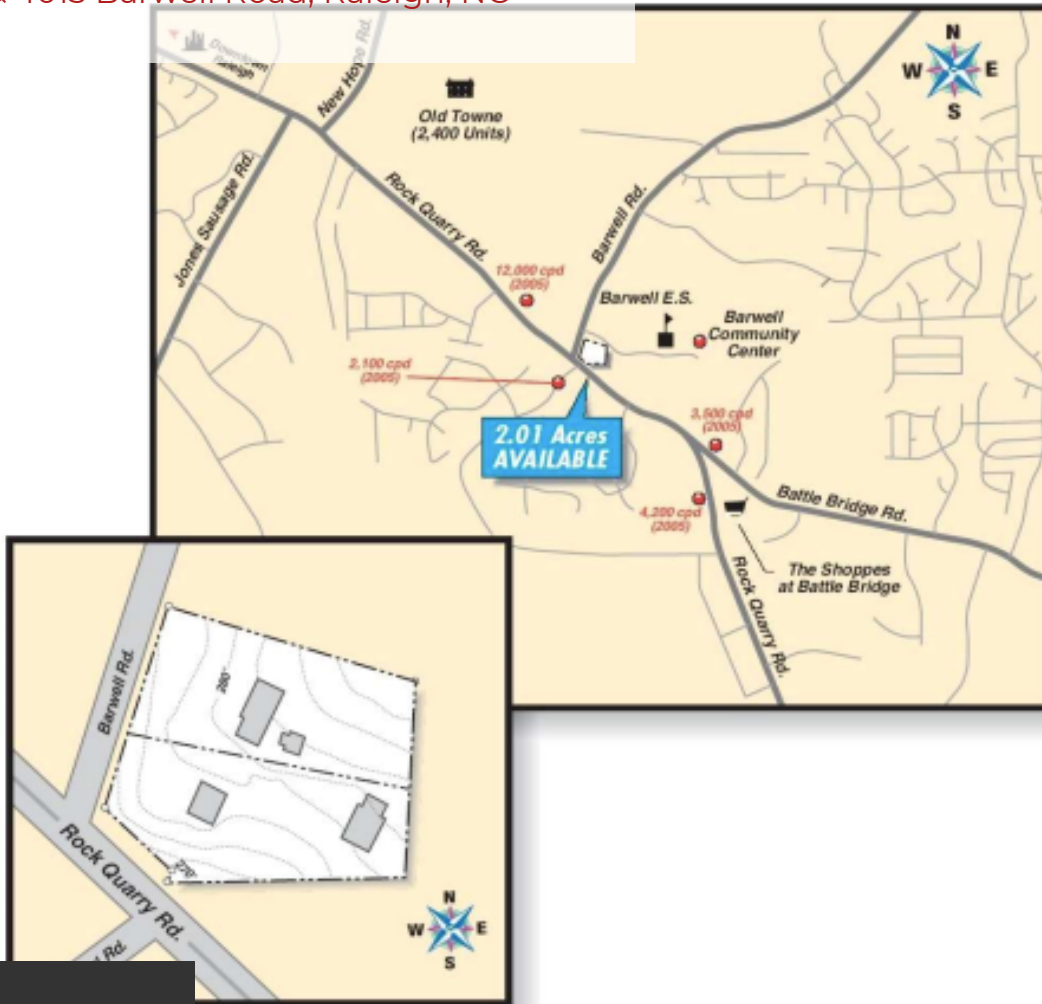


4009 & 4013 Barwell Road, Raleigh, NC



DIEGO MUNOZ
 Team Lead
 (919) 675-2750
 diegom@kw.com
 273250, North Carolina

EMMA LANTZ
 Broker
 (919) 676-0600
 elantz@kw.com

Property Description

Land best suited for neighborhood commercial development. High traffic count intersection that is currently R-4 zoned, but with rezoning would be perfect for C-store, drugstore, urgent care, self storage. City of Raleigh DOT improvements in 2022 (see attached documents). The surrounding area is being developed residentially and commercially, it's an growth area!

Notes: This is a coordinated sale.

Location Description

Conveniently located at the intersection of Barwell Road and Rock Quarry Road with easy access to I-40, this is an excellent site for a gas station/convenience store or other commercial corner neighborhood business in a growing area. Neighbors include Barwell Elementary and Barwell Community Center as well as Olde Towne and the Shoppes at Battle Bridge.

Summary

Sale Price: \$1,200,000- See Notes

Land: 2.01 Acres

Intersection: Rock Quarry & Barwell

Utilities: Electric, Water, Sewer, Cable, ect.

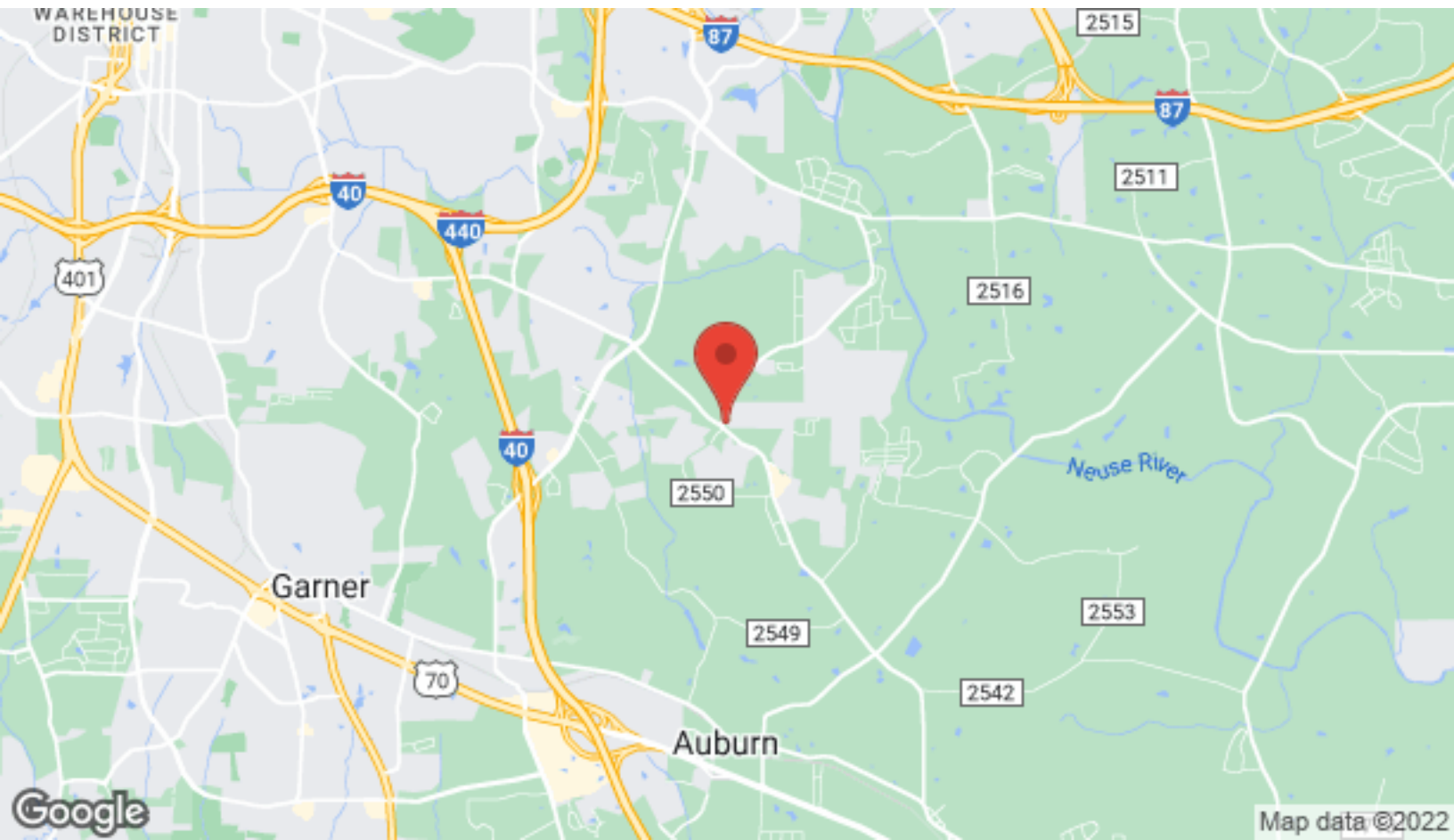
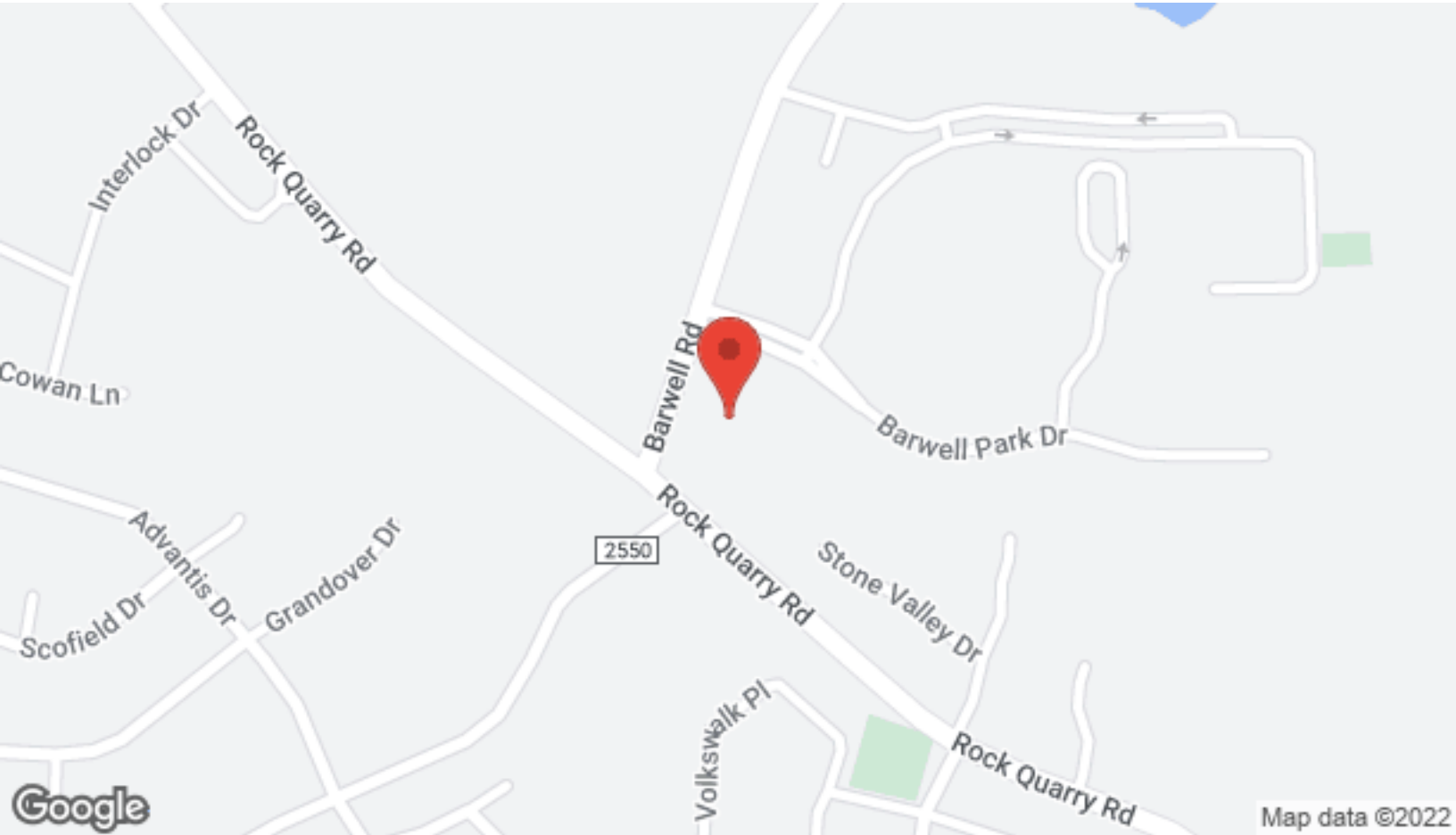
Market: Raleigh/Durham

Traffic Count: 14,300



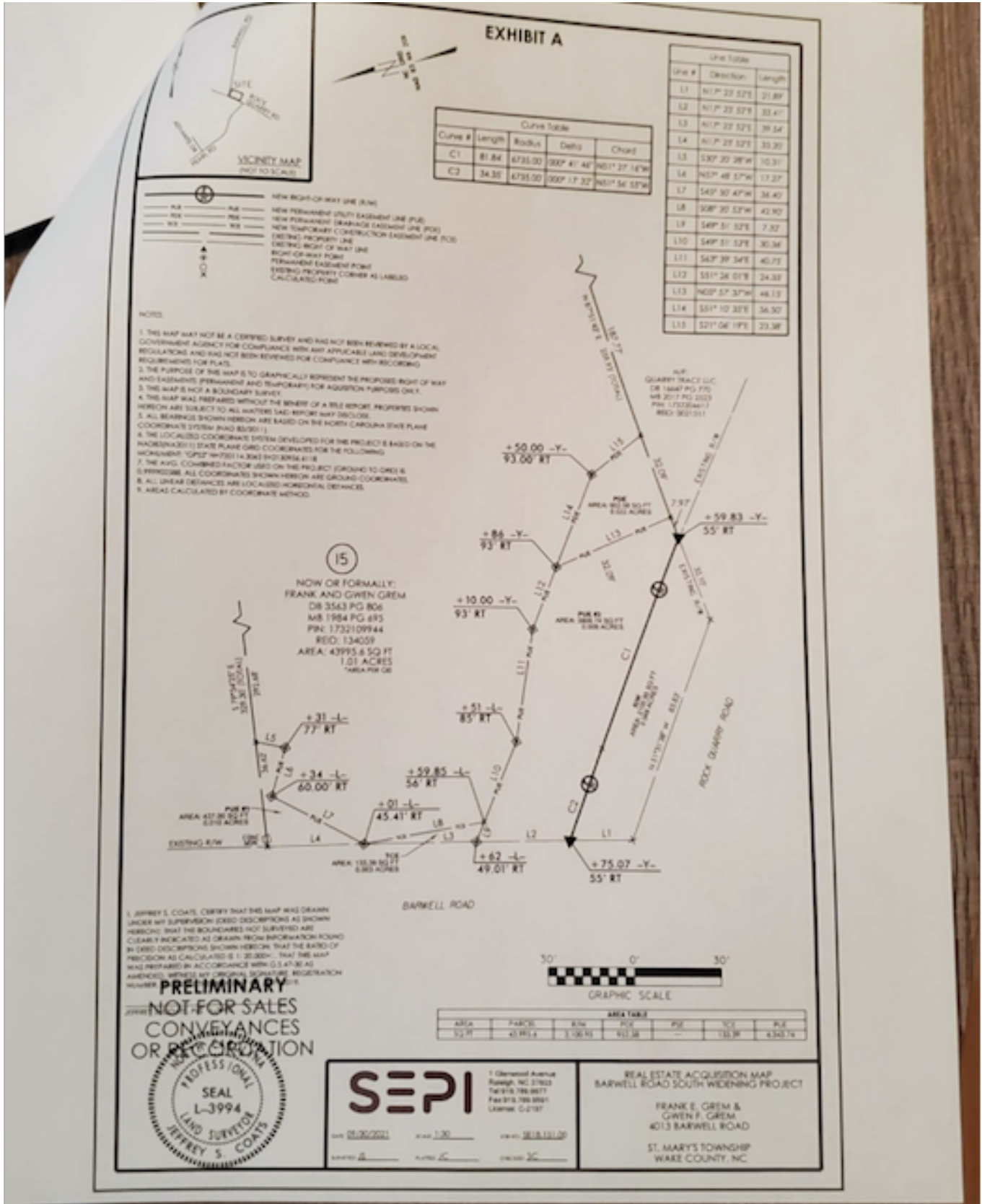
Location Maps

4009 & 4013 BARWELL ROAD, RALEIGH, NC 27610



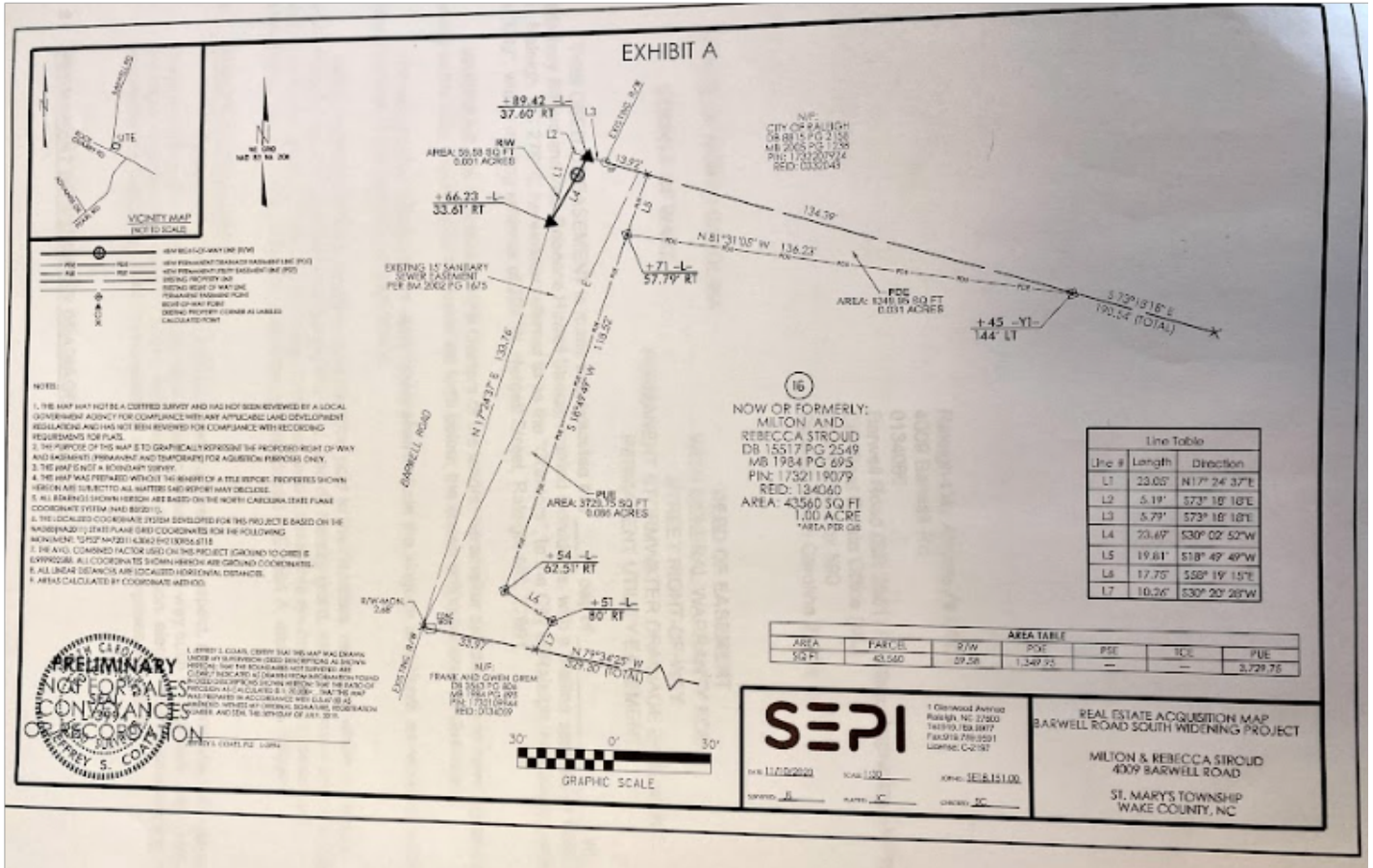
Easement Map 4013 Barwell Road

4009 & 4013 BARWELL ROAD, RALEIGH, NC 27610



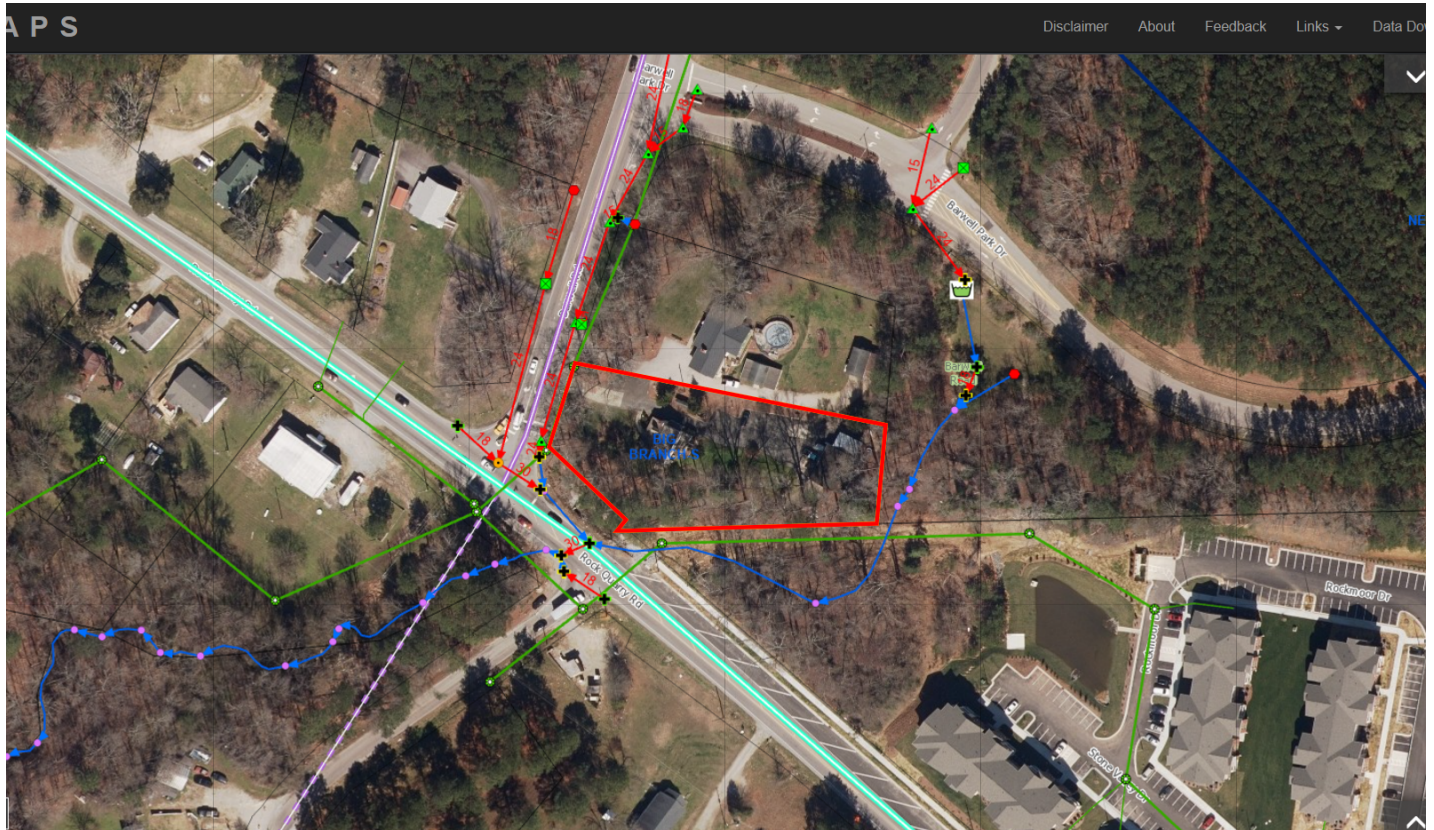
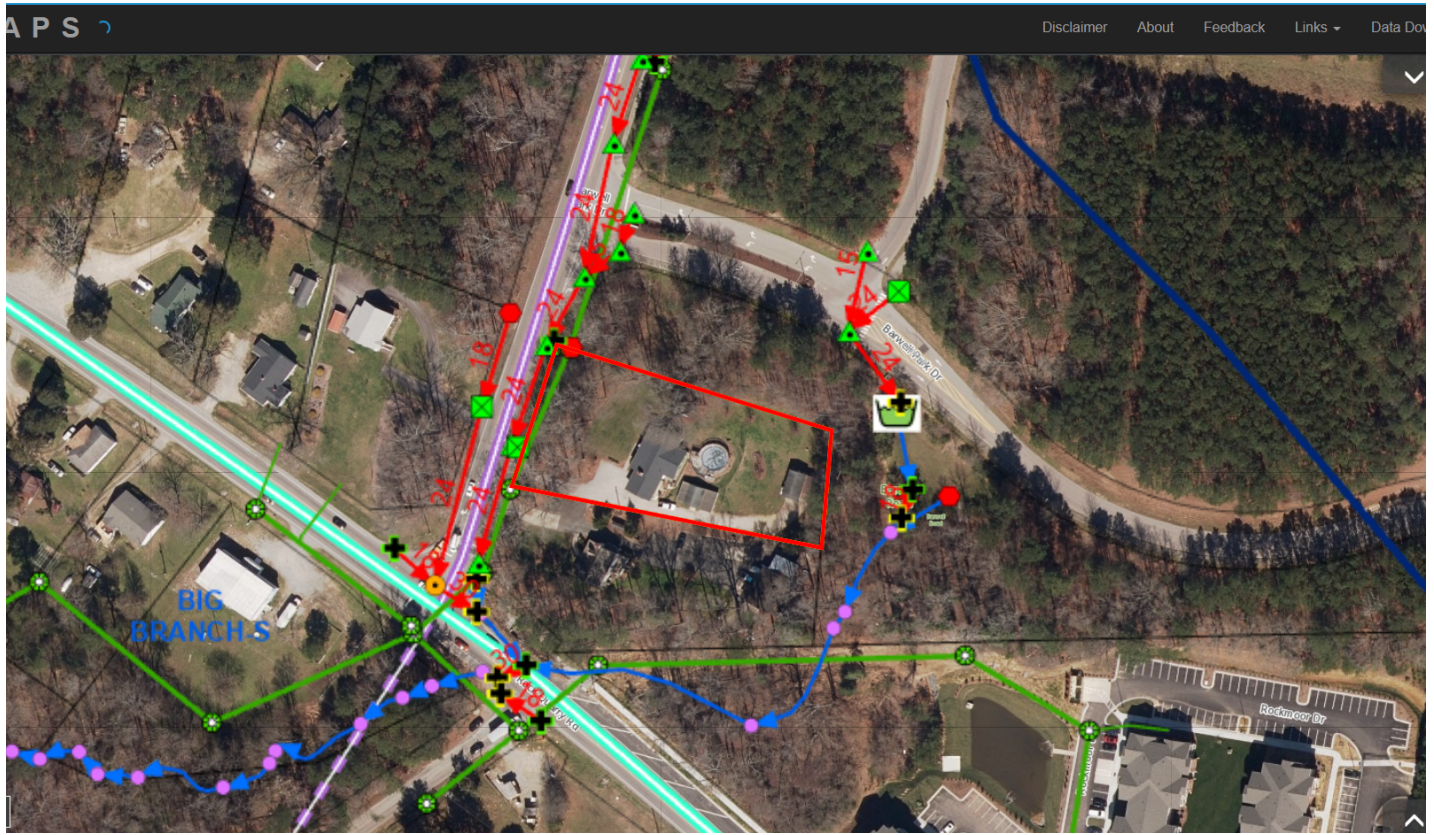
Easement Map 4009 Barwell Road

4009 & 4013 BARWELL ROAD, RALEIGH, NC 27610



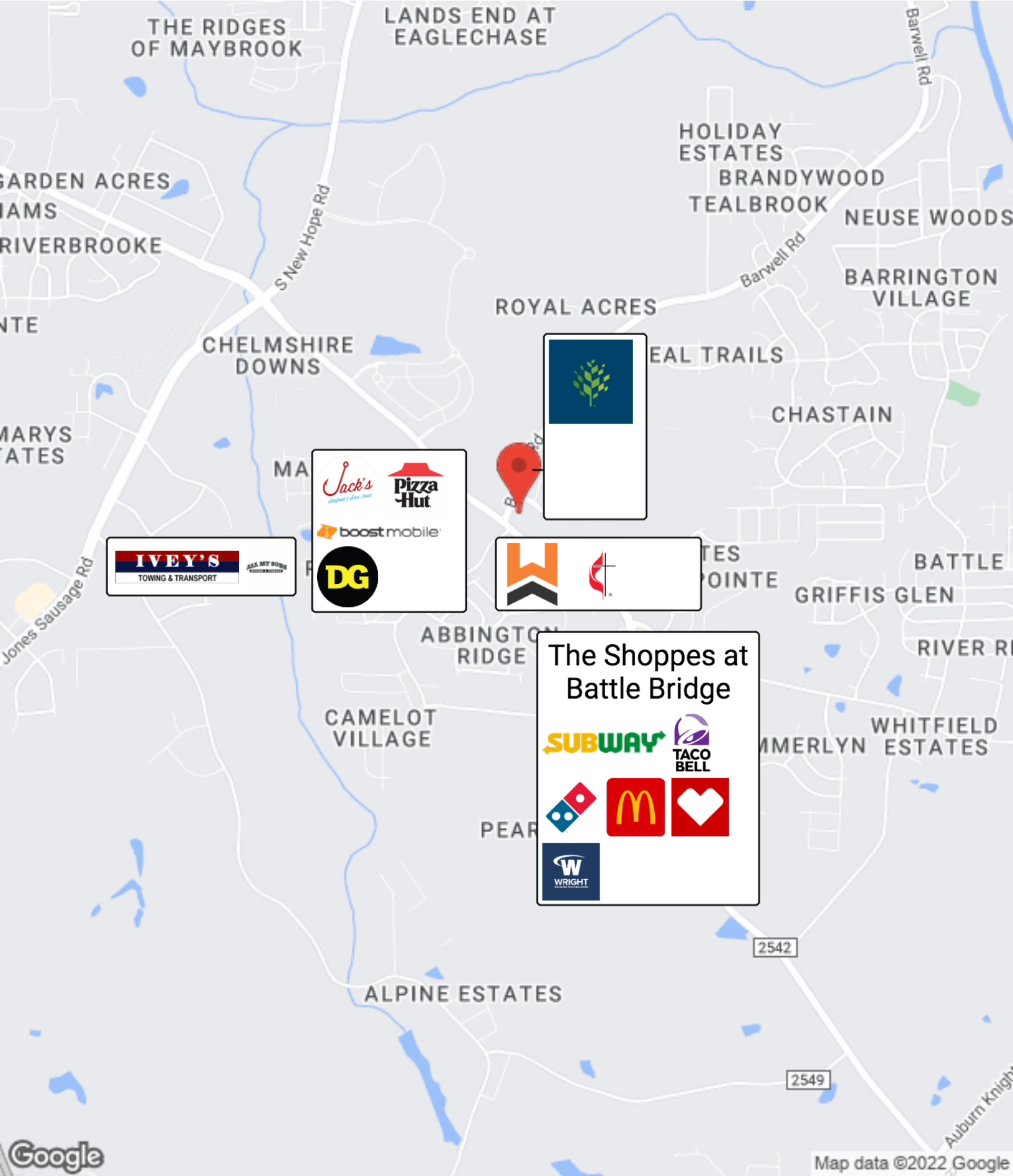
Property Photos

4009 & 4013 BARWELL ROAD, RALEIGH, NC 27610



Business Map

4009 & 4013 BARWELL ROAD, RALEIGH, NC 27610



IVEY'S
TOWING & TRANSPORT

Jack's
Pizza Hut
boost mobile
DG

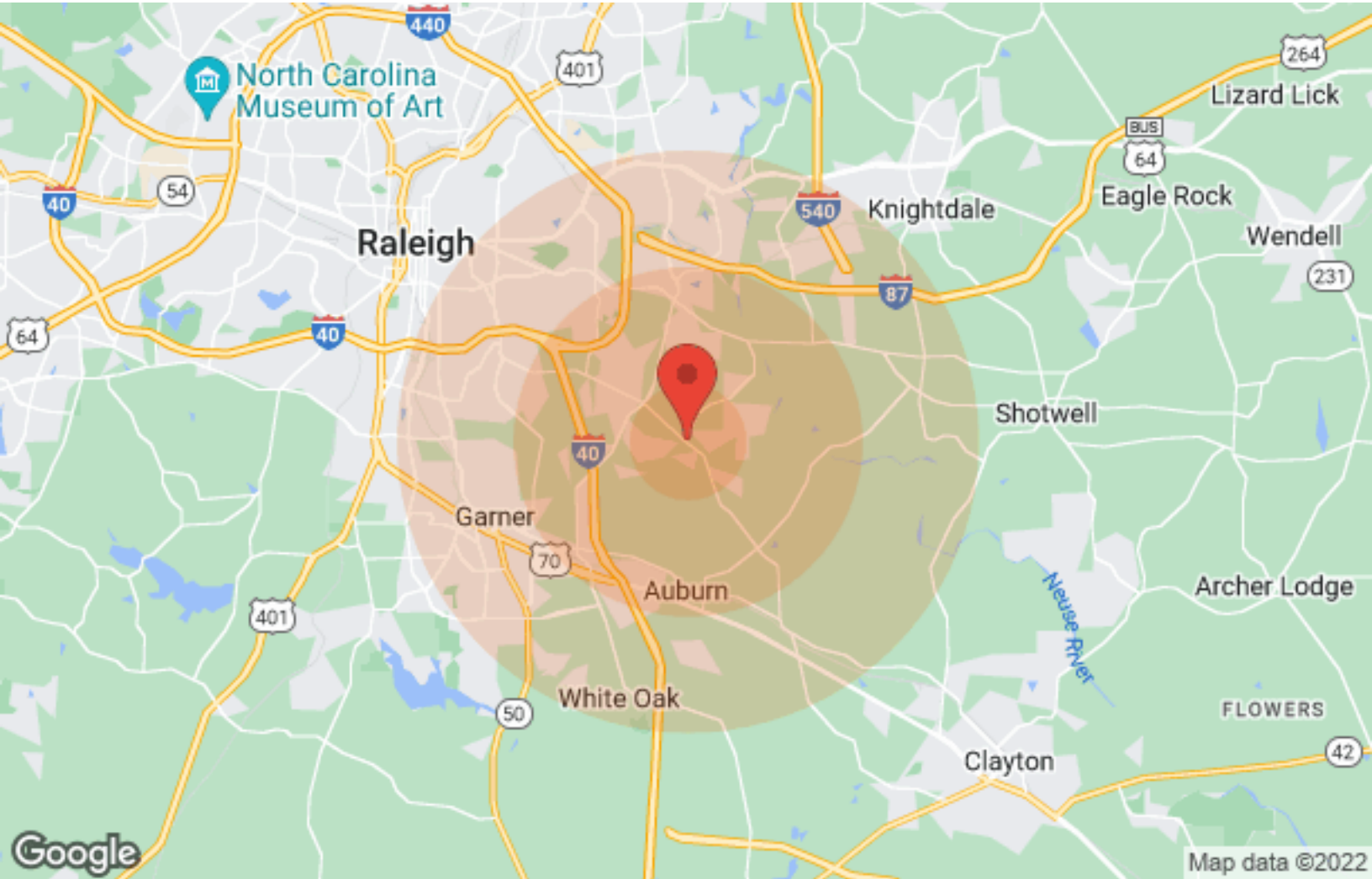
W Wright

The Shoppes at Battle Bridge

SUBWAY TACO BELL
DOMINO'S MCDONALD'S
WRIGHT

Demographics

4009 & 4013 BARWELL ROAD, RALEIGH, NC 27610



Population	1 Mile	3 Miles	5 Miles
Male	605	17,143	50,397
Female	662	18,004	56,211
Total Population	1,267	35,147	106,608

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	342	9,513	26,354
Ages 15-24	184	5,539	15,235
Ages 55-64	142	3,573	11,375
Ages 65+	109	3,964	13,387

Race	1 Mile	3 Miles	5 Miles
White	122	6,595	33,348
Black	890	23,719	58,295
Am In/AK Nat	N/A	65	321
Hawaiian	N/A	3	8
Hispanic	320	6,427	20,797
Multi-Racial	510	8,812	27,440

Income	1 Mile	3 Miles	5 Miles
Median	\$42,194	\$52,978	\$46,033
< \$15,000	21	1,067	3,947
\$15,000-\$24,999	N/A	960	4,169
\$25,000-\$34,999	146	1,622	5,134
\$35,000-\$49,999	98	2,082	6,433
\$50,000-\$74,999	N/A	2,858	7,595
\$75,000-\$99,999	100	2,028	5,389
\$10,000-\$149,999	77	1,117	3,686
\$150,000-\$199,999	15	218	816
> \$200,000	N/A	47	218

Housing	1 Mile	3 Miles	5 Miles
Total Units	496	12,421	39,918
Occupied	469	11,613	36,817
Owner Occupied	357	8,333	24,011
Renter Occupied	112	3,280	12,806
Vacant	27	808	3,101