

SPECIAL PURPOSE FOR LEASE

HIGH TRAFFIC COMMERCIAL CORNER PROPERTY

2313 Trawick Road & 3525 Skycrest Drive, Raleigh, NC 27604



OFFERING SUMMARY

AVAILABLE SF:	Fully Leased
LEASE RATE:	N/A
LOT SIZE:	0.63 Acres
ZONING:	R-6, Permitted Uses at http://bit.ly/2313TrawickRaleigh
MARKET:	Raleigh
SUBMARKET:	Northeast Raleigh

PROPERTY OVERVIEW

New owner is looking for long term tenant compliant with permitted/special uses for R-6 zoning: Support & Special Care, Day Care, Homestay, etc.

LOCATION OVERVIEW

Located at the corner of Trawick Road and Skycrest Drive in Northeast Raleigh at a busy intersection with convenient access to I-440, neighboring residential communities, commercial shopping on New Bern Ave and Capital Blvd.

PROPERTY HIGHLIGHTS

- <http://bit.ly/2313TrawickRaleigh>
- Three (3) offices or rooms for care
- Two (2) restrooms
- Updated kitchen with open floor plan
- Plenty of storage, plus unconditioned storage building
- Laundry room
- Sectioned yards
- Driveway access from Trawick and Skycrest

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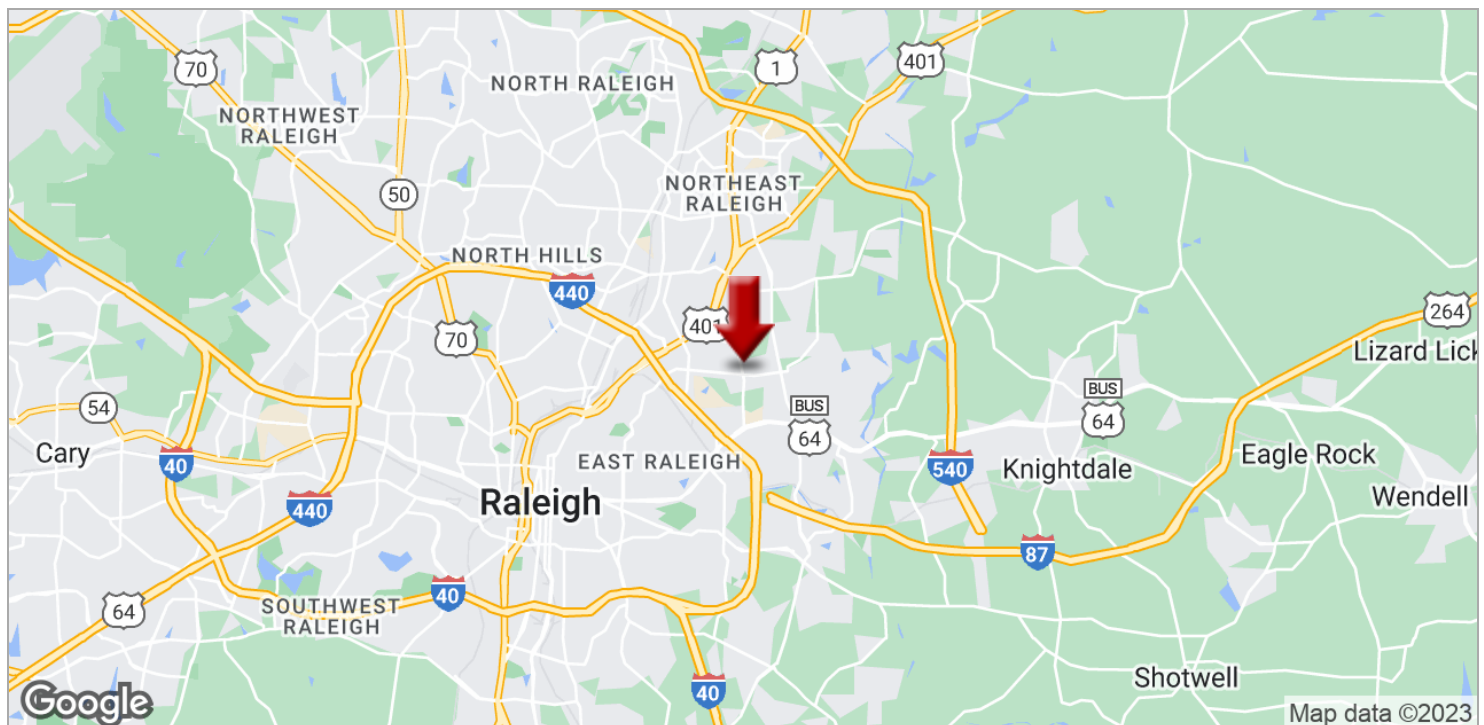
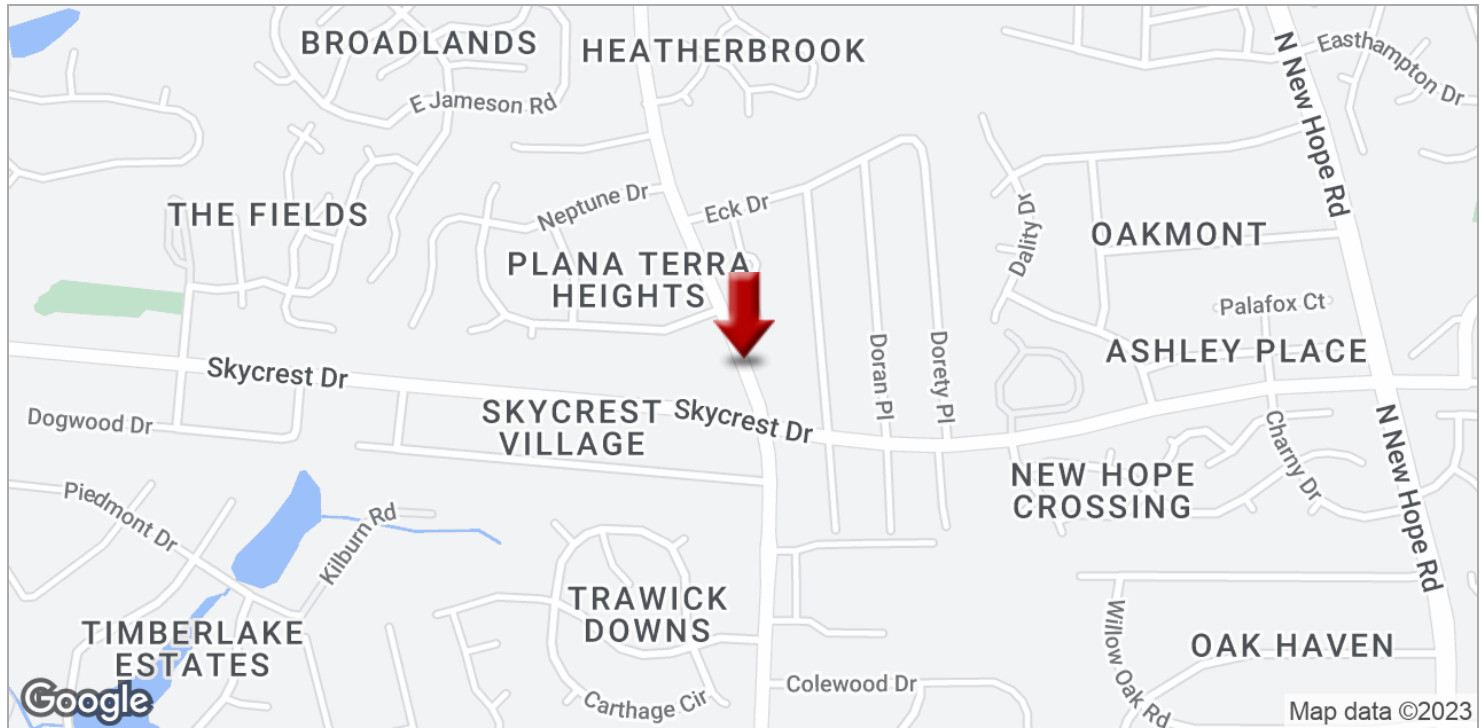


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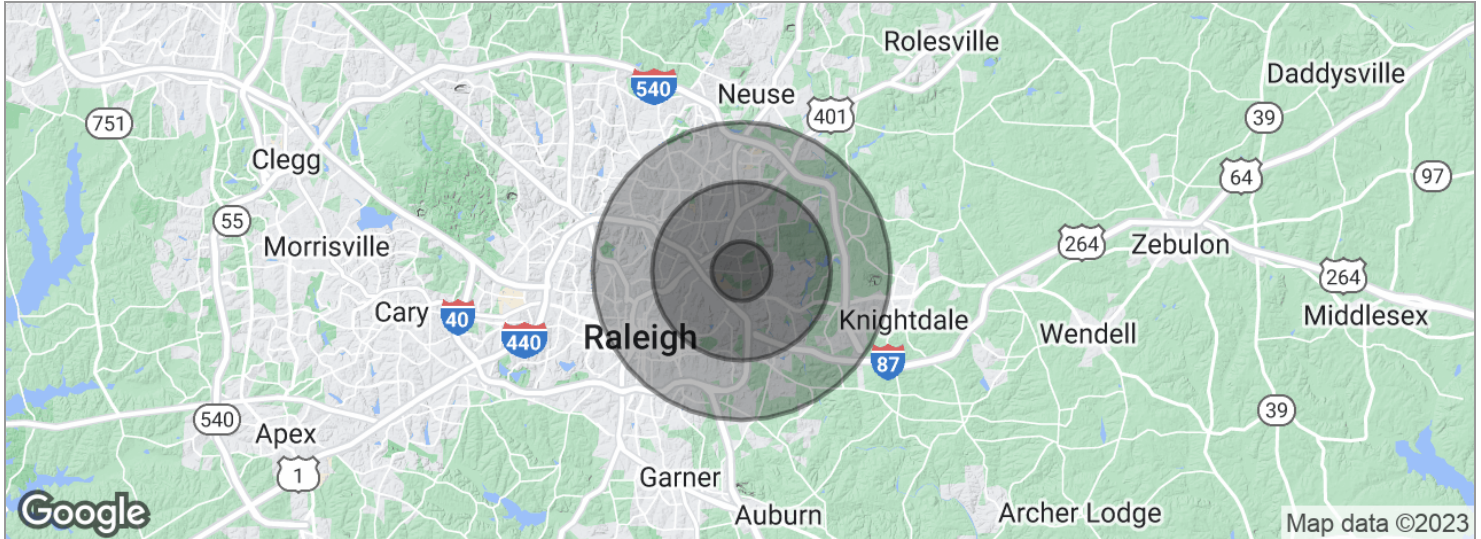


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,641	68,798	172,666
Median age	34.2	32.8	33.5
Median age (male)	32.3	32.2	32.4
Median age (Female)	36.9	33.4	34.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,927	28,028	68,105
# of persons per HH	2.6	2.5	2.5
Average HH income	\$55,375	\$55,745	\$60,690
Average house value	\$184,251	\$176,288	\$215,390

* Demographic data derived from 2020 ACS - US Census

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