

OFFICE BUILDING FOR SALE

RARE OFFICE SPACE FOR SALE

412 Saint Marys St | Raleigh, NC 27605



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412 SAINT MARYS ST

Raleigh, NC 27605

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity at 412 Saint Marys St, Raleigh, NC, 27605. This prime 2,454 SF office building, constructed in 1972, features a single unit and is zoned OX-3-DE. With its strategic location in the thriving Raleigh area, this property is positioned for success. The building's versatile layout and zoning offer flexibility for a range of professional uses, making it an attractive prospect for office building investors.

OFFERING SUMMARY

Sale Price:	\$1,900,000
Number of Units:	1
Lot Size:	0.27 Acres
Building Size:	2,454 SF

PROPERTY HIGHLIGHTS

- 2,454 SF office building
- Constructed in 1972
- 1 unit layout
- Zoned OX-3-DE
- Strategic location in Raleigh area
- 13 parking spaces

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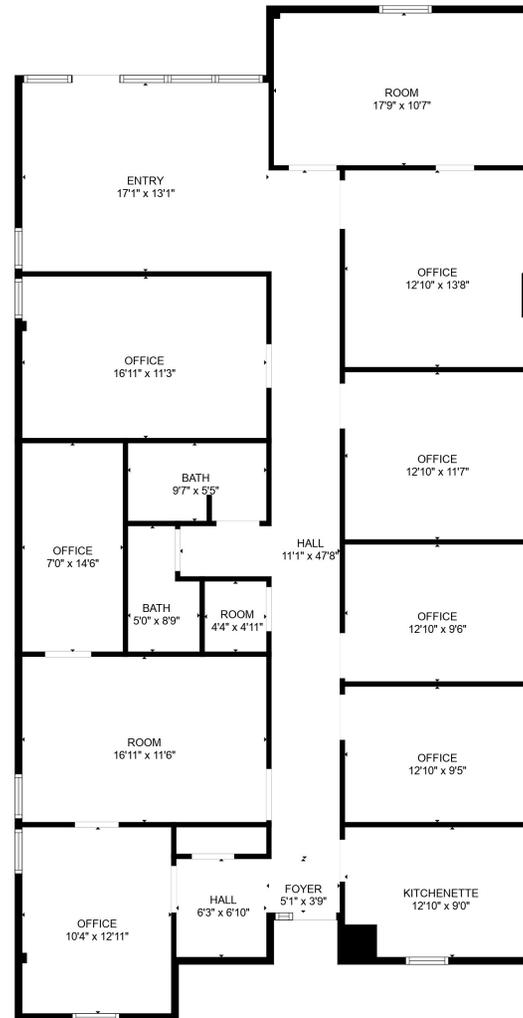
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FLOOR PLAN

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Total GLA: 2349 sq. ft | Total: 2349 sq. ft
Floor 1: 2349 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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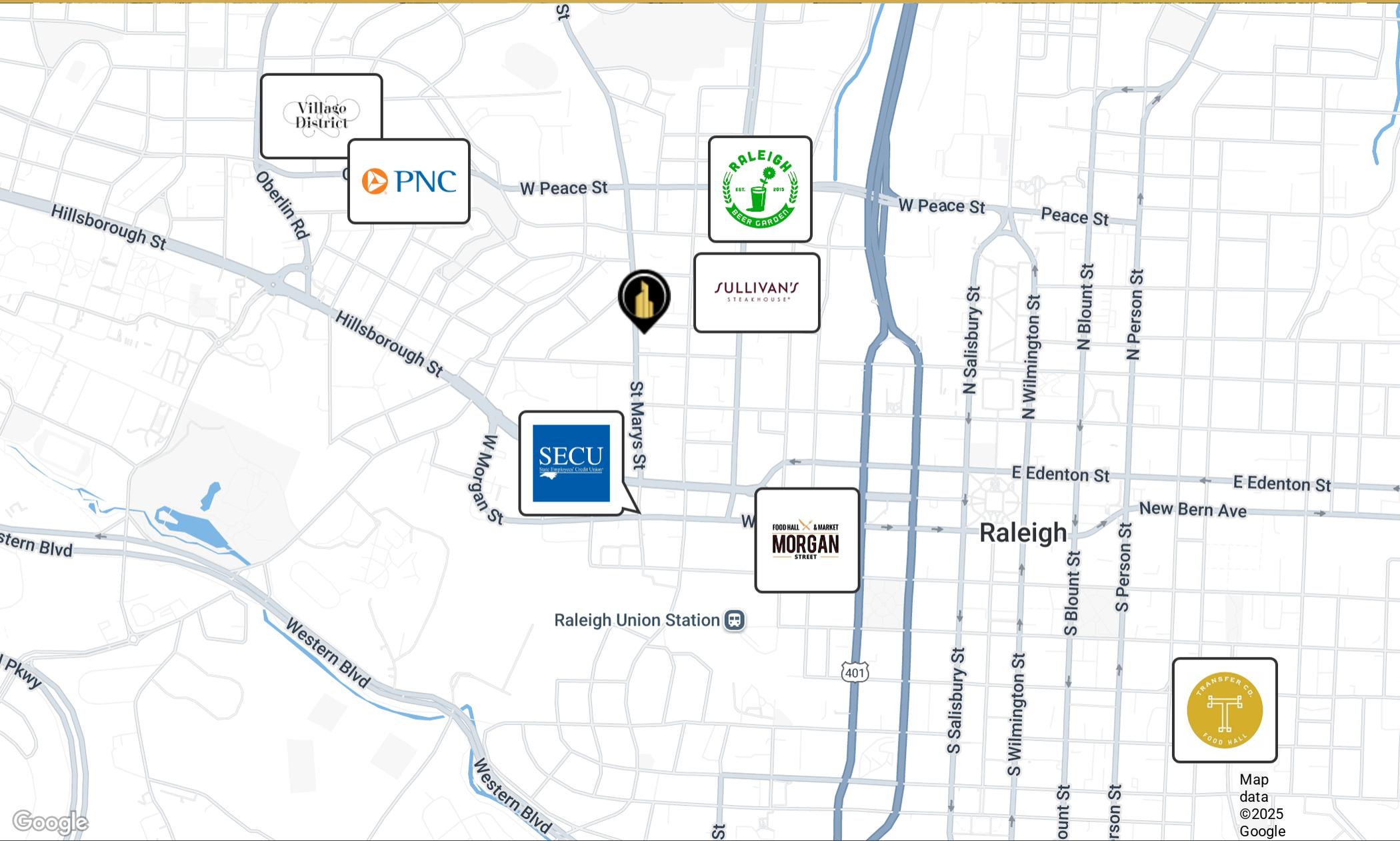
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RETAILER MAP

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DEMOGRAPHICS

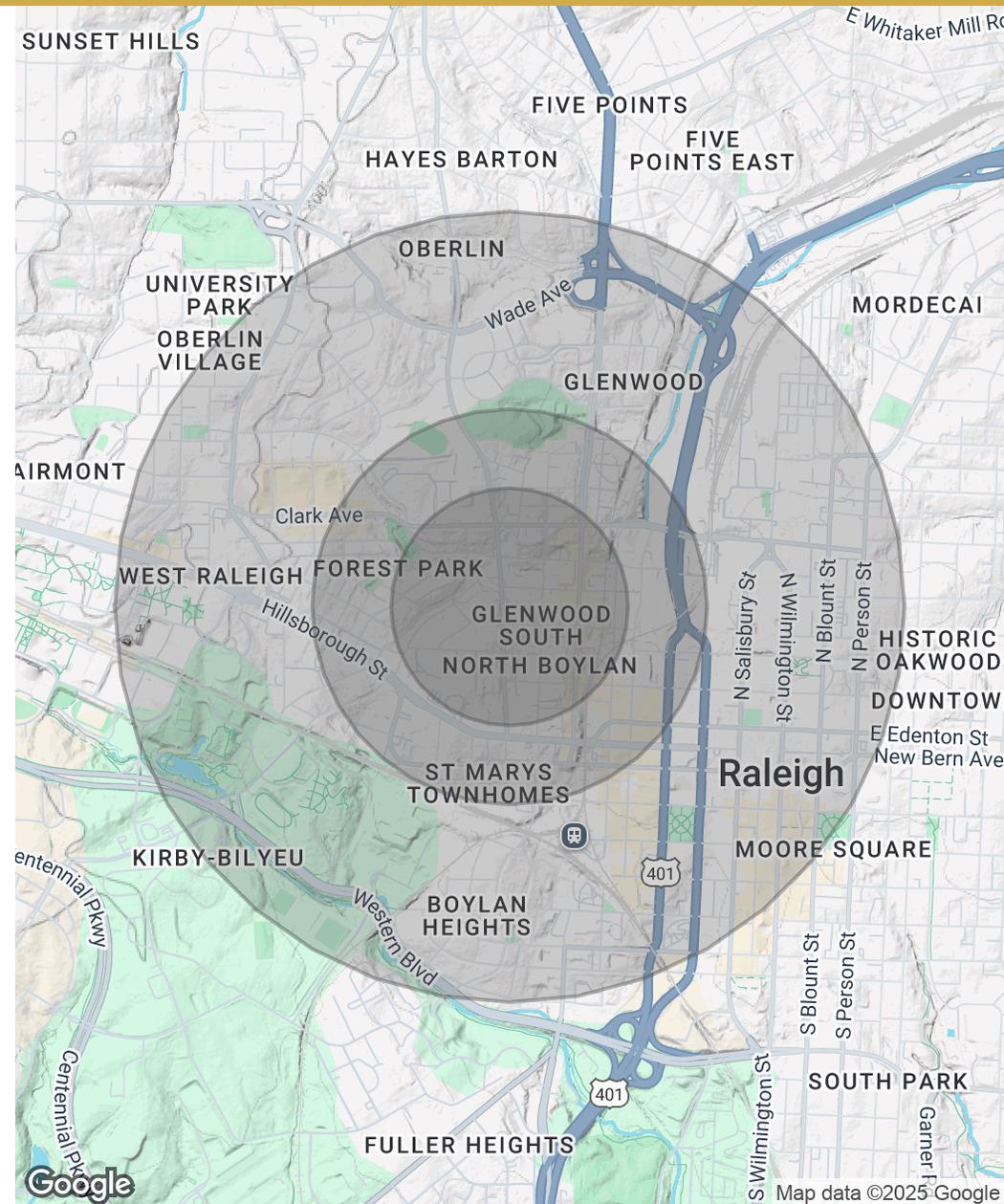
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,878	6,827	19,599
Average Age	42	38	37
Average Age (Male)	42	39	37
Average Age (Female)	42	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,087	4,606	10,725
# of Persons per HH	1.4	1.5	1.8
Average HH Income	\$111,892	\$112,891	\$123,048
Average House Value	\$607,737	\$642,556	\$653,420

Demographics data derived from AlphaMap



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MARKET OVERVIEW - RALEIGH, NC

Raleigh continues to rank as one of the nation's most dynamic and resilient markets, driven by robust population growth, strong in-migration, and a business-friendly environment. As part of the Research Triangle, the city benefits from a diverse economic base anchored by technology, life sciences, higher education, and healthcare. This economic stability fuels consistent demand for commercial space across all sectors.

The retail market in Raleigh remains especially strong, supported by steady consumer spending and a growing preference for experiential and destination-oriented concepts. High-traffic corridors and walkable districts such as Downtown and Glenwood South attract both national brands and locally owned operators, creating a vibrant mix of dining, entertainment, and boutique retail. Vacancy remains low in prime submarkets, and well-located properties continue to see upward rent pressure.

Office and mixed-use development is also active, as companies seek modern, flexible environments that appeal to Raleigh's young and educated workforce. Proximity to Research Triangle Park and three Tier-1 research universities reinforces long-term demand, while population and employment growth sustain multifamily and service-oriented uses. With a pro-business climate, low unemployment, and ongoing infrastructure investment, Raleigh offers long-term growth, stability, and value creation for commercial real estate investors. The combination of strong fundamentals and lifestyle appeal continues to position the market as a premier destination for capital and development in the Southeast.

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