

# FLEX SPACE PROPERTY FOR SALE

1.726 AC GLENWOOD AVE REDEVELOPMENT OPPORTUNITY | CLEAR SPAN FLEX ASSET



6425 Glenwood Ave, Raleigh, NC 27612



## OFFERING SUMMARY

Sale Price:	\$2,500,000
Building Size:	5,160 SF
Lot Size:	1.726 Acres
Year Built:	1980
Zoning:	IX3
Market:	Raleigh/Durham
Submarket:	Glenwood/Creedmoor

## PROPERTY OVERVIEW

Rare 1.726-acre redevelopment opportunity in Northwest Raleigh's high-traffic Glenwood Ave corridor with immediate access to I-440. The property features a clear span building with a single support structure, allowing flexible layouts for uses such as brewery, retail/restaurant, showroom, or industrial/flex with five bays.

A rear easement enhances access and supports future site configuration, while excess land provides the ability to develop an additional  $\pm 5,000$  SF building. Survey recombination is completed, streamlining redevelopment.

Adjacent Parcel A (6429 Glenwood Ave) is also available, and parcels can be purchased individually or together for a larger investment opportunity. Seller is open to a reasonable due diligence period, act quickly to secure this prime asset.

## PROPERTY HIGHLIGHTS

- 1.726 Acres | Prime Glenwood Ave Frontage - High visibility with immediate I-440 access
- Clear Span Building - Single support structure allows flexible commercial uses
- Redevelopment Upside - Excess land supports new  $\pm 5,000$  SF construction + rear easement access
- Assemblage Opportunity - Adjacent Parcel A available; buy separately or together
- Execution Ready - Survey recombination complete; seller open to due diligence

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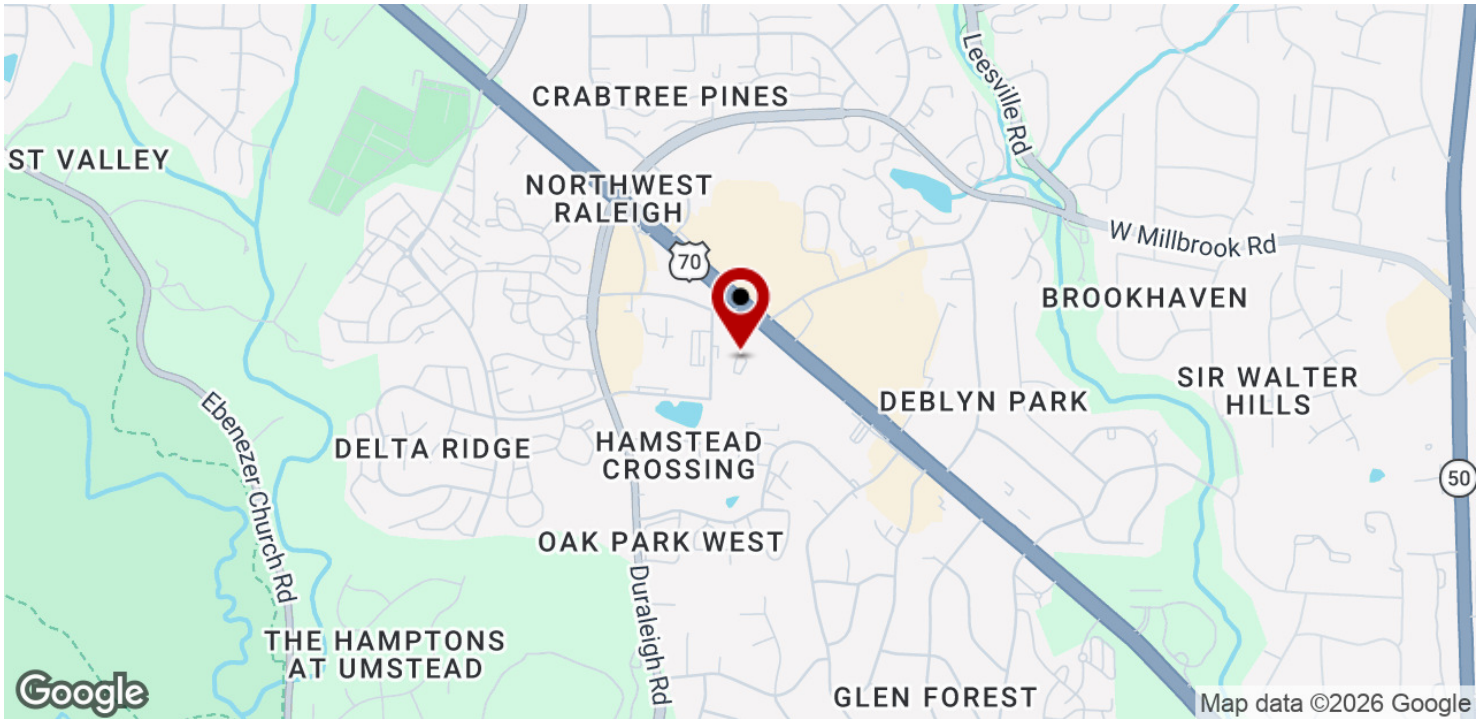
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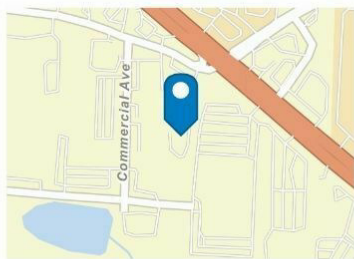
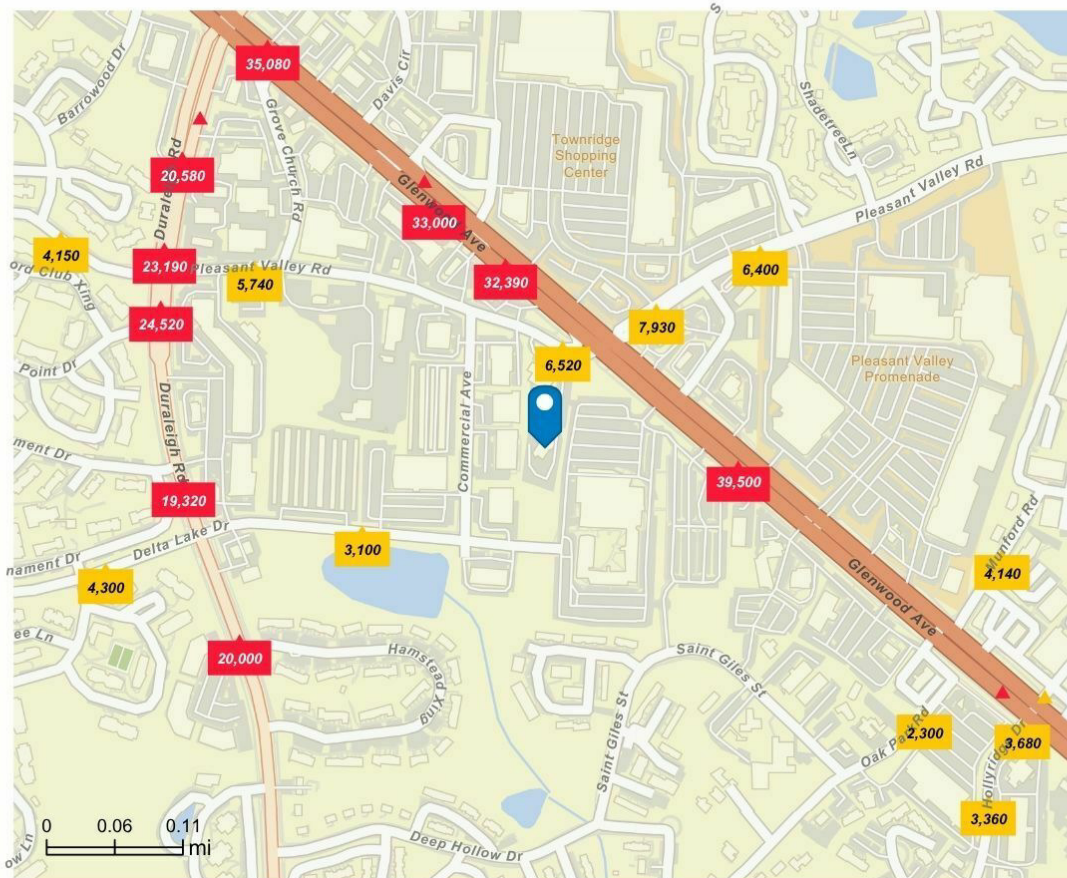
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## Traffic Count Map - Close Up

6425 & 6429 Glenwood Ave, Raleigh, North Carolina, 27612

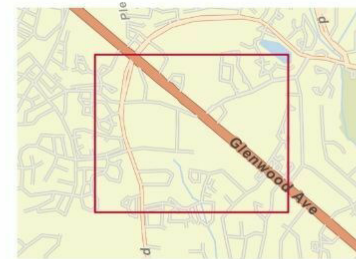


Rings: 1, 3, 5 mile radii



### Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ day 8,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

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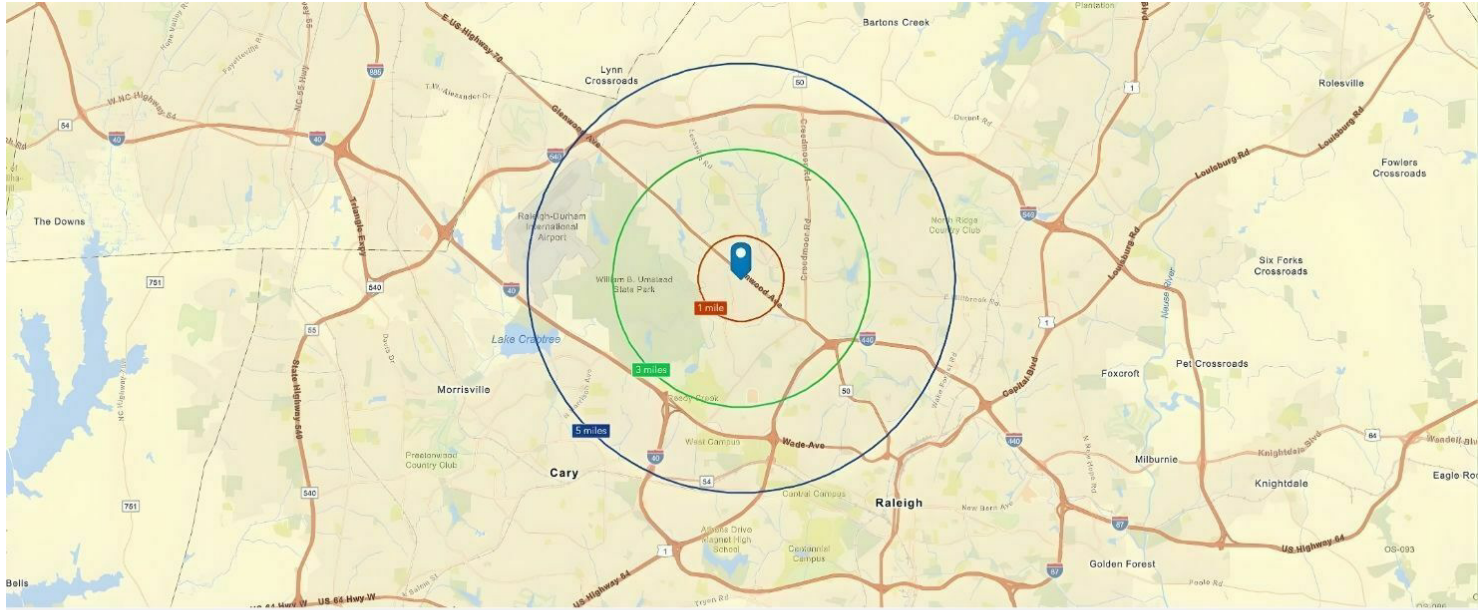
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	1 MILE	3 MILES	5 MILES	
<b>2025 Estimated Population</b>	10,828	75,700	168,684	POPULATION
<b>2030 Projected Population</b>	10,703	75,969	171,974	
<b>2025 Estimated Household</b>	5,484	36,815	79,629	HOUSEHOLD
<b>2030 Projected Household</b>	5,459	37,518	82,669	
<b>2030 Estimated Owner Occupied Housing</b>	2,324	18,601	42,241	HOUSING
<b>2030 Estimated Renter Occupied Housing</b>	3,135	18,918	40,428	
<b>2025 Estimated Total Business</b>	562	3,548	10,683	BUSINESS
<b>2025 Estimated Total Employees</b>	5,438	39,179	120,591	EMPLOYEES

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