4500 WESTERN BLVD | RALEIGH, NC

12.22 ACRES FOR SALE





PROPERTY OVERVIEW

DEMOGRAPHICS

•	12.22 ACRES FOR SALE		1 MILE	3 MILES	5 MILES	
•	SALE PRICE: \$25 MM			701	75 0	
•	Prime Mixed Use Development Site at the intersection of I-440 & Western Blvd.	MEDIAN AGE	27.4	30.1	35.0	
•	CX-5 Zoning supports residential and retail/commercial development.			05 007		
٠	Site is within a 4-to-10-minute drive from NC State University, PNC Arena, Carter-Finley Stadi-	POPULATION	10,707	95,287	222,288	
	um, the North Carolina State Fairgrounds, the North Carolina Museum of Art, and UNC-Rex	HOUSEHOLDS	4,141	40,838	96,410	
	Hospital.					
	Combined traffic Counts on I-440, Western Blvd., and Blue Ridge Rd exceed 150,000 vpd.			•••••••		



ALAN MARSHALL

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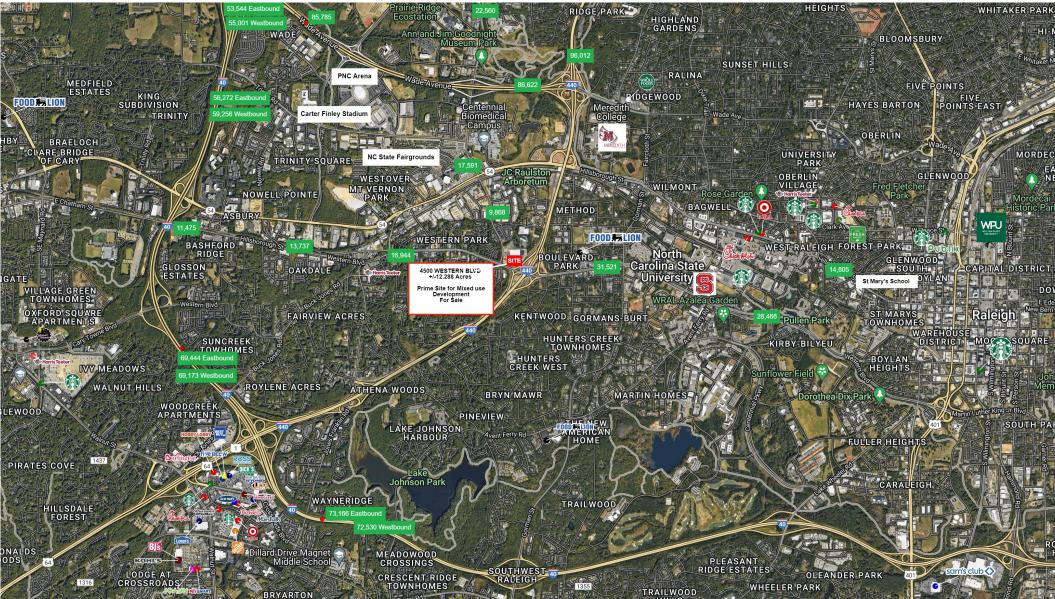
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12.22 ACRES FOR SALE | MARKET SNAPSHOT







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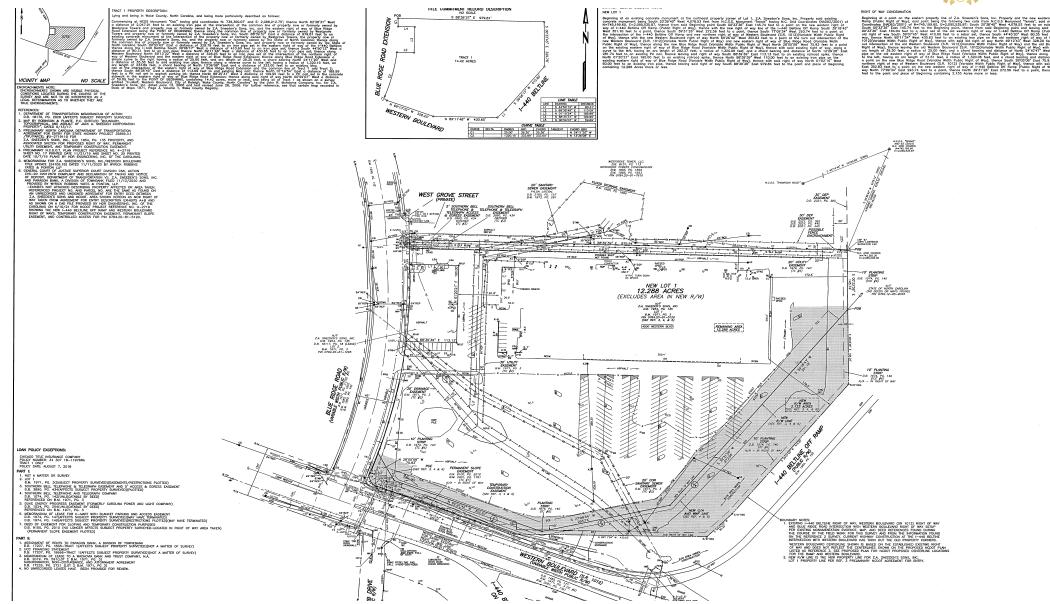
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12.22 ACRES FOR SALE | SURVEY







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