

**3404 LAKE WOODARD DR**

Raleigh, NC 27604

**STANDALONE FLEX BUILDING FOR SALE**



LEASING AGENT

**THOMAS GOODWIN**

thomasgoodwin@yorkproperties.com

919.645.2772

2108 Clark Avenue

Raleigh, NC 27605

www.yorkproperties.com

@yorkproperties1



**york**



# SITE PLAN

**LOT 15**  
 B & L LEASING, LLC  
 DB 9761, PG 1408  
 BM 2002, PG 923  
 PIN: 1724-36-940C

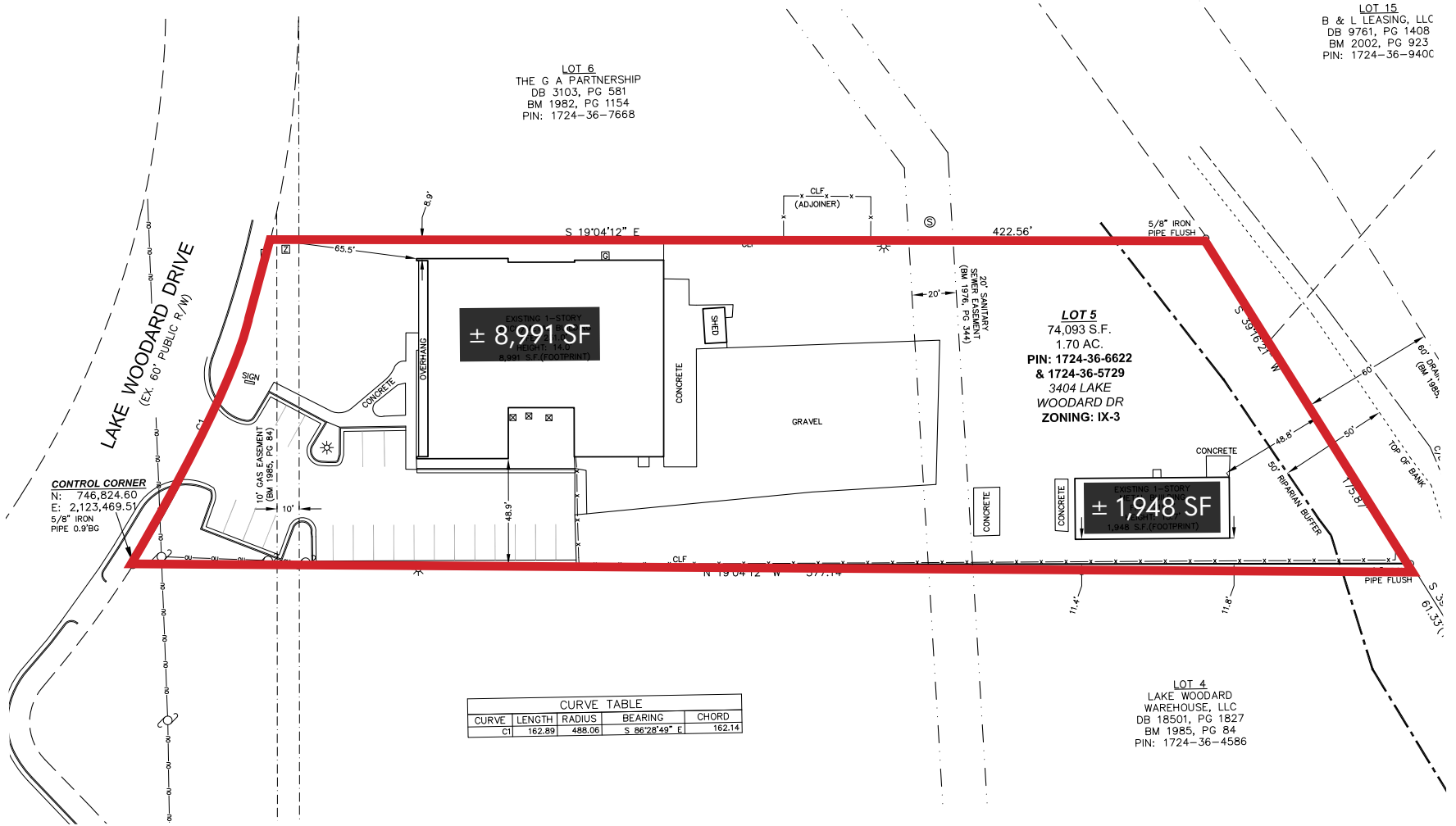
**LOT 6**  
 THE G A PARTNERSHIP  
 DB 3103, PG 581  
 BM 1982, PG 1154  
 PIN: 1724-36-7668

**LOT 5**  
 74,093 S.F.  
 1.70 AC.  
 PIN: 1724-36-6622  
 & 1724-36-5729  
 3404 LAKE  
 WOODARD DR  
 ZONING: IX-3

**LOT 4**  
 LAKE WOODARD  
 WAREHOUSE, LLC  
 DB 18501, PG 1827  
 BM 1985, PG 84  
 PIN: 1724-36-4586

**CONTROL CORNER**  
 N: 746,824.60  
 E: 2,123,469.51  
 5/8" IRON  
 PIPE 0.9760

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	162.89	488.06	S 86°28'49" E	162.14





# PROPERTY PHOTOS

3404 Woodard Drive Raleigh, NC 27604

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3404 WOODARD DRIVE



**TOWER SHOPPING CENTER**

- Food Lion
- Popeyes
- Hibbitt
- Subway
- Pizza Hut

**ST. DAVID'S SCHOOL  
SATELLITE ATHLETIC FIELDS**

TRAWICK RD

NEW BERN AVE

**LEASING AGENT**

Thomas Goodwin  
thomasgoodwin@yorkproperties.com

**MARKETING**

Gardenia Buendia  
gardeniabuendia@yorkproperties.com

**YORK PROPERTIES**

Brokerage · Property Management · Security  
Maintenance · Association Management · Construction  
Landscaping · Accounting · Venue Management

**ADDRESS**

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**ONLINE**

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**RALEIGH ACCOLADES**

**#1** BEST-PERFORMING LARGE METRO AREA  
Milken Institute · January 2025

**#1** BEST CITIES TO DRIVE  
Wallet Hub · October 2024

**#3** FASTEST GROWING U.S. CITY FOR CONSTRUCTION  
CoreLogic · January 2025

**#7** FASTEST GROWING CITIES IN THE U.S.  
U-Haul · January 2025

**#5** FASTEST GROWING HOUSING MARKET  
Storage Cafe · August 2024

**#4** BEST CITIES FOR HEADQUARTERS  
Triangle Business Journal · June 2025

**RALEIGH PROFILE, 2026 CENSUS**

**196,924**  
Number of Households

**470,763**  
Total Population

**34.7**  
Median Age

**23.4 MIN.**  
Mean Commute Time

**\$377,800**  
Median Property Value

**53.9%**  
Bachelor's Degree or Higher

**\$82,424**  
Median Household Income

**20.6%**  
Moved Since Previous Year

**51.2%**  
Housing Units Occupied by Owner