

ANIMAL HOSPITAL BRIER CREEK

10500 Little Brier Creek Lane, Raleigh, NC 27617



OFFERING SUMMARY

SALE PRICE:	\$1,650,000
LOT SIZE:	3.05 Acres
YEAR BUILT:	2007
BUILDING SIZE:	4,123 SF
ZONING:	CX-3-PK
MARKET:	Raleigh
SUBMARKET:	RTP/RDU
PRICE / SF:	\$400.19

PROPERTY OVERVIEW

Accessible and Conveniently Located Veterinarian Hospital For Sale. Located in Brier Creek area, this 4,123 SF building, with option to expand an additional 3000 SF, offers multiple exam rooms, a surgical room, boarding area, private offices, a warm and inviting waiting/reception area.

The 3.05 acre site includes 18 surface parking spots, sidewalks, attractive landscaping, parking lot lighting and monument signage at road frontage intersection. Less than 1/10th a mile from intersection of TW Alexander and Glenwood Avenue, includes 280 feet of road frontage on Little Brier Creek Ln. Zoned CX-3-PK (Commercial Mix Use - 3 Stories - Parkway) the building offers multiple uses - offices, retail, service, limited residential, medical.

Additionally, owners are interested in selling existing business to include all equipment and current inventory. Contact Broker for more details or questions.

PROPERTY HIGHLIGHTS

- Conveniently Located in Brier Creek Area
- Over 3 acres of land with building
- Zoning offers Multiple Uses
- Well maintained Veterinarian Hospital
- Owners Interested in Selling Existing Business

KW COMMERCIAL - KELLER WILLIAMS PREFERRED REALTY
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VETERINARIAN/KENNEL FOR SALE

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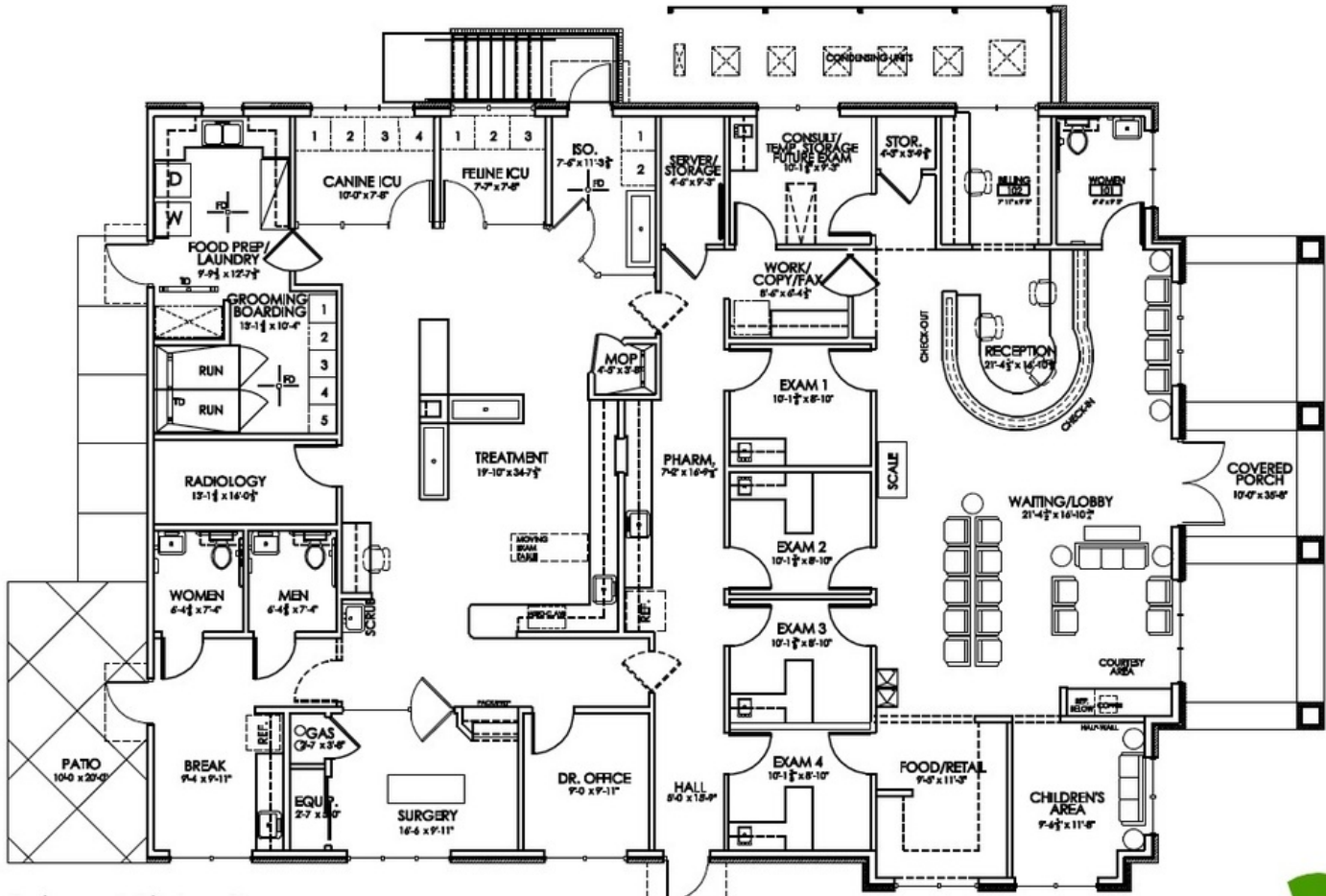


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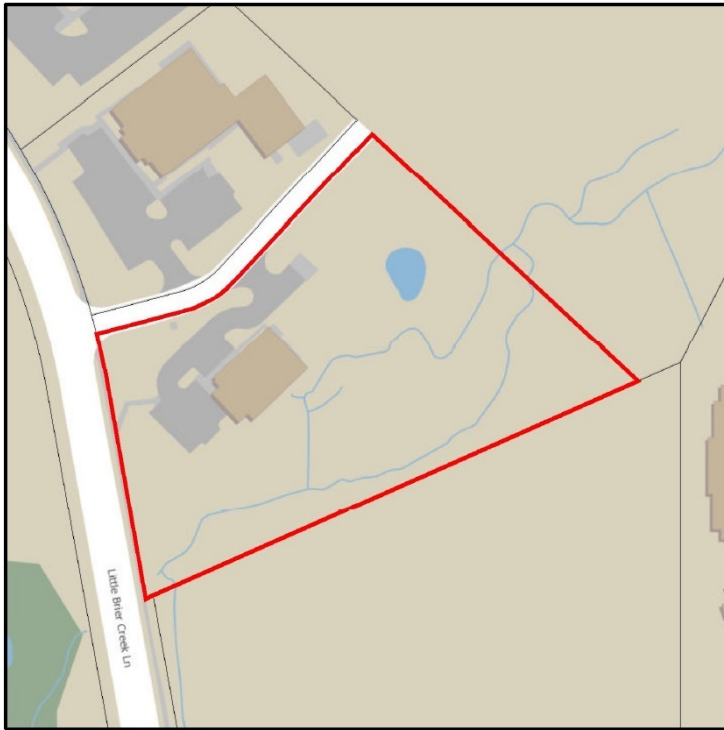
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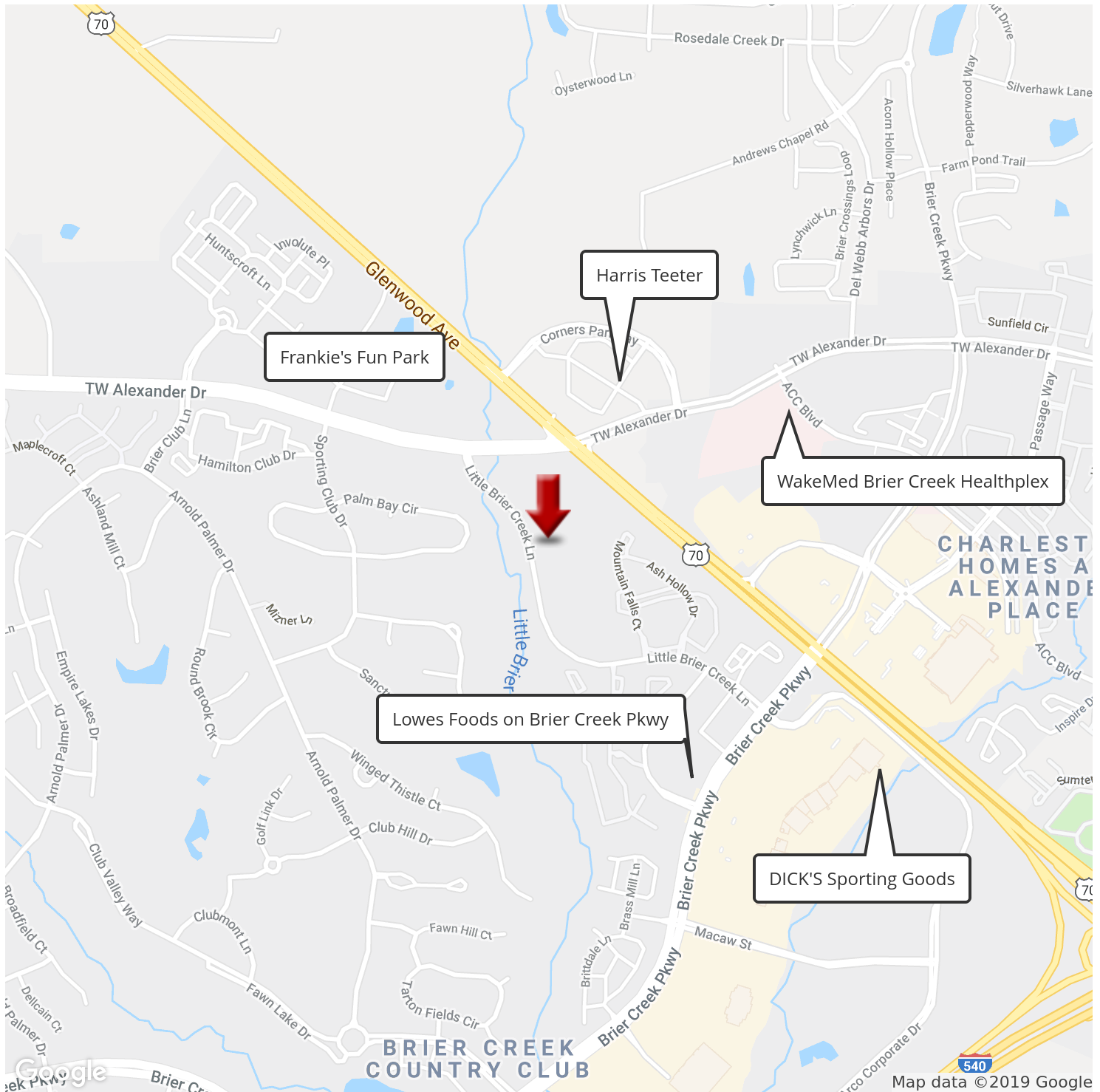


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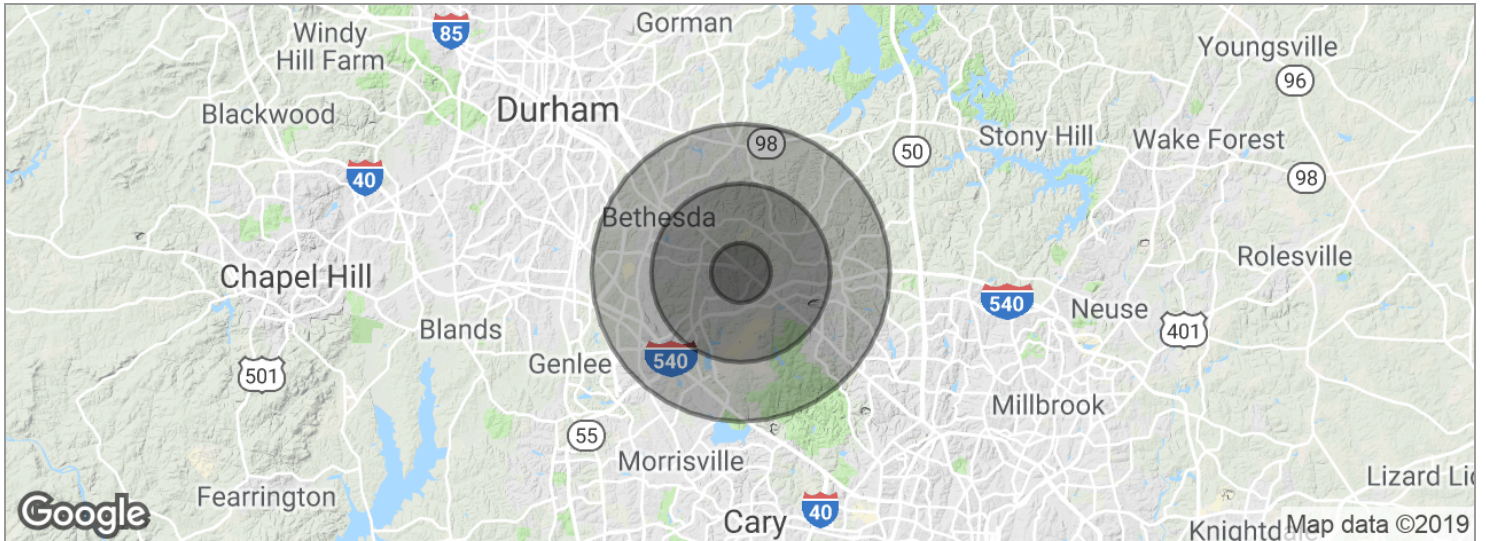
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,751	22,103	55,502
Median age	34.2	33.4	33.3
Median age (male)	33.6	33.0	32.9
Median age (Female)	34.5	33.6	33.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,762	9,597	23,314
# of persons per HH	2.1	2.3	2.4
Average HH income	\$95,690	\$91,914	\$88,762
Average house value		\$251,461	\$262,848

** Demographic data derived from 2010 US Census*

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