

Partnership. Performance.

INVESTMENT OPPORTUNITY



Sale Price: \$2,000,000

Opportunity

Located in downtown Raleigh, this 6,197 square-foot, two-story office building, is one of the premier opportunities in Raleigh's vibrant Glenwood South Business District. In the heart of Raleigh's exploding urban residential and entertainment districts, this property is located within one of the best demographic areas in the region.

107
Glenwood

107 Glenwood Avenue
Raleigh, NC 27603

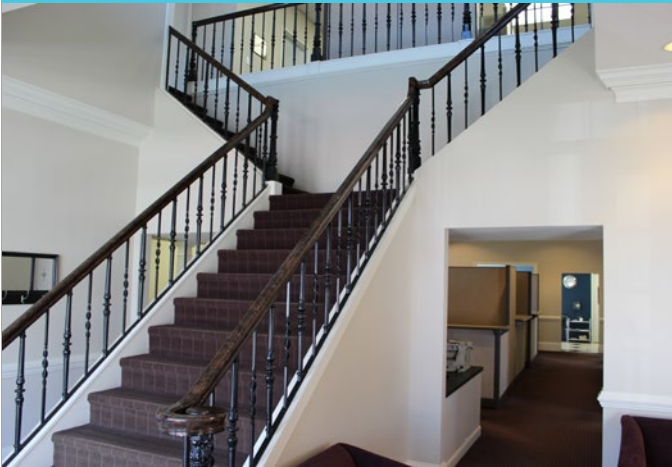
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Available for Sale

| | |
|---------------|---|
| Type | Two-story office building |
| Building Size | 6,197 sf |
| Lot Size | ±0.2771 acres |
| Parking | Private parking lot with 17 spaces |
| Topography | Flat |
| Location | Between Hillsborough and Peace Streets in Raleigh's Glenwood South district |
| Zoning | Business |
| Sale Price | \$2.0 M |

Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------|----------|----------|----------|
| 2015 Population | 13,791 | 98,364 | 213,642 |
| Pop. Growth 2015–20 | 11.82% | 10.51% | 10.92% |
| Median Household Inc. | \$40,796 | \$41,517 | \$46,266 |

Traffic Counts

| 2011 Traffic Counts (Per STDB) | Vehicles Per Day |
|--------------------------------|------------------|
| Willard Place (Glenwood Ave) | 7,987 |
| West Jones St (Glenwood Ave) | 7,000 |
| Hillsborough St (Glenwood Ave) | 5,200 |

Investment Highlights

- Opportunity for adaptive reuse
- Established demand for more retail along the corridor
- New owner can capture increasing lease rates
- Excellent appreciation potential as lease rates of competing office and retail space is climbing
- Situated along one of Raleigh's most heavily traveled corridors
- Most recent sales comparables along Glenwood South average \$357.80/sf



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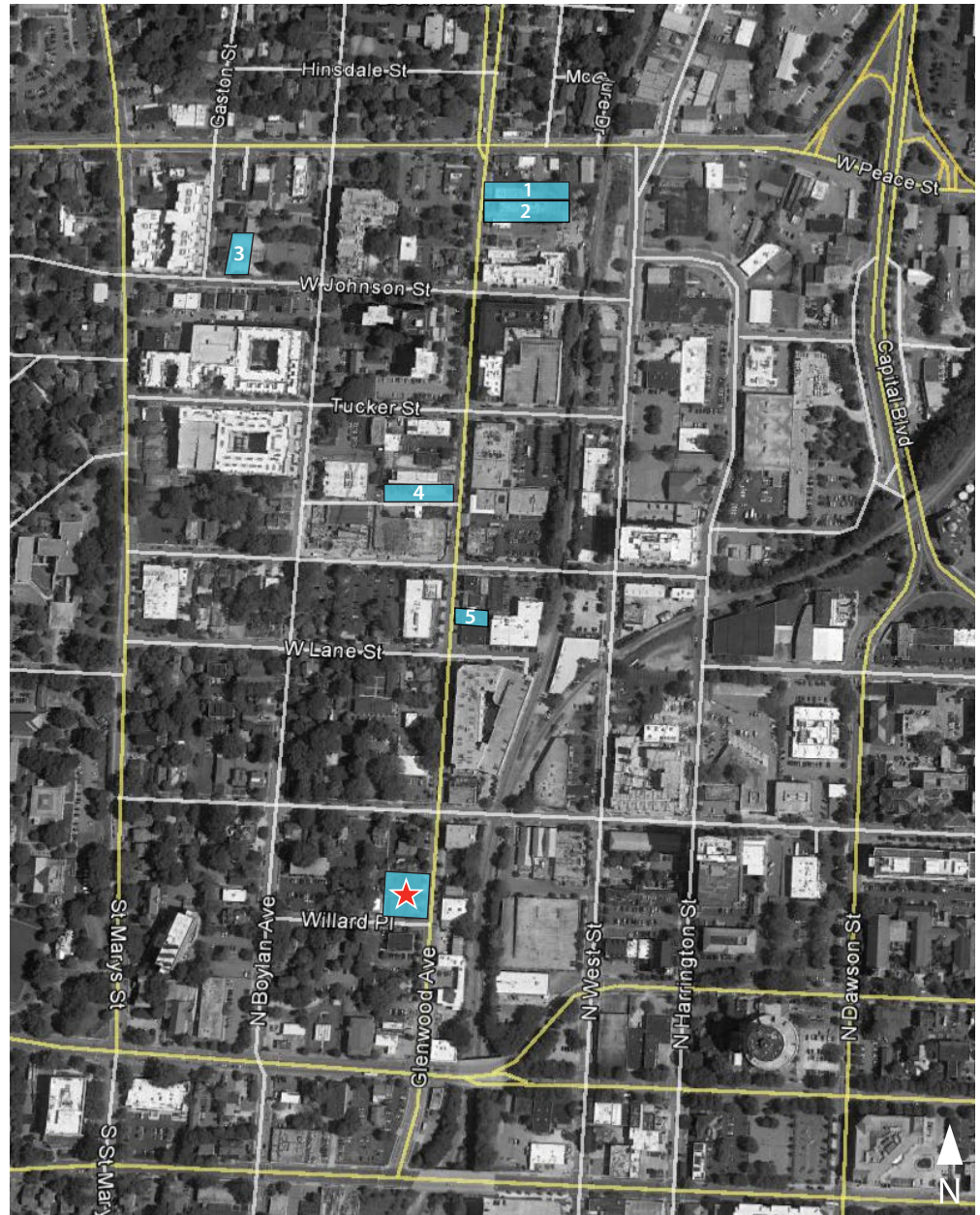
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Recent Area Sales

- 1 616 Glenwood Avenue**
SF: 3,820
Sale Price: \$353.40/sf
Sale Date: 9/24/2015
Buyer: Timothy Wood
 - 2 612 Glenwood Avenue**
SF: 1,914
Sale Price: \$444.10/sf
Sale Date: 1/16/2015
Buyer: JT Poe
 - 3 712 W Johnson Street**
SF: 2,840
Sale Price: \$197.18/sf
Sale Date: 5/29/2015
Buyer: Tuscany Construction Group
 - 4 413 Glenwood Avenue**
SF: 3,180
Sale Price: \$485.85/sf
Sale Date: 10/21/2015
Buyer: 413 Glenwood Ave, LLC
 - 5 304 Glenwood Avenue**
SF: 3,708
Sale Price: \$310.14/sf
Sale Date: 9/5/2014
Buyer: Lanewood 2, LLC
- ★ **107 Glenwood Avenue**



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Property Aerial and Location



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