

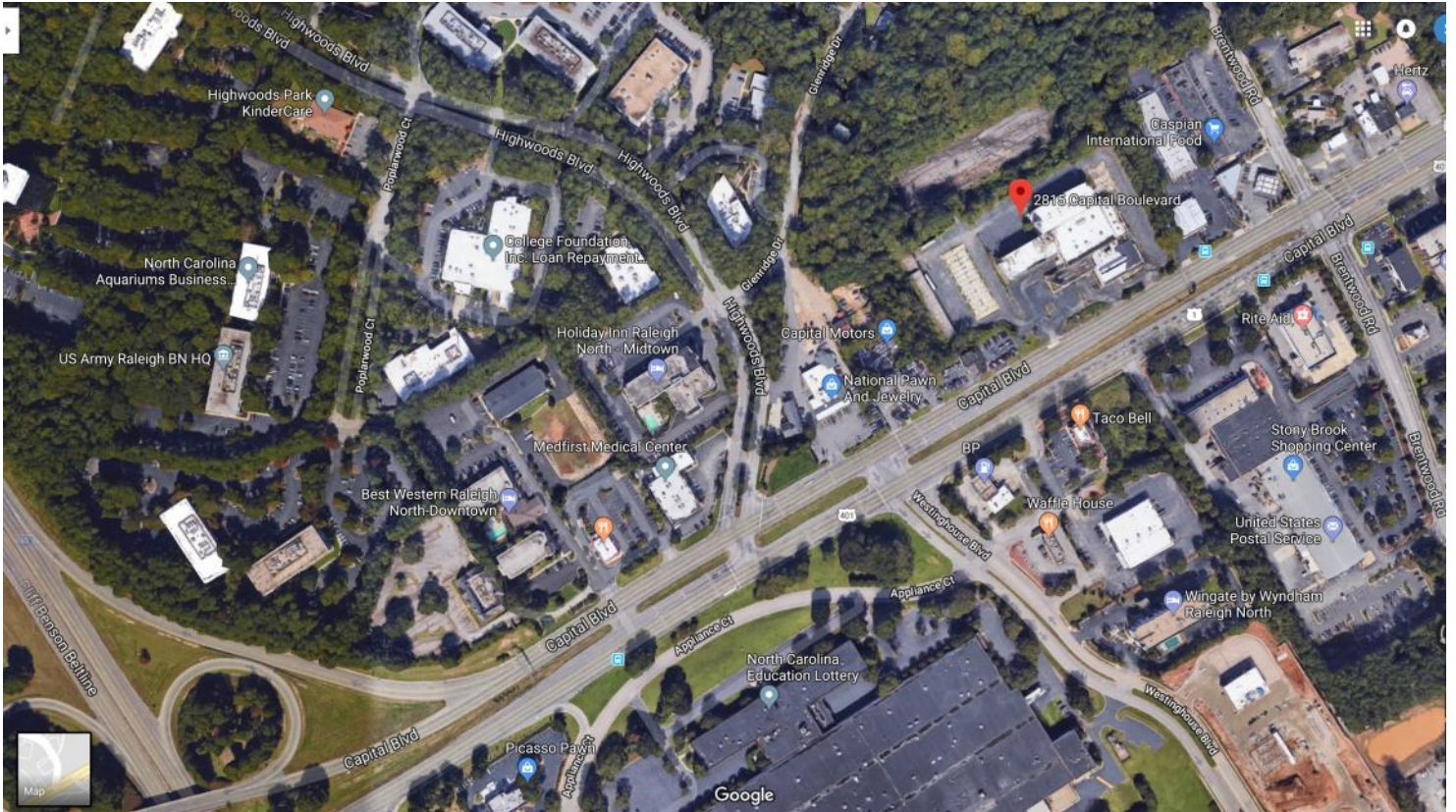
**PICKETT  
SPROUSE**  
COMMERCIAL  
REAL ESTATE



A WEST & WOODALL COMPANY

# COMMERCIAL LAND FOR SALE

2815 Capital Boulevard  
Raleigh, NC



- Approximately 4 miles from Downtown Raleigh
- Approximately 6 miles from North Carolina State University
- Possible apartment site
- ± 8 Acres
- Zoned CX-5-PL-CU (Commercial Mix-Use)

**PRICE: \$4,800,000**

For more information, please contact:

**Brad Gregory** | [Brad@westandwoodall.com](mailto:Brad@westandwoodall.com) | Cell 336-202-0012 | Office 919-493-0395

Visit us at [PickettSprouse.com](http://PickettSprouse.com)

INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE.

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**CONCEPT PLANS**

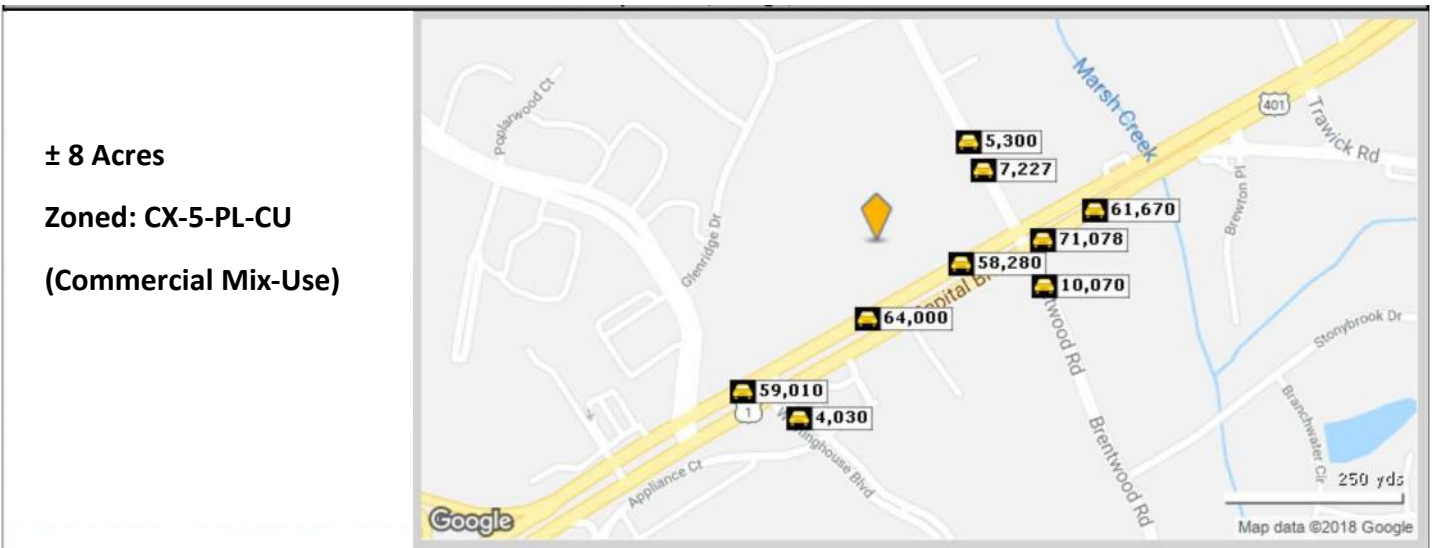


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**DEMOGRAPHICS**

<b>POPULATION - 2018</b>			
	<b>&lt; 1 Mile</b>	<b>&lt; 3 Miles</b>	<b>&lt; 5 Miles</b>
<b>Total Estimated Population</b>	7,035	93,043	234,636
<b>Total Estimated Population -2023 PROJECTION</b>	7,807	102,757	259,508
<b>Medial Age</b>	37	36	36
<b>Total Estimated Households</b>	2,854	36,591	93,397
<b>Total Estimated Households-2023 PROJECTION</b>	3,162	40,324	103,310
<b>Average Household Income</b>	\$63,743	\$75,447	\$81,182
<b>Med Household Income</b>	\$52,841	\$54,775	\$57,952

**TRAFFIC COUNT REPORT**



± 8 Acres  
Zoned: CX-5-PL-CU  
(Commercial Mix-Use)

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
<b>1</b> Capital Blvd	Westinghouse Blvd	0.10 SW	2011	68,447	MPSI	.06
<b>2</b> North Blvd	Westinghouse Blvd	0.10 SW	2017	64,000	MPSI	.06
<b>3</b> North Blvd	Capital Blvd	0.01 NE	2013	58,280	Converte	.07
<b>4</b> Brentwood Rd	Capital Blvd	0.07 SE	2011	7,227	MPSI	.11
<b>5</b> Brentwood Rd	Lucerne Pl	0.05 NW	2017	5,300	MPSI	.11
<b>6</b> Capital Blvd	Brentwood Rd	0.02 SW	2011	71,078	MPSI	.14
<b>7</b> Brentwood Rd	North Blvd	0.03 NW	2013	10,070	Converte	.14
<b>8</b> Westinghouse Blvd	North Blvd	0.03 NW	2013	4,030	Converte	.15
<b>9</b> North Blvd	Westinghouse Blvd	0.02 NE	2013	59,010	Converte	.16
<b>10</b> North Blvd	Brentwood Rd	0.06 SW	2013	61,670	Converte	.18