



# FOR SALE

# 3220 Northside Drive

STAND-ALONE FLEX BUILDING

RALEIGH, NC



# EXECUTIVE SUMMARY

Presenting an exceptional opportunity to acquire a premier commercial asset at 3220 Northside Drive, Raleigh, NC 27615, situated in the heart of North Raleigh's thriving business corridor. This property is strategically positioned to capitalize on Raleigh's booming economic growth and rapidly expanding population, offering a unique blend of visibility, accessibility, and investment potential.

## Key Features

- » **Prime Location:** Nestled in a high-demand area, the property enjoys proximity to major thoroughfares, including I-540 and Falls of Neuse Road, connecting it seamlessly to the rest of the Triangle.
- » **Flexible Space:** The property boasts versatile square footage, ideal for a wide range of uses such as office, retail, or medical space, accommodating businesses of all sizes.
- » **Strong Demographics:** Surrounded by affluent residential neighborhoods, with a median household income exceeding \$100,000, and a growing customer base of professionals and families.
- » **Outstanding Visibility:** Highly visible from Northside Drive with ample parking, ensuring ease of access and excellent exposure for tenants or businesses.
- » **Proximity to Amenities:** Conveniently located near shopping centers, dining establishments, and professional services, enhancing its appeal for both employees and customers.

## Investment Highlights

Raleigh is consistently ranked as one of the top cities in the U.S. for business, innovation, and quality of life, with accolades such as the #2 Best Performing City (Milken Institute) and #1 Best Place to Start a Business (LendingTree). This property offers investors a stable asset in a region with sustained economic growth and high demand for commercial real estate.



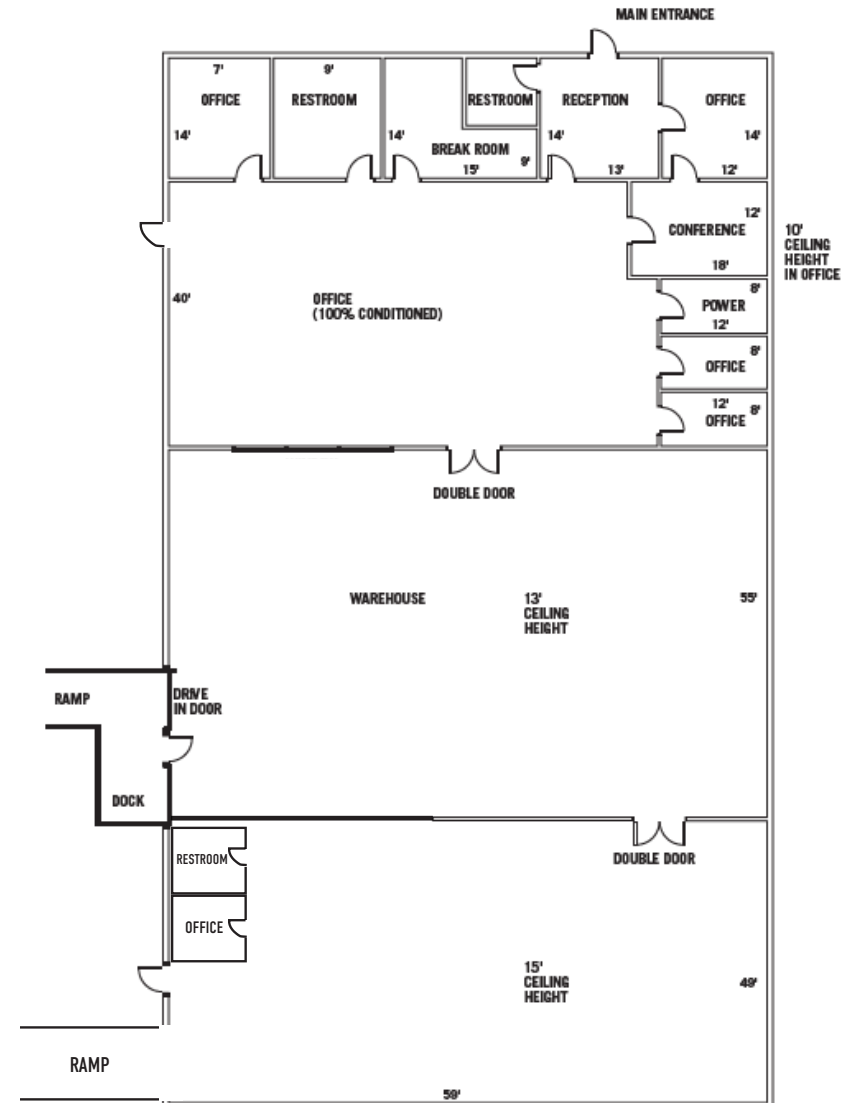
Whether you are seeking a premier location for your business or a high-performing addition to your investment portfolio, 3220 Northside Drive offers the ideal combination of functionality, location, and value. Don't miss the opportunity to own a cornerstone of North Raleigh's thriving commercial landscape.

# PROPERTY DETAILS

# FLOOR PLAN



<b>SALE PRICE</b>	\$1,999,999
<b>ADDRESS</b>	3220 Northside Drive Raleigh NC 27615
<b>TOTAL SQUARE FOOTAGE</b>	9,720 SF
<b>ACREAGE</b>	Approximately 1 Acre
<b>YEAR BUILT</b>	1997 / Renovated 2020
<b>DRIVE IN DOORS</b>	2
<b>PARKING</b>	13 Surface / Additional Fenced In
<b>ZONING</b>	IH - Heavy Industrial



# LOCATION OVERVIEW





## CONTACTS

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