

Automotive Dealership in Prime Location For Lease

2606 S Wilmington St
Raleigh, NC 27603





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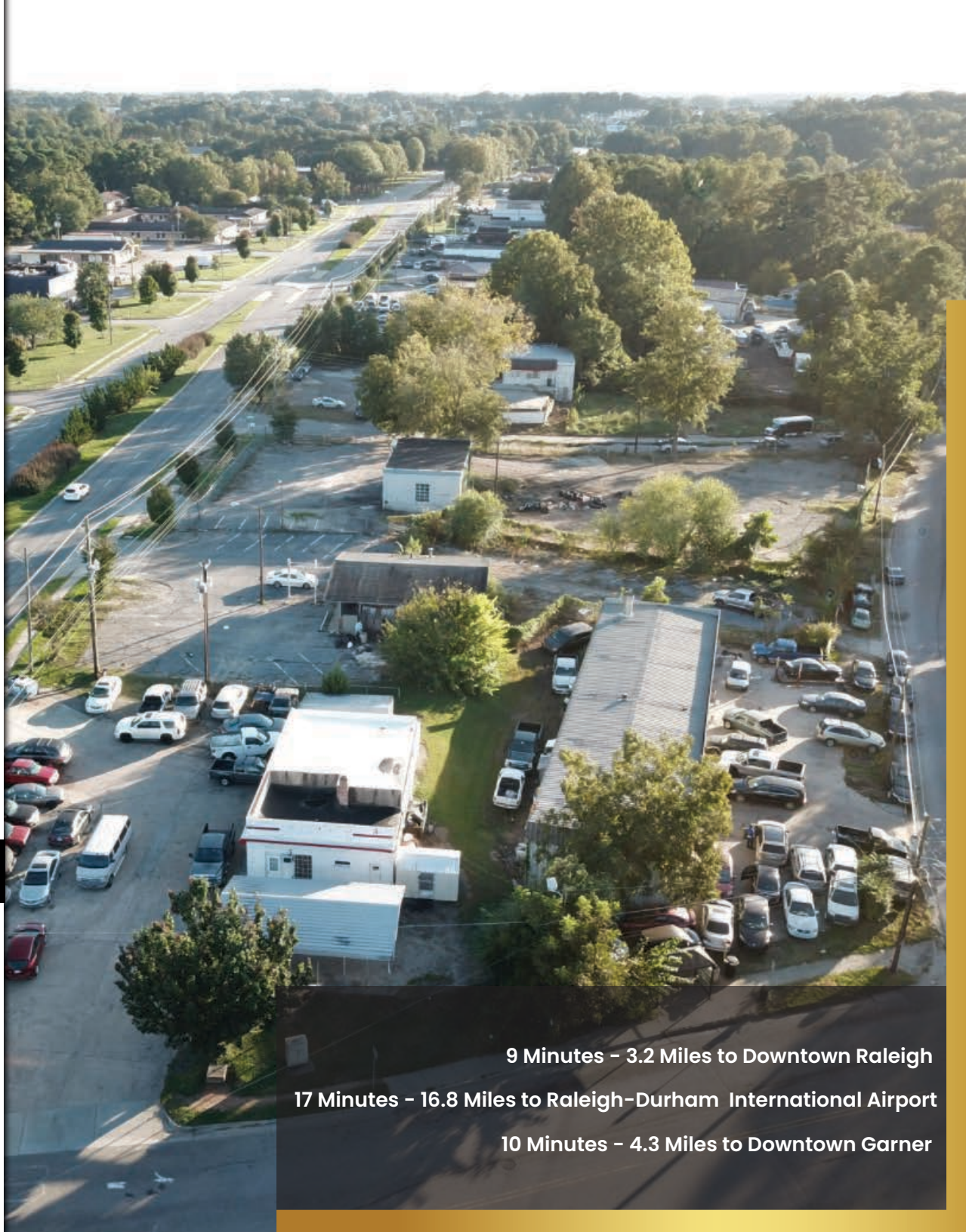
THE OPPORTUNITY

KEY HIGHLIGHTS

- Automotive Location gateway to Downtown Raleigh & Garner
- 91,000+ Households within 5 minutes
- CX-3 Zoning Commercial Mixed Use

PROPERTY HIGHLIGHTS

Price:	\$5,900 NNN
Building Size:	1,272 sqft
Year Built:	1970
Lot Size:	0.52 Acres



9 Minutes – 3.2 Miles to Downtown Raleigh
17 Minutes – 16.8 Miles to Raleigh–Durham International Airport
10 Minutes – 4.3 Miles to Downtown Garner

PARCEL MAP



AERIAL LOOKING EAST

Parkland Rd

Renfrow Rd

S Wilmington St



AERIAL LOOKING NORTH

Renfrow Rd

S Wilmington St

Parkland Rd



AERIAL LOOKING SOUTHWEST

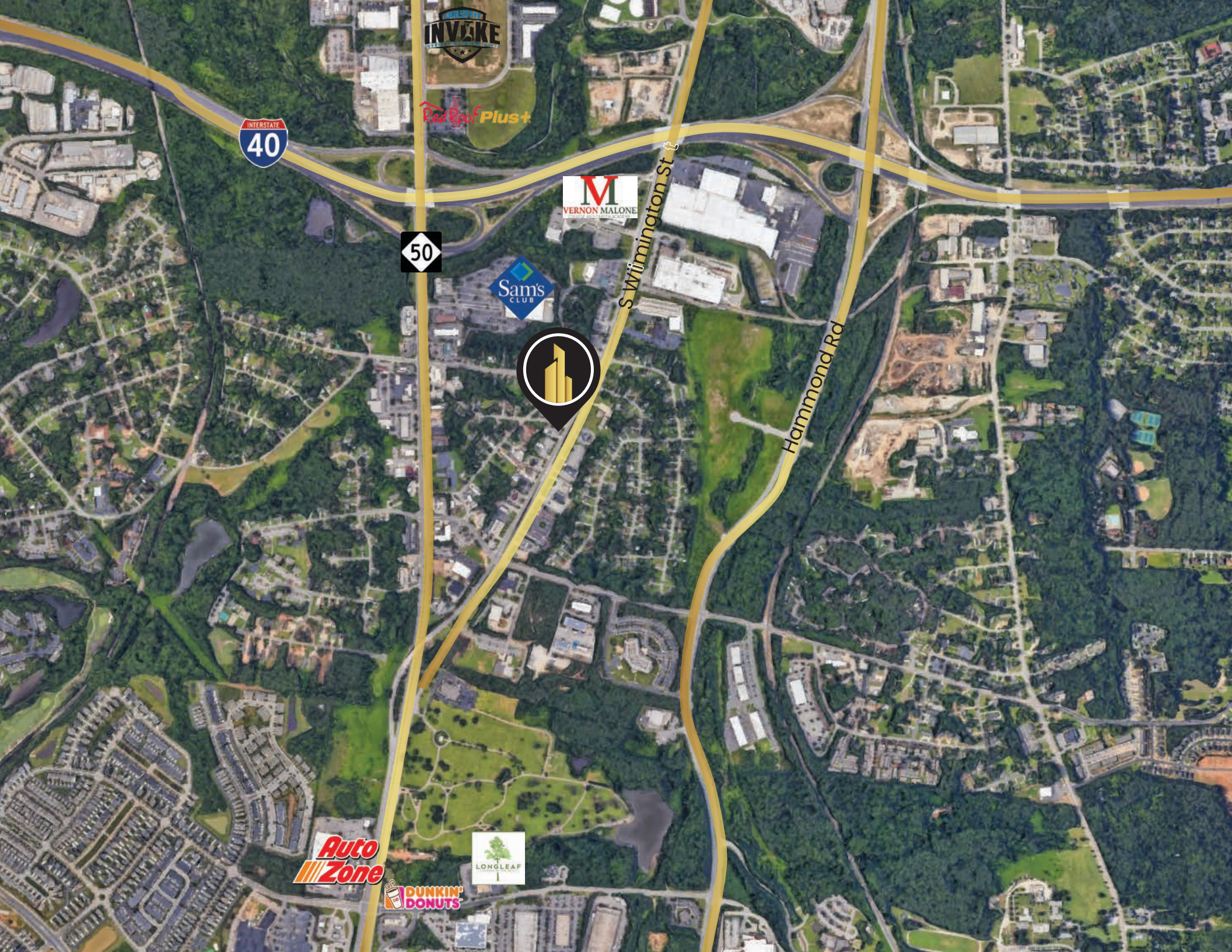
S Wilmington St

Pecan Rd

Renfrow Rd

Parkland Rd
© Rd





S Wilmington St

Hammond Rd

RALEIGH NC



Raleigh is the capital of the state of North Carolina and the seat of Wake County in the United States. Raleigh is the second-largest city in the state, after Charlotte. Raleigh is known as the "City of Oaks" for its many oak trees, which line the streets in the heart of the city. The city covers a land area of 142.8 square miles. The U.S. Census Bureau estimated the city's population as 479,332 as of July 1, 2018. It is one of the fastest-growing cities in the country.

Raleigh is home to North Carolina State University (NC State) and is part of Research Triangle Park (RTP), together with Durham (home of Duke University and North Carolina Central University) and Chapel Hill (home of the University of North Carolina at Chapel Hill). The "Triangle" nickname originated after the 1959 creation of the Research Triangle Park, located in Durham and Wake counties, among the three cities and their universities. The Research Triangle region encompasses the U.S. Census Bureau's Raleigh-Durham-Chapel Hill Combined Statistical Area.

Most of Raleigh is located within Wake County, with a very small portion extending into Durham County. The towns of Cary, Morrisville, Garner, Clayton, Wake Forest, Apex, Holly Springs, Fuquay-Varina, Knightdale, Wendell, Zebulon, and Rolesville are some of Raleigh's primary nearby suburbs and satellite towns.

RALEIGH-CARY and WAKE COUNTY ACCOLADES 2019/2020

- Top 10 Most Recession-Resistant Cities - Smartasset 2020
- One of the best state capitals to call home - Wallet Hub 2020
- 10 Best Cities in the U.S. to Move to Right Now - Curbed 2020
- Second on Numbeo's Quality of Life Index for 2020 - Numbeo 2020
- One of The Best Places to Raise a Family on a Budget - The Motley Fool 2020
- Top 10 Metros for Millennials Who Want to Relocate - Commercial Cafe 2020
- Third Best City for Millennials to Relocate - INDYWeek, January 2020
- Top 10 Best Cities to Work from Home - smartasset 2020
- 'Most livable' up-and-coming markets for tech jobs - Zillow, January 2020
- 15th Most Pet-Friendly Cities - WalletHub 2020
- 2019 Best City to Drive In - wallethub.com, September 2019
- 2019's 11th Best Big Cities to Live In - wallethub.com, July 2019
- 2nd in 2019 Top 100 Best Places to Live - livability.com, May 2019
- 3rd Best in Quality of Life in the World - NUMBEO, March 2019
- 2nd in Most Family-Friendly Cities poll - Homes.com, February 2019

RALEIGH ACCOLADES



RALEIGH ACCOLADES

#2

Hottest Spot for
Tech Jobs
FORBES

#2

Best Place for
Business
FORBES

#2

Highest Number
of Tech Jobs
NEW YORK TIMES

#3

Best City for Job
Seekers in 2017
INDEED

#4

Highest % of
Workforce in STEM
WALLETHUB

#4

City with Fastest
Growing Income
SMARTASSET

Downtown Raleigh is in the midst of historic growth. Since 2005, downtown has seen over \$3 billion in development completed and under construction, which has added new residences, convention space, offices, retail, entertainment venues, hotels, and restaurants.

- Downtown Raleigh Alliance, State of Downtown Raleigh 2018

COMPARED TO THE U.S. WORKFORCE AS A WHOLE:

96%

Higher share of
computer and
mathematical
occupations

40%

Higher share of
architecture &
engineering
occupations

156%

Higher share of
software & app
developers

105%

Higher share of
civil engineers

GARNER NC



Located in a region consistently ranked among America's best places to live, work, raise a family and earn a quality education, Garner is an idyllic suburban community that offers something for everyone. In addition to being known for its hometown character, historic downtown area, top-rated schools and quiet neighborhoods, Garner also offers an excellent climate for new, relocating or expanding businesses.

The town was named an All-America City in 2013 because of innovative, citizen-led projects that improve the quality of life and expand educational and cultural opportunities for citizens of all ages. And you can find this all just a few minutes from downtown Raleigh!

Garner offers all of the major quality-of-life amenities everyone is searching for, all in one convenient package:

- a temperate yearly climate featuring four distinct seasons
- local parks and trails connected to neighborhoods and schools
- world-class performing arts, museums and cultural festivals in next-door Raleigh
- access to cutting-edge health care, education and technology

And when you need to get away from it all, vacation options abound. Whether you prefer the mountains, the beach or somewhere in between, you're within hours of your destination.

Garner is a booming community for both businesses and commerce in the Triangle region. Known for its hometown charm and atmosphere, yet located near the heart of the world-renowned Research Triangle Park, Garner offers an excellent economic climate that's well-suited for new, relocating or expanding businesses.

With 49 percent of Wake County residents 25 years of age or older holding a bachelor's degree or higher, the Garner area has one of the smartest labor forces you'll find anywhere.

With a high quality of life, a diverse, skilled workforce and access to the state's best academic institutions, Garner is a great place to do business in the heart of North Carolina.



GARNER ACCOLADES

46%
of people age 25+
have at least a
bachelor's degree

600+
Life Science
companies all the
region home

32,500
population, with
almost one million
living within
20 miles

Top 10
All-American
Cities for 2013.

#2
Nest Cities
for Teleworking

#13
Best Places
to Live

#14
Most Secure
large cities in
the U.S.

#17
Healthiest
Cities

#37
Most Energetic
Cities

#42
Fiscally Fit
Cities Report

#149
Best Green Cities

#46
Best
performing
large city

DEMOGRAPHIC OVERVIEW

2020 Summary	1 Mile	3 Miles	5 Miles
Population	7,957	82,194	191,872
Households	2,602	30,065	73,140
Families	1,451	13,366	35,739
Average Household Size	2.91	2.38	2.36
Owner Occupied Housing Units	1,257	10,982	31,973
Renter Occupied Housing Units	1,345	19,084	41,167
Median Age	29.5	29.2	30.5
Median Household Income	\$48,275	\$44,250	\$54,555
Average Household Income	\$70,141	\$66,167	\$83,067

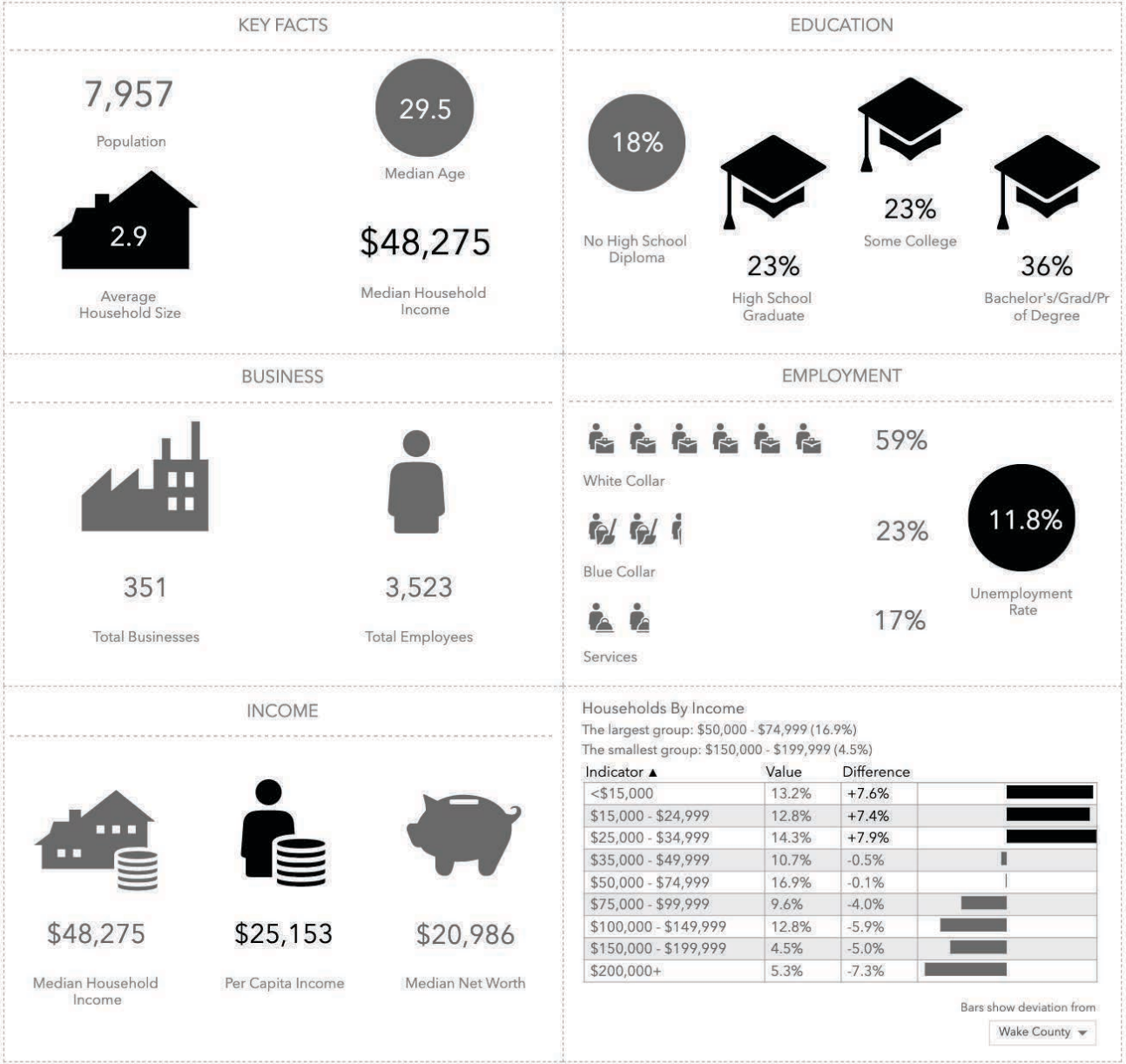
2025 Summary	1 Mile	3 Miles	5 Miles
Population	8,879	90,813	208,601
Households	2,918	33,988	80,390
Families	1,617	14,726	38,679
Average Household Size	2.91	2.36	2.36
Owner Occupied Housing Units	1,411	11,831	34,262
Renter Occupied Housing Units	1,508	22,157	46,128
Median Age	28.6	29.4	30.9
Median Household Income	\$52,381	\$48,393	\$57,693
Average Household Income	\$74,194	\$72,143	\$89,267

1 miles

5 miles

Raleigh

DEMOGRAPHIC OVERVIEW



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