



**AUTO SHOP FOR LEASE
NEAR DOWNTOWN
RALEIGH**

1831 CAPITAL BLVD.
RALEIGH, NC 27604

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FOR LEASE

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PROPERTY OVERVIEW

6,403 SF

TOTAL SQUARE FEET

\$10,000/MO

MONTHLY RENT

NNN

LEASE TYPE

1.11 AC SINGLE

ACRES TENANCY

CZ

ZONING

1968

BUILT

- **Building One:**
 - 3,315 SF
 - 3 (14 FT) Drive-in Doors
 - **Ceiling height:** 20 FT
- **Building Two:**
 - 3,088 SF
 - Double Drive-in (8 FT)
 - **Ceiling Height:** 10 FT
 - 2 bathrooms
 - Waiting area
 - 45 Parking Spots
- **Prime Location:** Ideally situated on Capital Blvd, just minutes from downtown Raleigh, offering high visibility and easy access
- **Bustling Capital Blvd Corridor:** Part of a busy corridor filled with restaurants and retail establishments. Heavy daily vehicle traffic - VPD 33,000
- **Convenient Access:** Close to major roads and public transportation, making it easy for customers to visit







NOTICE
EMPLOYEES
ONLY BEYOND
THIS POINT





RALEIGH IRONWORKS

DOWNTOWN RALEIGH



PonySaurus Brewing Co

Andia's Ice Cream
Ice Cream

Eastout Sandwich
Bakery

Peden Steel Dr

The Salvation Army

Capital Blvd

The Green Chair Project

SLINC Accessible Books
& Library Services

Southern Mobility
and Medical

Custom Brick
Building materials

Henry's Muffler Shop
Muffler shop

1831 Capital Blvd

Open and service all day
Auto repair shop

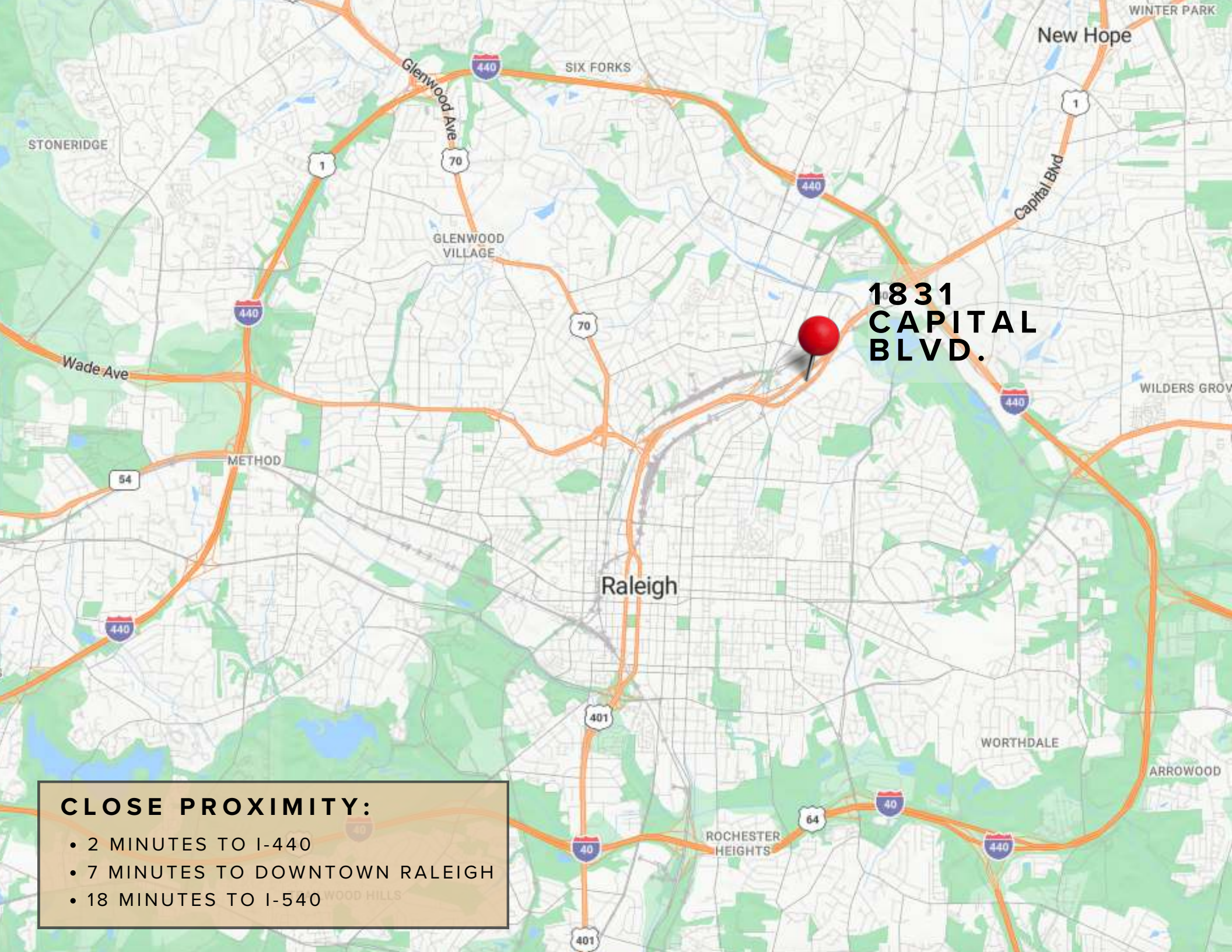
Saxton Auto Sales
Car dealer

Capital Blvd

401

WAKE Up and Read

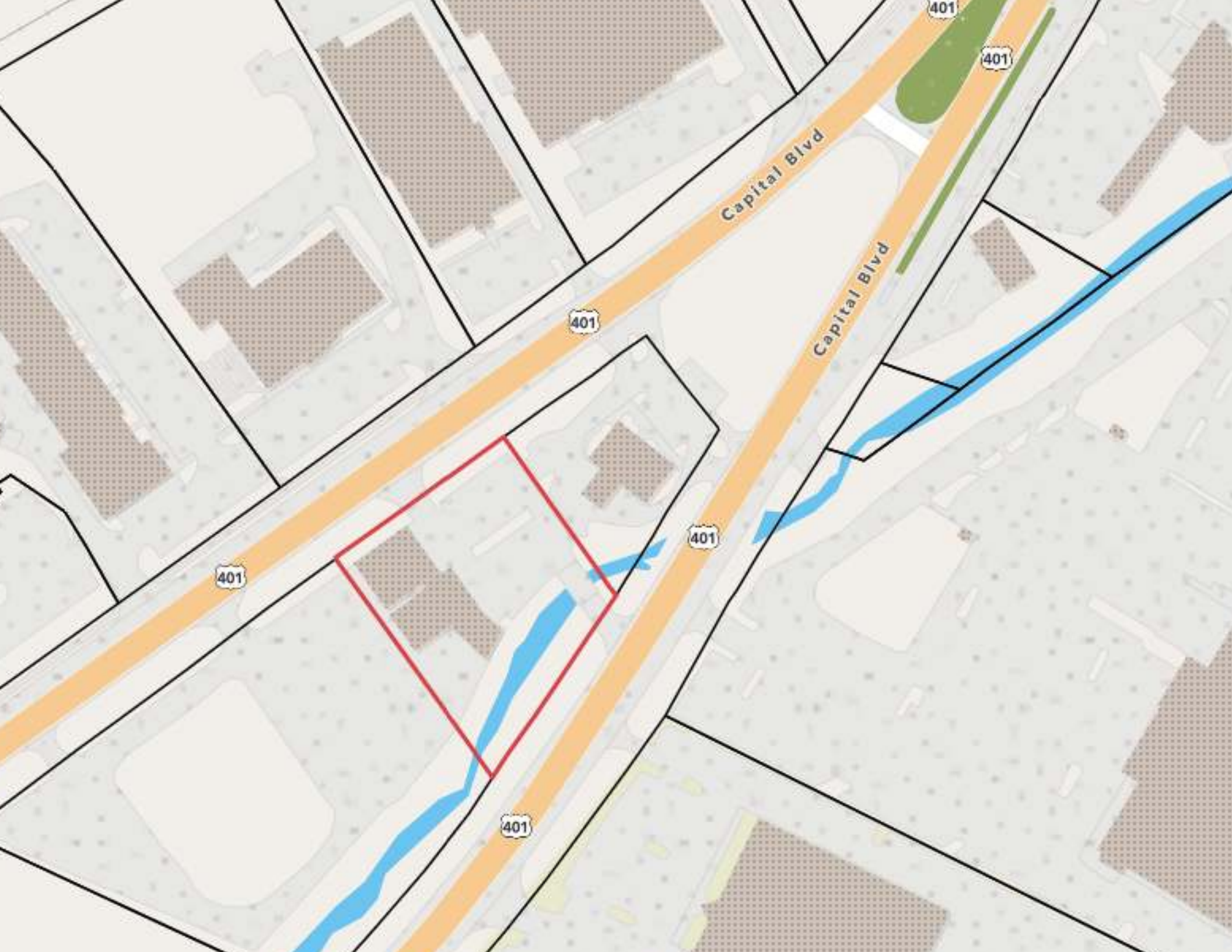
Pigeon House Branch



**1831
CAPITAL
BLVD.**

CLOSE PROXIMITY:

- 2 MINUTES TO I-440
- 7 MINUTES TO DOWNTOWN RALEIGH
- 18 MINUTES TO I-540



MARKET OVERVIEW: 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.



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