

FOR SALE OR LEASE >

3701 Hillsborough St. Raleigh, NC 27607



PROPERTY DETAILS

- > **Address:** 3701 Hillsborough St. Raleigh, NC 27607
- > Lease Rate: Contact Broker
- > TICAM: \$4.50/PSF
- > Lease Type: NNN
- > Sale Price: \$1.6MM
- > Building Type: Freestanding
- > Total Building SF: ± 2,304
- > Acreage: ±.53
- > Zoning: NX-3PL

PROPERTY HIGHLIGHTS

- > Rare opportunity to acquire a free-standing retail building on .53 acre in downtown Raleigh.
- > ± 2,304 SF Building available for sale and/or lease with drive-thru.
- > Located on Hillsborough Street across from Meredith College
- > Close proximity to NC State with approximately 35,000 students within 1 mile.
- > 21,000 vehicles per day on Hillsborough Street
- > Just .5 mile from 440 exit

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DEMOGRAPHICS

2016 SUMMARY	1 MILE	3 MILES	5 MILES
POPULATION	15,171	86,251	203,675
AVG. HOUSEHOLD INCOME	\$78,260	\$79,090	\$74,484
HOUSEHOLDS	3,340	35,160	83,379
DAYTIME POPULATION	16,852	155,259	299,710

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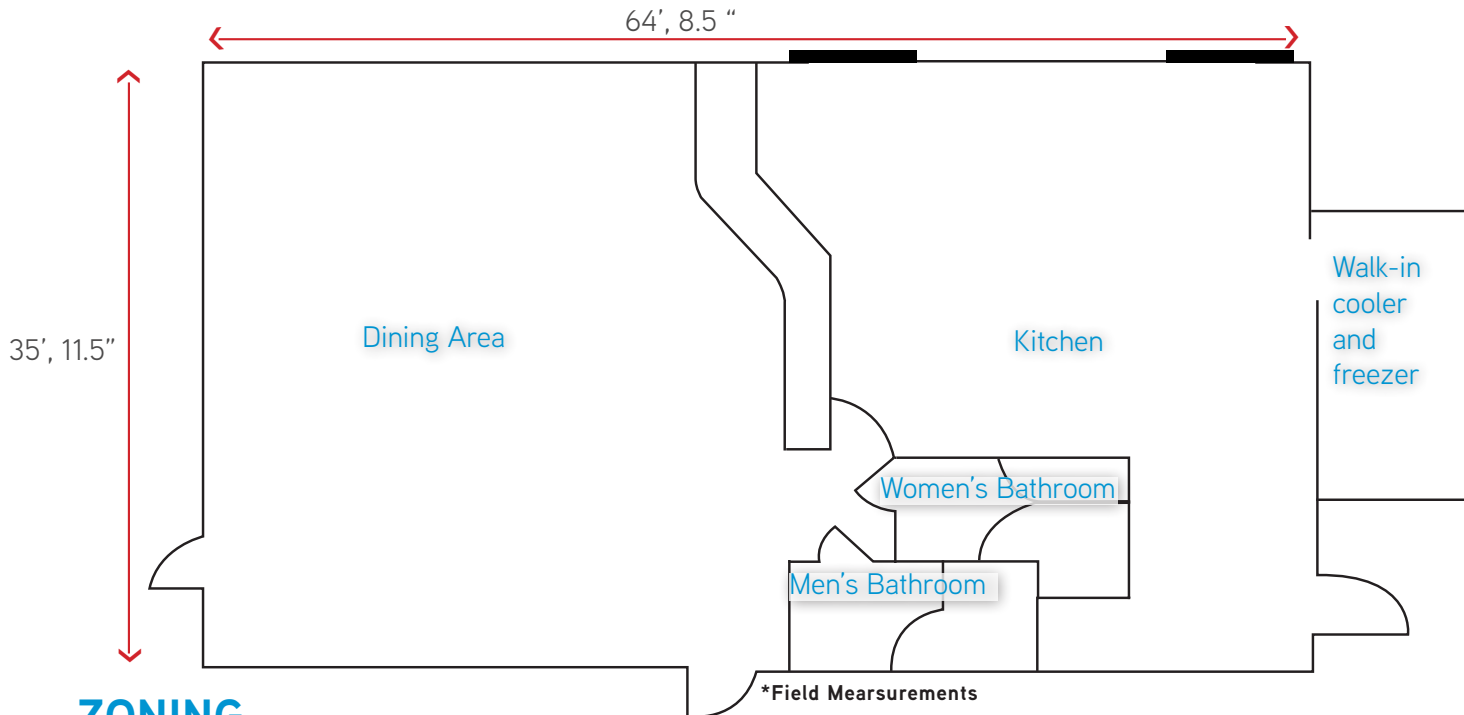
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ZONING

- > NX-3-PL
- > DESCRIPTION - Neighborhood Mixed Use (NX-) with Height up to 3 Stories with Parking Limited Frontage with SRPOD
- > BASE ZONING - NX- (Neighborhood Mixed Use): This district is intended to provide for a variety of residential, retail, service and commercial uses all within walking distance of residential neighborhoods. To limit the overall scale, NX- has a maximum lot size of 10 acres. Maximum height limits should be compatible with adjacent residential development.
- > HEIGHT - 3 stories / 50 feet max
- > FRONTAGE -PL (Parking Limited): This frontage is intended for areas where access to buildings by automobile is desired but where some level of walkability is maintained. Permits a maximum of 2 bays of on-site parking with a single drive aisle between the building and the street right-of-way.
- > OVERLAY -SRPOD (Special Residential Parking Overlay District): The -SRPOD restricts parking area, location and surfacing for detached structures used for single unit living. The requirement to park vehicles on an improved surface reduces soil compaction and erosion, which is detrimental to the City's storm sewer utility.



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- > ±1.5MM GUESTS EACH YEAR
- > ±150 MAJOR EVENTS



- > 50,000 CAPACITY



- > 1,679 UNDERGRAD ENROLLMENT
- > ±225 ACRES



- > 34,015 STUDENTS ENROLLED
- > ±2,090 ACRES



NC State Fairgrounds

- > ±4MM GUEST EACH YEAR
- > ±600 EVENTS

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3701 Hillsborough St. Raleigh, NC 27607



NC STATE UNIVERSITY

1 MILE



Western Blvd



SITE: 3701 Hillsborough St. Raleigh, NC 27607

MEREDITH COLLEGE

RAIL CROSSING ROAD