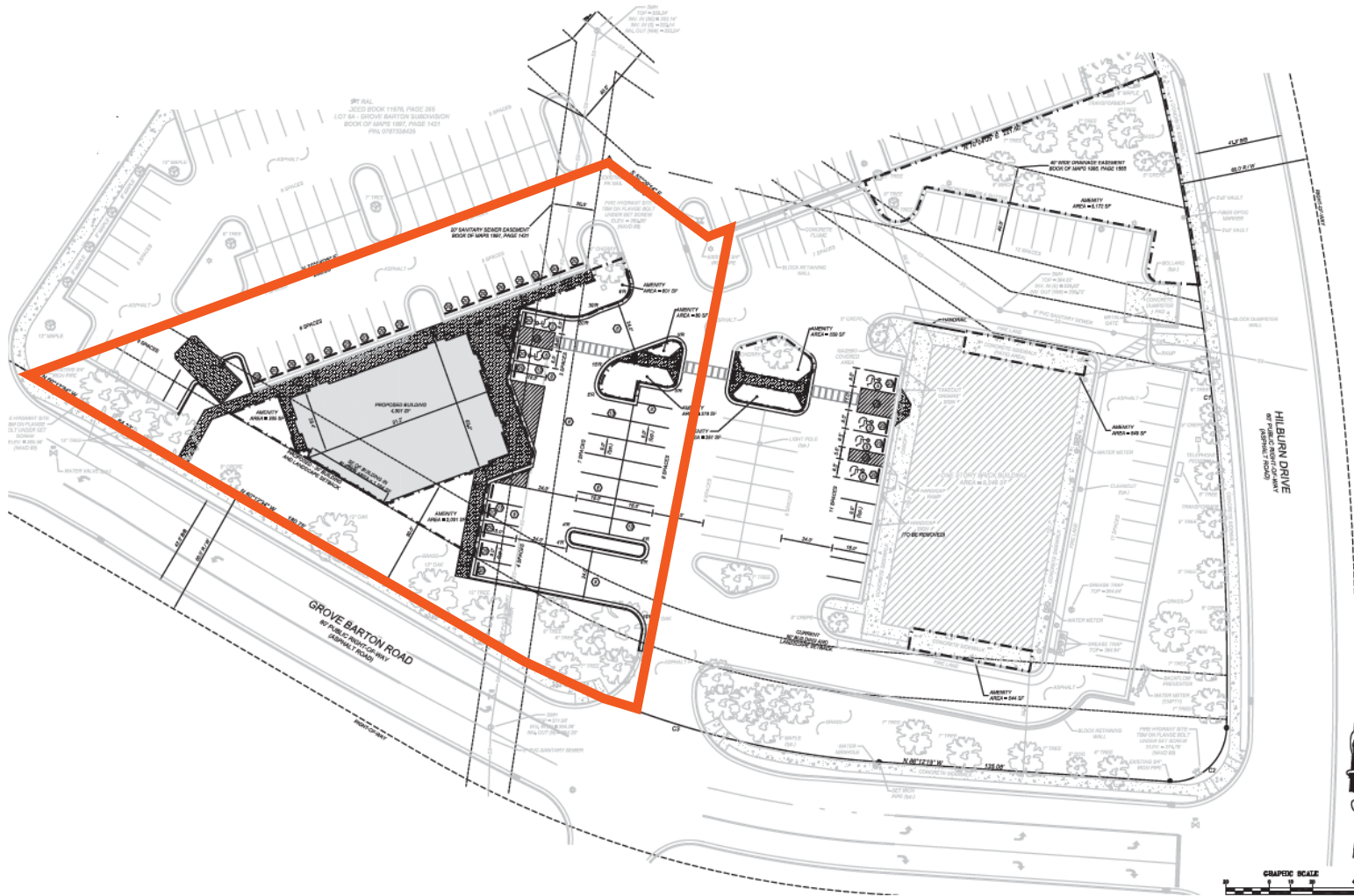
Address	4820 Grove Barton Road Raleigh, NC
Acreage	± 1.0 AC
Location	Raleigh, NC
Zoning	CX-3-PK, Holly Springs
Frontage	Grove Barton Rd
Utilities	Electric: Available Gas: Available Water: Available Sewer: Available
Sale Price	Contact Broker
Description	Site has been approved to allow for ±11,000 SF of Suburban Retail/Office space. There is a parking lot agreement in place with surrounding parking lots. Curb cuts, parking, and landscaping already in place.



Located near the intersection of Glenwood Avenue and Lynn Road, this property is ideally located in a high traffic retail corridor. The lot is well positioned beside the Cinemark Raleigh Grande movie theatre and across from Target and Lowes Home Improvement.



APPROVED SITE PLAN

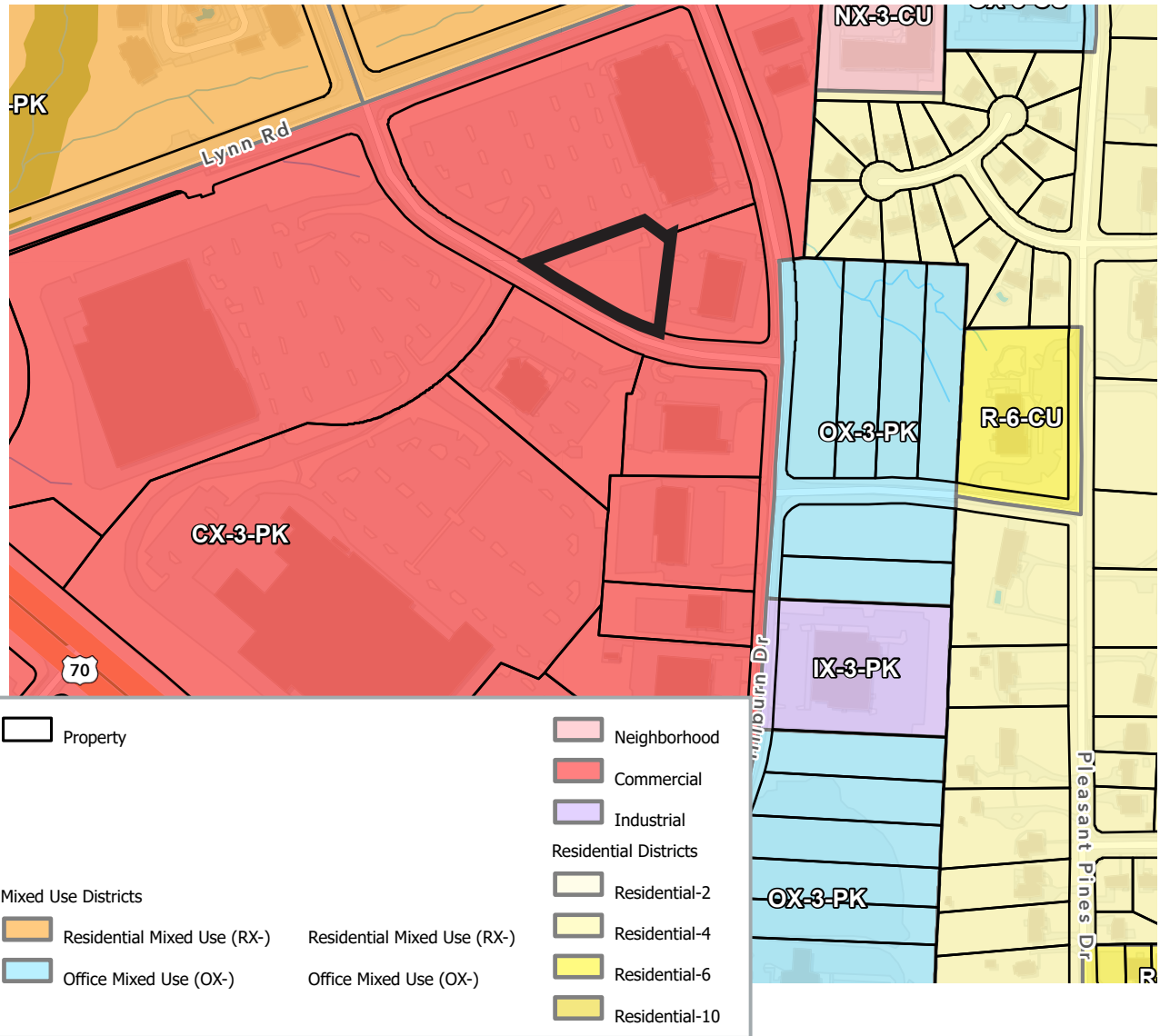


Current Zoning

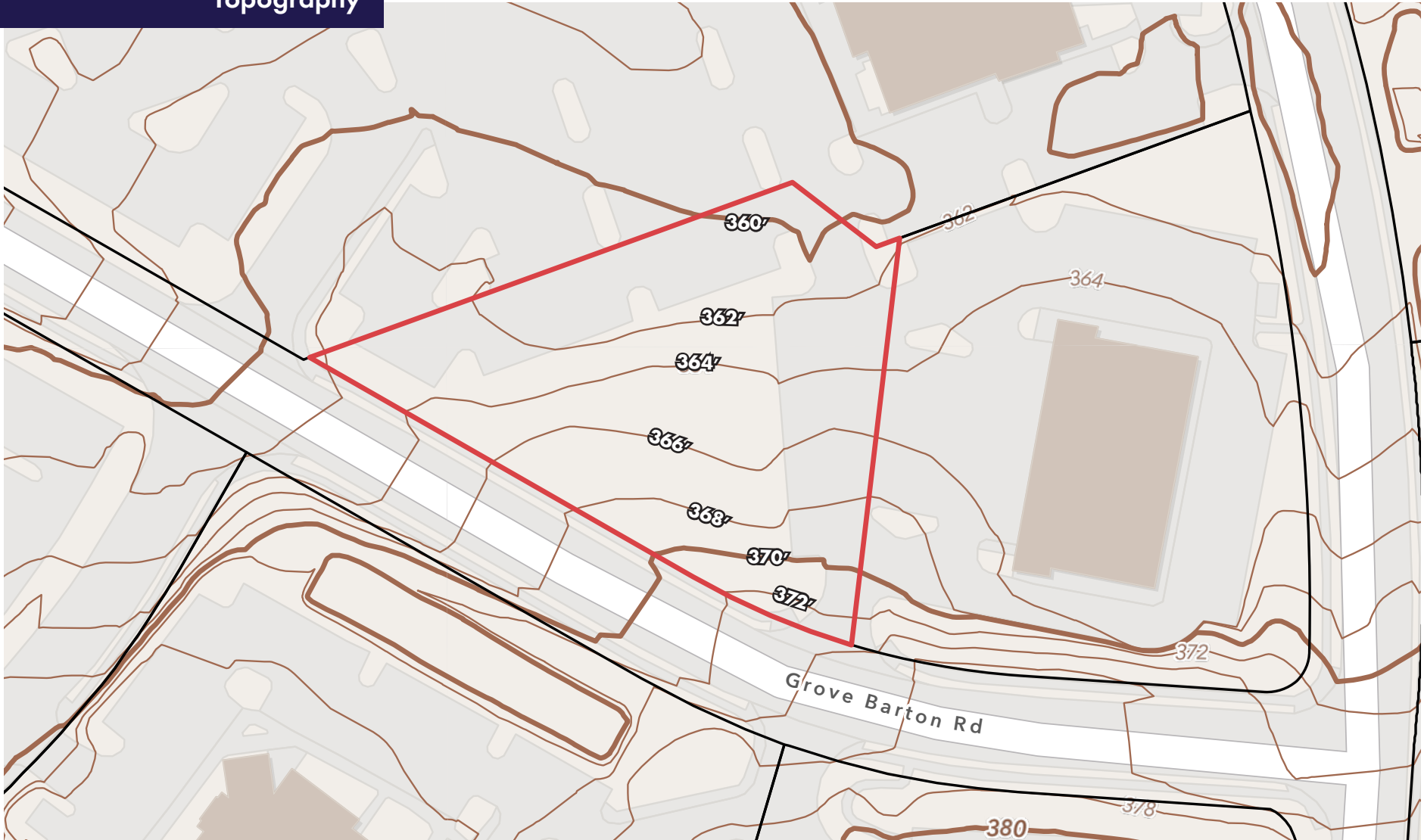
CX-3-PK - Commercial Mixed Use Parkway

Commercial Mixed Use is intended to provide for a variety of residential, retail, service and commercial uses.

Parkway (PK) provides for a heavily landscaped buffer between the roadway and adjacent development to ensure a continuous green corridor along the street right-of-way.



Topography



COLBY MITCHELL

C: 919.500.1262 | O: 919.582.3141 | cmitchell@apgcre.com

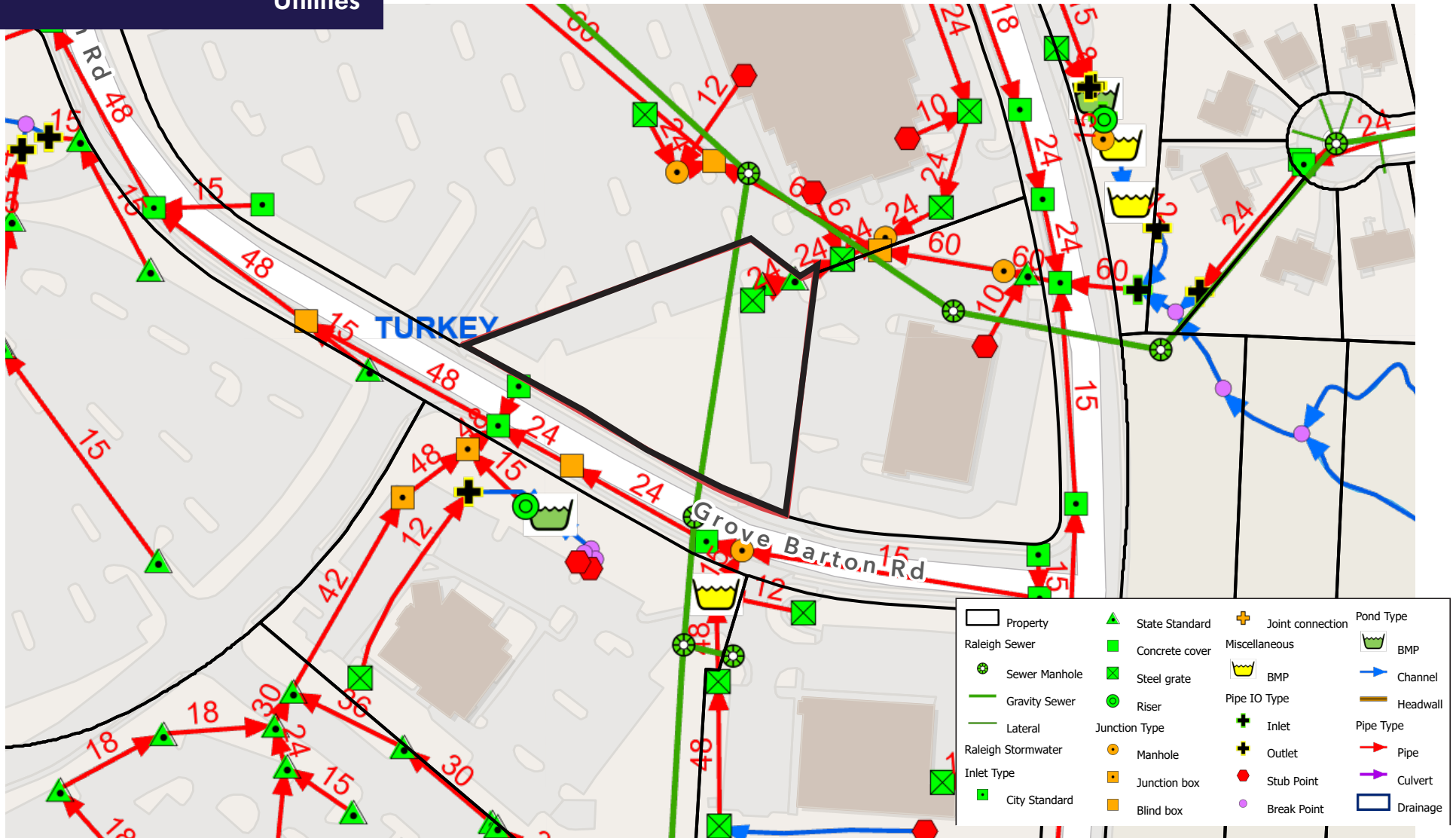
GREYSON TAVOLACCI

C: 919.455.3995 | O: 919.582.3141 | gtavolacci@apgcre.com

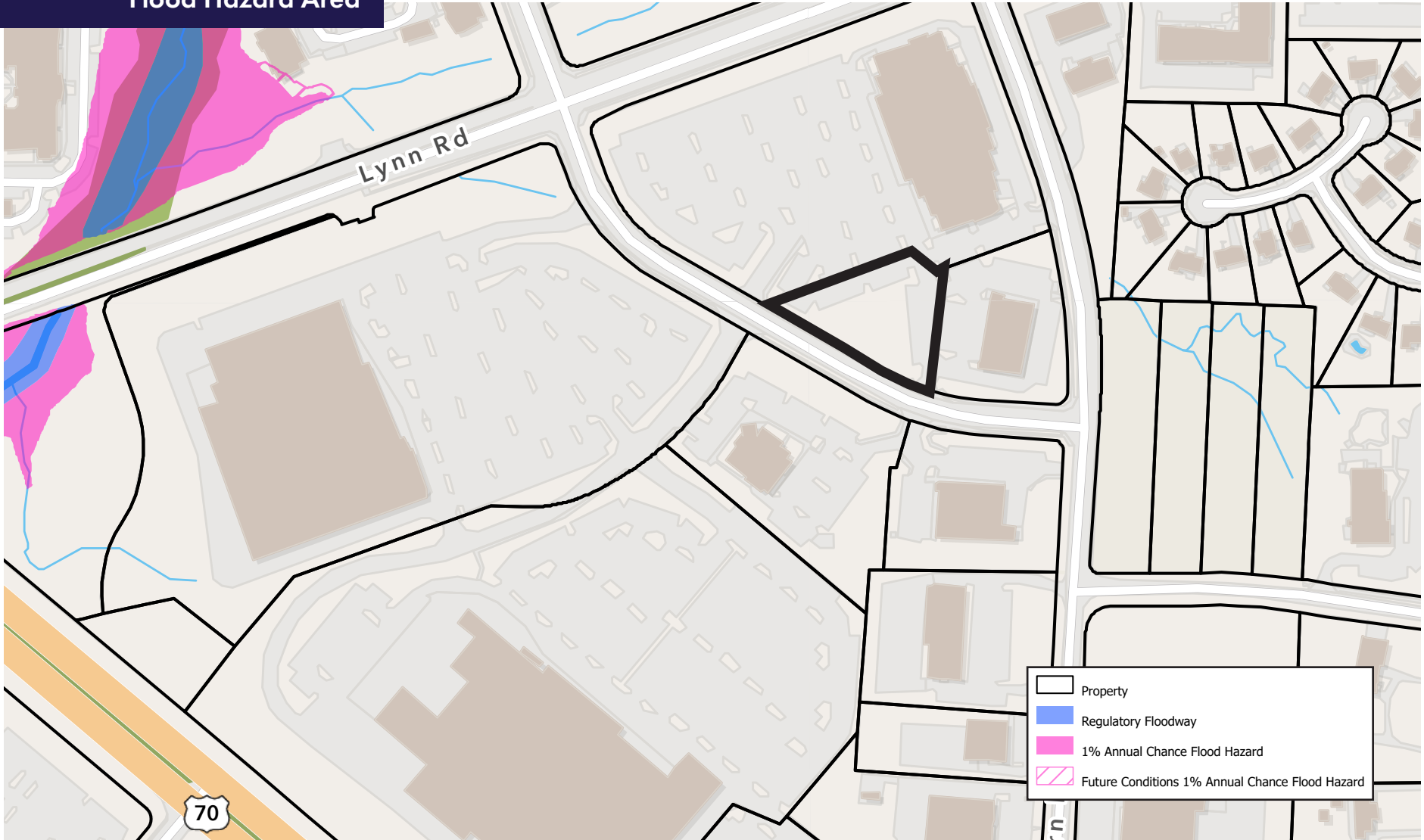


Visit our website for
more information.

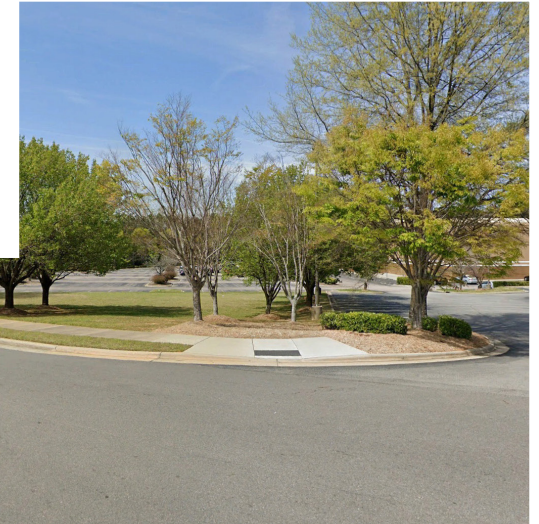
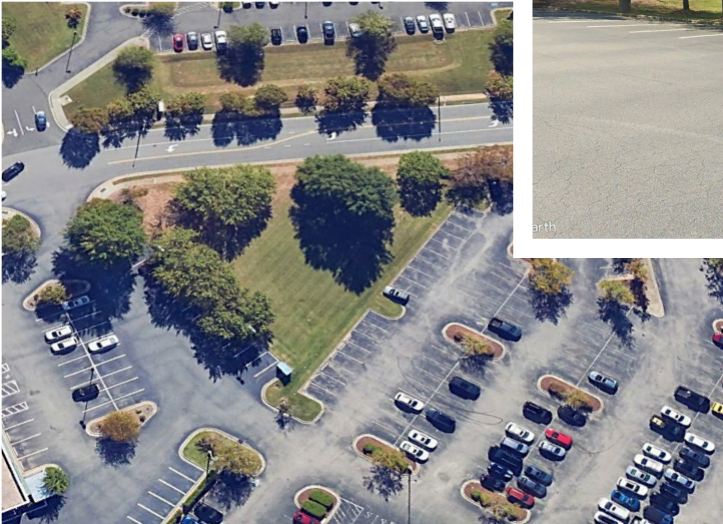
Utilities



Flood Hazard Area



Property Photos



COLBY MITCHELL

C: 919.500.1262 | O: 919.582.3141 | cmitchell@apgcre.com

GREYSON TAVOLACCI

C: 919.455.3995 | O: 919.582.3141 | gtavolacci@apgcre.com



Visit our website for
more information.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILES	5-MILES
2010 Population	10,219	54,435	128,220
2020 Population	11,374	59,847	146,626
2024 Population	11,443	60,327	150,116
2029 Population	11,409	62,016	155,854
2024-2029 Annual Rate	-0.06%	0.55%	0.75%
2024 Median Age	35.1	37.7	38.1
HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2010 Households	5,153	25,490	58,332
2020 Households	5,622	27,883	67,633
2024 Total Households	5,682	28,375	69,953
2029 Total Households	5,690	29,350	73,339
2024-2029 Annual Rate	0.03%	0.68%	0.95%
2024 Average Household Size	2.01	2.11	2.13
HOUSING	1-MILE	3-MILES	5-MILES
2024 Total Housing Units	5,893	29,852	74,241
2024 Owner Occupied Housing Units	48.9%	49.5%	51.0%
2024 Renter Occupied Housing Units	47.5%	45.6%	43.2%
2024 Vacant Housing Units	3.6%	4.9%	5.8%

DAYTIME POPULATION	1-MILE	3-MILES	5-MILES
2024 Daytime Population	8,836	55,753	201,262
Workers	5,152	32,076	141,449
Residents	3,684	23,677	59,813
MEDIAN HOUSEHOLD INCOME	1-MILE	3-MILES	5-MILES
2024 Median Household Income	\$93,260	\$101,695	\$104,684
2029 Median Household Income	\$107,208	\$115,731	\$117,319
AVERAGE HOUSEHOLD INCOME	1-MILE	3-MILES	5-MILES
2024 Average Household Income	\$131,343	\$141,470	\$145,369
2029 Average Household Income	\$149,206	\$161,393	\$163,467
PER CAPITA INCOME	1-MILE	3-MILES	5-MILES
2024 Per Capita Income	\$63,199	\$66,502	\$67,928
2029 Per Capita Income	\$72,128	\$76,319	\$77,123
EDUCATION	1-MILE	3-MILES	5-MILES
Associate's Degree	8.3%	9.1%	7.6%
Bachelor's Degree	40.8%	41.7%	42.4%
Graduate/Professional Degree	25.2%	25.1%	26.0%



LOCATION HIGHLIGHTS

Property is ideally situated in an active shopping plaza at the corner of Glenwood Avenue and Lynn Road, conveniently located halfway between I-440 and I-540 in Raleigh. Positioned in a vibrant retail corridor, the property is 15 minutes from downtown Raleigh, 15 minutes from Raleigh-Durham International Airport and 20 minutes from downtown Durham.



COLBY MITCHELL

C: 919.500.1262 | O: 919.582.3141 | cmitchell@apgcre.com

GREYSON TAVOLACCI

C: 919.455.3995 | O: 919.582.3141 | gtavolacci@apgcre.com



Visit our website for more information.

Area Map



COLBY MITCHELL

C: 919.500.1262 | O: 919.582.3141 | cmitchell@apgcre.com

GREYSON TAVOLACCI

C: 919.455.3995 | O: 919.582.3141 | gtavolacci@apgcre.com



Visit our website for more information.

RALEIGH QUICK FACTS

REGIONAL GROWTH

THE REGION BY THE NUMBERS

NO. 1
Top State for Business (North Carolina)
CNBC, 2023

NO. 2
Top State for Best Business Climate (North Carolina)
Business Facilities, 2023



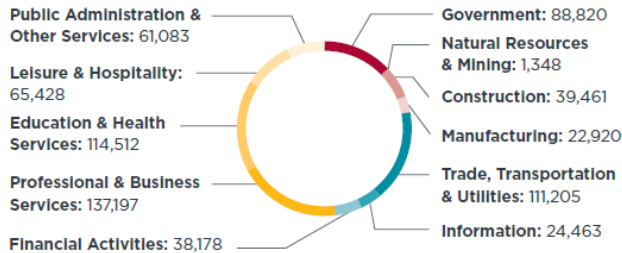
56 people
added to population per day

19 are born here **37** move here

Source: U.S. Census Bureau, Population Division, 2023

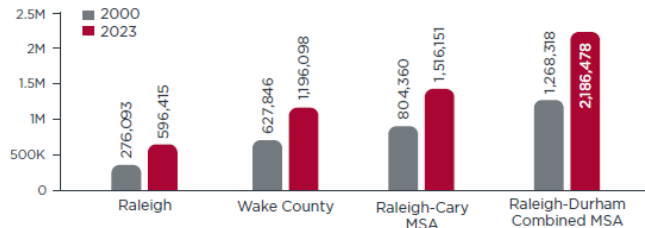
Wake County Employment by Industry Sector 2023

Total Employment: 704,615



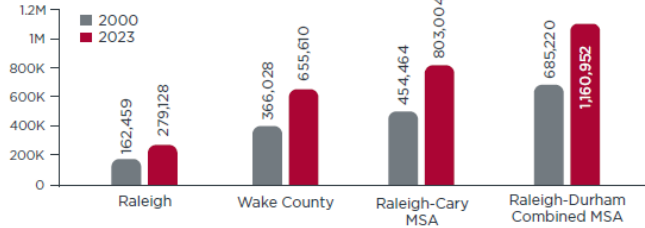
Source: Bureau of Labor Statistics (BLS) Quarterly Census of Employment and Wages (QCEW)

Population Growth



Source: U.S. Census Bureau, Population Estimates Program (PEP)

Labor Force Growth



Source: Bureau of Labor Statistics (BLS) Local Area Unemployment Statistics (LAUS)

Sources: raleigh-wake.org, zoomprospector.com



#1

Best County to Live in NC

Niche, May 2024



#1

City Where Millenials Are Buying Homes

SmartAsset, July 2024



#1

Best City for Renters

Forbes, June 2024



#1

Best Large City to Start A Business in 2024

WalletHub, April 2024

Demographics

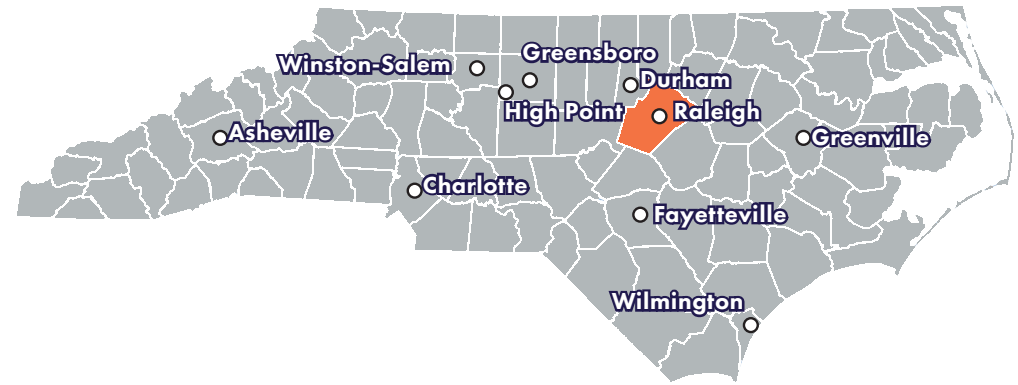
Population	484,003
Labor Force	286,340
Unemployment Rate	3.5%
Bachelors Degree or Higher	55.3%
Raleigh Land Area	147.6 Sq Miles
2023 Housing Units	244,870
Owner-Occupied Housing Units	52%
Renter-Occupied Housing Units	41%
Vacant Housing Units	7%
2023 Average Household Income	\$ 102,100
Average Work Commute Time	21.6 minutes



WAKE COUNTY QUICK FACTS

Wake County is the largest county in the Research Triangle region of North Carolina and is home to Raleigh, North Carolina’s state capital. This dynamic region is home to a wide range of businesses, including Fortune 500 giants and thousands of small and mid-sized companies in the life science and technology industries.

As one of the nation’s fastest-growing regions, Wake County offers the ideal blend of cost, comfort, and culture, plus thousands of diverse jobs. Wake County is home to more than one million people, and 13 different communities spread across 850 square miles. The region adds 64 new people every day, 43 of which move here and 21 are born here. With nearly half of the population having a bachelor’s degree or higher, which is almost double the state and national average, Wake County is one of the best places to live in work in the world.



By the Numbers 2022-2023

\$289M

Investment

1,839

New Jobs

6,199

Residential
Permits Issued


204


Non-residential
Permits Issued

2022-2023 Business Development Announcements

BERK-TEK

 Industry: Technology
 Advanced Manufacturing
 Jobs: 100 | Investment: \$27M

FUJIFILM DIOSYNTH

 Industry: Life Sciences
 Advanced Manufacturing
 Jobs: 100 | Investment: \$188M

SUMITOMO PHARMA

 Industry: Life Sciences
 Information Technology
 Jobs: 40 | Investment: \$34M

Source raleigh-wake.org/business-advantages/about-wake-county

