

General Retail - Fast Food

2600 S Saunders St - Raleigh, NC 27603



General Information



Price: \$790,000

Size: .43 AC

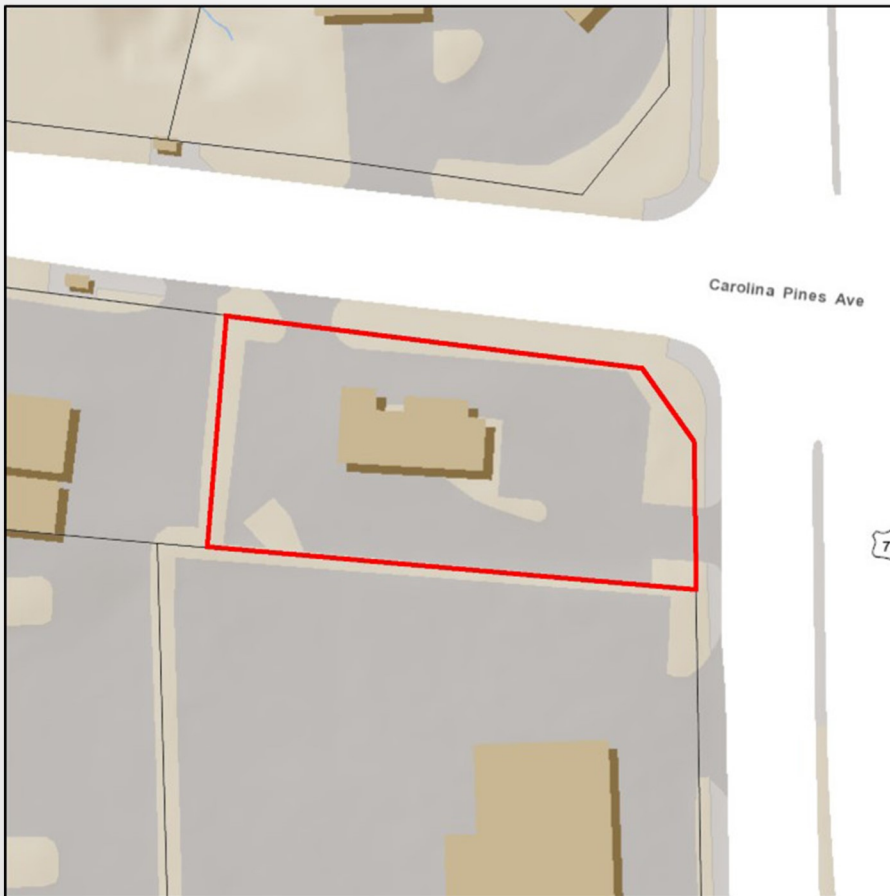
Zoned: NB

PIN: 1702470507

Located right off the Tom Bradshaw Freeway and situated across from Sam's Club, this location is ideal for a restaurant that can dish out delicious meals. There are plenty of rooftops around the property and within close proximity to this location. It's close enough to other businesses where workers that are taking their lunch break can easily get to this location.

Tax Map

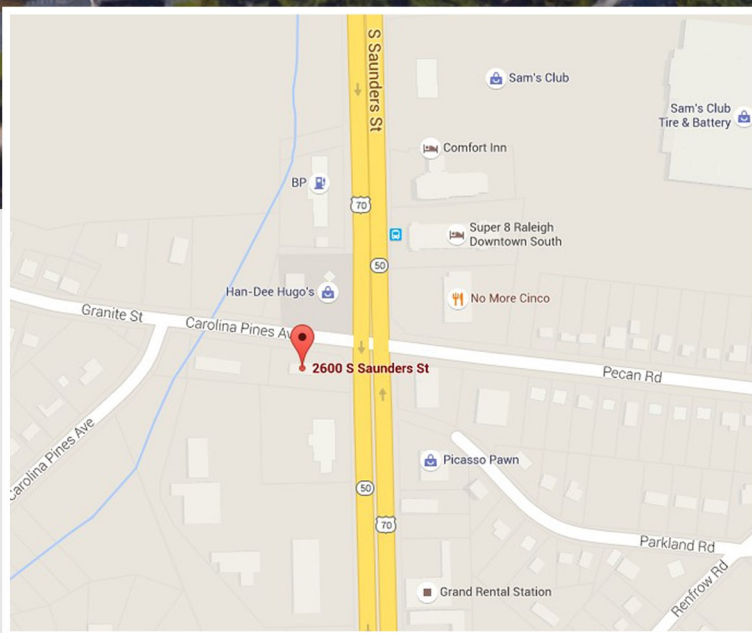
2600 S Saunders St, Raleigh, NC 27603



PIN: 1702470507
PIN Ext: 000
Real Estate ID: 0128523
Map Name: 1702 06
Owner: AOUN, GHADA ABOU-CHEDID
Mail Address 1: 5912 N BEAVER LN
Mail Address 2: RALEIGH NC 27604-6063
Deed Book: 013992
Deed Page: 02478
Deed Date: 07/01/2010
Deed Acres: 0.43
Building Value: \$225,150
Land Value: \$203,981
Total Value: \$429,131
Billing Class: Individual
Description: LO1 KENTUCKY FRIED CHICKEN
BM1983 -00120
Heat Area: 1626
Site Address: 2600 S SAUNDERS ST
City: RALEIGH
Township: Swift Creek
Year Built: 1983
Sale Price: \$400,000
Sale Date: 07/01/2010
Use Type: FASTFOOD
Design Style: Conventional
Land Class: COMM
Old Parcel Number: 605-00000-0772

Location

2600 S Saunders St, Raleigh, NC 27603



Demographic Detail Report

2600 S Saunders St, Raleigh, NC 27603

Building Type: **General Retail**
Secondary: **Fast Food**
GLA: **1,600 SF**
Year Built: **1983**

Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: **-**



Radius	1 Mile	3 Mile	5 Mile
Population			
2020 Projection	7,947	80,710	201,451
2015 Estimate	7,051	72,669	182,216
2010 Census	5,943	66,047	167,115
Growth 2015 - 2020	12.71%	11.07%	10.56%
Growth 2010 - 2015	18.64%	10.03%	9.04%
2015 Population by Age			
	7,051	72,669	182,216
Age 0 - 4	562 7.97%	5,595 7.70%	13,909 7.63%
Age 5 - 9	542 7.69%	4,614 6.35%	11,665 6.40%
Age 10 - 14	471 6.68%	3,884 5.34%	10,083 5.53%
Age 15 - 19	423 6.00%	4,178 5.75%	11,584 6.36%
Age 20 - 24	540 7.66%	6,759 9.30%	17,026 9.34%
Age 25 - 29	732 10.38%	8,504 11.70%	19,875 10.91%
Age 30 - 34	759 10.76%	7,593 10.45%	17,429 9.57%
Age 35 - 39	647 9.18%	5,867 8.07%	13,845 7.60%
Age 40 - 44	540 7.66%	4,899 6.74%	11,974 6.57%
Age 45 - 49	451 6.40%	4,261 5.86%	10,594 5.81%
Age 50 - 54	388 5.50%	3,922 5.40%	9,931 5.45%
Age 55 - 59	314 4.45%	3,444 4.74%	9,016 4.95%
Age 60 - 64	232 3.29%	2,813 3.87%	7,628 4.19%
Age 65 - 69	162 2.30%	2,176 2.99%	6,048 3.32%
Age 70 - 74	106 1.50%	1,519 2.09%	4,215 2.31%
Age 75 - 79	72 1.02%	1,060 1.46%	2,879 1.58%
Age 80 - 84	53 0.75%	755 1.04%	2,039 1.12%
Age 85+	58 0.82%	824 1.13%	2,477 1.36%
Age 65+	451 6.40%	6,334 8.72%	17,658 9.69%
Median Age	31.70	31.80	32.00
Average Age	32.30	33.80	34.20

Demographic Detail Report

2600 S Saunders St, Raleigh, NC 27603

Radius	1 Mile	3 Mile	5 Mile
2015 Population By Race	7,051	72,669	182,216
White	3,982 56.47%	33,139 45.60%	102,413 56.20%
Black	2,644 37.50%	33,992 46.78%	67,177 36.87%
Am. Indian & Alaskan	147 2.08%	852 1.17%	1,797 0.99%
Asian	117 1.66%	3,152 4.34%	6,914 3.79%
Hawaiian & Pacific Island	4 0.06%	44 0.06%	118 0.06%
Other	157 2.23%	1,490 2.05%	3,797 2.08%
Population by Hispanic Origin	7,051	72,669	182,216
Non-Hispanic Origin	5,071 71.92%	62,539 86.06%	161,444 88.60%
Hispanic Origin	1,980 28.08%	10,130 13.94%	20,772 11.40%
2015 Median Age, Male	31.80	31.50	31.40
2015 Average Age, Male	32.00	33.10	33.30
2015 Median Age, Female	31.50	32.20	32.70
2015 Average Age, Female	32.60	34.50	35.20
2015 Population by Occupation Classification	5,394	57,744	144,252
Civilian Employed	3,500 64.89%	33,070 57.27%	88,207 61.15%
Civilian Unemployed	269 4.99%	3,104 5.38%	6,846 4.75%
Civilian Non-Labor Force	1,625 30.13%	21,523 37.27%	49,080 34.02%
Armed Forces	0 0.00%	47 0.08%	119 0.08%
Households by Marital Status			
Married	752	6,668	21,763
Married No Children	372	3,836	12,341
Married w/Children	380	2,832	9,422
2015 Population by Education	5,022	52,633	129,026
Some High School, No Diploma	1,123 22.36%	8,999 17.10%	16,488 12.78%
High School Grad (Incl Equivalency)	1,203 23.95%	11,017 20.93%	22,905 17.75%
Some College, No Degree	1,014 20.19%	12,397 23.55%	31,593 24.49%
Associate Degree	508 10.12%	4,994 9.49%	11,075 8.58%
Bachelor Degree	930 18.52%	9,935 18.88%	29,494 22.86%
Advanced Degree	244 4.86%	5,291 10.05%	17,471 13.54%

Demographic Detail Report

2600 S Saunders St, Raleigh, NC 27603

Radius	1 Mile		3 Mile		5 Mile	
2015 Population by Occupation	6,339		60,912		163,218	
Real Estate & Finance	49	0.77%	1,347	2.21%	4,239	2.60%
Professional & Management	1,834	28.93%	17,469	28.68%	49,316	30.21%
Public Administration	132	2.08%	1,495	2.45%	4,710	2.89%
Education & Health	729	11.50%	7,834	12.86%	20,456	12.53%
Services	920	14.51%	7,831	12.86%	17,878	10.95%
Information	23	0.36%	633	1.04%	2,079	1.27%
Sales	725	11.44%	7,447	12.23%	20,420	12.51%
Transportation	146	2.30%	1,974	3.24%	3,445	2.11%
Retail	308	4.86%	3,378	5.55%	10,205	6.25%
Wholesale	126	1.99%	673	1.10%	1,783	1.09%
Manufacturing	273	4.31%	2,280	3.74%	5,838	3.58%
Production	381	6.01%	3,163	5.19%	7,893	4.84%
Construction	401	6.33%	2,582	4.24%	6,290	3.85%
Utilities	64	1.01%	947	1.55%	3,181	1.95%
Agriculture & Mining	0	0.00%	58	0.10%	421	0.26%
Farming, Fishing, Forestry	0	0.00%	5	0.01%	245	0.15%
Other Services	228	3.60%	1,796	2.95%	4,819	2.95%
2015 Worker Travel Time to Job	3,456		31,801		84,071	
<30 Minutes	2,492	72.11%	24,054	75.64%	63,942	76.06%
30-60 Minutes	729	21.09%	6,404	20.14%	16,915	20.12%
60+ Minutes	235	6.80%	1,343	4.22%	3,214	3.82%
2010 Households by HH Size	2,130		24,500		62,805	
1-Person Households	681	31.97%	8,490	34.65%	20,932	33.33%
2-Person Households	629	29.53%	7,134	29.12%	19,838	31.59%
3-Person Households	307	14.41%	3,851	15.72%	9,706	15.45%
4-Person Households	210	9.86%	2,727	11.13%	7,029	11.19%
5-Person Households	143	6.71%	1,174	4.79%	2,952	4.70%
6-Person Households	81	3.80%	608	2.48%	1,341	2.14%
7 or more Person Households	79	3.71%	516	2.11%	1,007	1.60%
2015 Average Household Size	2.60		2.40		2.40	
Households						
2020 Projection	2,867		30,424		76,656	
2015 Estimate	2,540		27,286		68,938	
2010 Census	2,130		24,500		62,807	
Growth 2015 - 2020	12.87%		11.50%		11.20%	
Growth 2010 - 2015	19.25%		11.37%		9.76%	

Demographic Detail Report

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Radius	1 Mile	3 Mile	5 Mile
2015 Households by HH Income	2,540	27,286	68,936
<\$25,000	647 25.47%	10,427 38.21%	20,187 29.28%
\$25,000 - \$50,000	876 34.49%	7,363 26.98%	17,789 25.81%
\$50,000 - \$75,000	584 22.99%	4,619 16.93%	12,539 18.19%
\$75,000 - \$100,000	230 9.06%	2,170 7.95%	6,984 10.13%
\$100,000 - \$125,000	116 4.57%	1,374 5.04%	4,411 6.40%
\$125,000 - \$150,000	45 1.77%	398 1.46%	2,100 3.05%
\$150,000 - \$200,000	14 0.55%	418 1.53%	2,069 3.00%
\$200,000+	28 1.10%	517 1.89%	2,857 4.14%
2015 Avg Household Income	\$50,256	\$48,479	\$63,158
2015 Med Household Income	\$42,226	\$34,775	\$44,270
2015 Occupied Housing	2,540	27,286	68,938
Owner Occupied	1,137 44.76%	10,568 38.73%	32,303 46.86%
Renter Occupied	1,403 55.24%	16,718 61.27%	36,635 53.14%
2010 Housing Units	2,544	27,754	69,307
1 Unit	1,377 54.13%	13,836 49.85%	40,171 57.96%
2 - 4 Units	365 14.35%	3,990 14.38%	8,925 12.88%
5 - 19 Units	418 16.43%	6,120 22.05%	14,247 20.56%
20+ Units	384 15.09%	3,808 13.72%	5,964 8.61%
2015 Housing Value	1,138	10,568	32,303
<\$100,000	216 18.98%	2,182 20.65%	4,186 12.96%
\$100,000 - \$200,000	585 51.41%	5,435 51.43%	14,219 44.02%
\$200,000 - \$300,000	166 14.59%	1,417 13.41%	5,258 16.28%
\$300,000 - \$400,000	74 6.50%	612 5.79%	2,775 8.59%
\$400,000 - \$500,000	57 5.01%	366 3.46%	2,220 6.87%
\$500,000 - \$1,000,000	5 0.44%	455 4.31%	2,881 8.92%
\$1,000,000+	35 3.08%	101 0.96%	764 2.37%
2015 Median Home Value	\$160,341	\$157,074	\$184,151
2015 Housing Units by Yr Built	2,616	28,524	71,489
Built 2010+	204 7.80%	1,662 5.83%	3,673 5.14%
Built 2000 - 2010	764 29.20%	5,395 18.91%	12,164 17.02%
Built 1990 - 1999	237 9.06%	3,212 11.26%	8,478 11.86%
Built 1980 - 1989	307 11.74%	3,686 12.92%	10,327 14.45%
Built 1970 - 1979	287 10.97%	3,773 13.23%	9,614 13.45%
Built 1960 - 1969	304 11.62%	3,937 13.80%	8,837 12.36%
Built 1950 - 1959	271 10.36%	2,516 8.82%	8,136 11.38%
Built <1949	242 9.25%	4,343 15.23%	10,260 14.35%
2015 Median Year Built	1986	1978	1978

Traffic Count Report

2600 S Saunders St, Raleigh, NC 27603

Building Type: **General Retail**
 Secondary: **Fast Food**
 GLA: **1,600 SF**
 Year Built: **1983**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 S Saunders St	Pecan Rd	0.04 N	2012	47,040	Converte	.04
2 Carolina Pines Ave	Granite St	0.02 W	2014	4,824	MPSI	.05
3 Pecan Rd	S Saunders St	0.11 W	2014	4,543	MPSI	.14
4 S Saunders St	Pecan Rd	0.13 S	2014	46,208	MPSI	.15
5 S Saunders St	Renfrow Rd	0.03 SE	2014	44,976	MPSI	.19
6 Ileagnes Rd	Wyncote Dr	0.05 W	2012	3,290	Converte	.24
7 Ileagnes Rd	S Saunders St	0.03 W	2012	3,300	Converte	.26
8 Carolina Pines Ave	Steel St	0.05 NE	2013	4,100	AADT	.29
9 S Saunders St	Ileagnes Rd	0.04 N	2012	46,900	Converte	.30
10 Pecan Rd	S Wilmington St	0.02 E	2014	3,090	Converte	.30