

1703
ROUNDROCK DR

UNDER CONSTRUCTION FLEX
BUILDING FOR SALE & LEASE
RALEIGH, NORTH CAROLINA



KEITH BASHI

919-520-9634

keith@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

TABLE OF CONTENTS

Page 03 | Property Dashboard

Page 04 | Property Image

Page 09 | Location Map

Page 10 | Market Overview

Page 11 | Demographics

PROPERTY DASHBOARD

14,403 | UNDER CONSTRUCTION FLEX BUILDING

ADDRESS: 1703 Roundrock Drive, Raleigh, NC 27615

TOTAL ACRES: 1.18 acres

BUILDING SIZE: 15,000 SF

SALE PRICE: Newly offered at \$4,590,000

ZONING: IX-3

LEASE RATE: \$22 PSF

LEASE TYPE: NNN

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	20,000	100,000	250,000
MEDIAN HOUSEHOLD INCOME	\$75,000	\$80,000	\$85,000

KEY AMENITIES

- 4 drive in doors.
- It features 20-26 ft ceilings.
- It includes 12k flex and 3k office (heated).
- 18 wheeler truck turnaround.
- Mezanine

PROPERTY HIGHLIGHTS

CityPlat is pleased to offer for sale and lease this unique stand-alone flexible building situated in Roundrock Business Park, the newest warehouse complex featuring pristine office spaces and all-new facilities.

Located in Raleigh, North Carolina, the building presents an attractive opportunity for investors or owner-occupants to acquire real estate in a high-demand market for flexible products.

The building offers versatility for various uses and businesses, including office and warehouse spaces with drive-in doors and a 18-wheeler turnaround. Situated within the industrial corridor of North Raleigh, the park provides convenient access to major highways, such as US-1 and I-540. Also, a direct access road from Atlantic Ave has just been approved

The property is scheduled for completion in May 2025, with modern infrastructure designed for future needs.

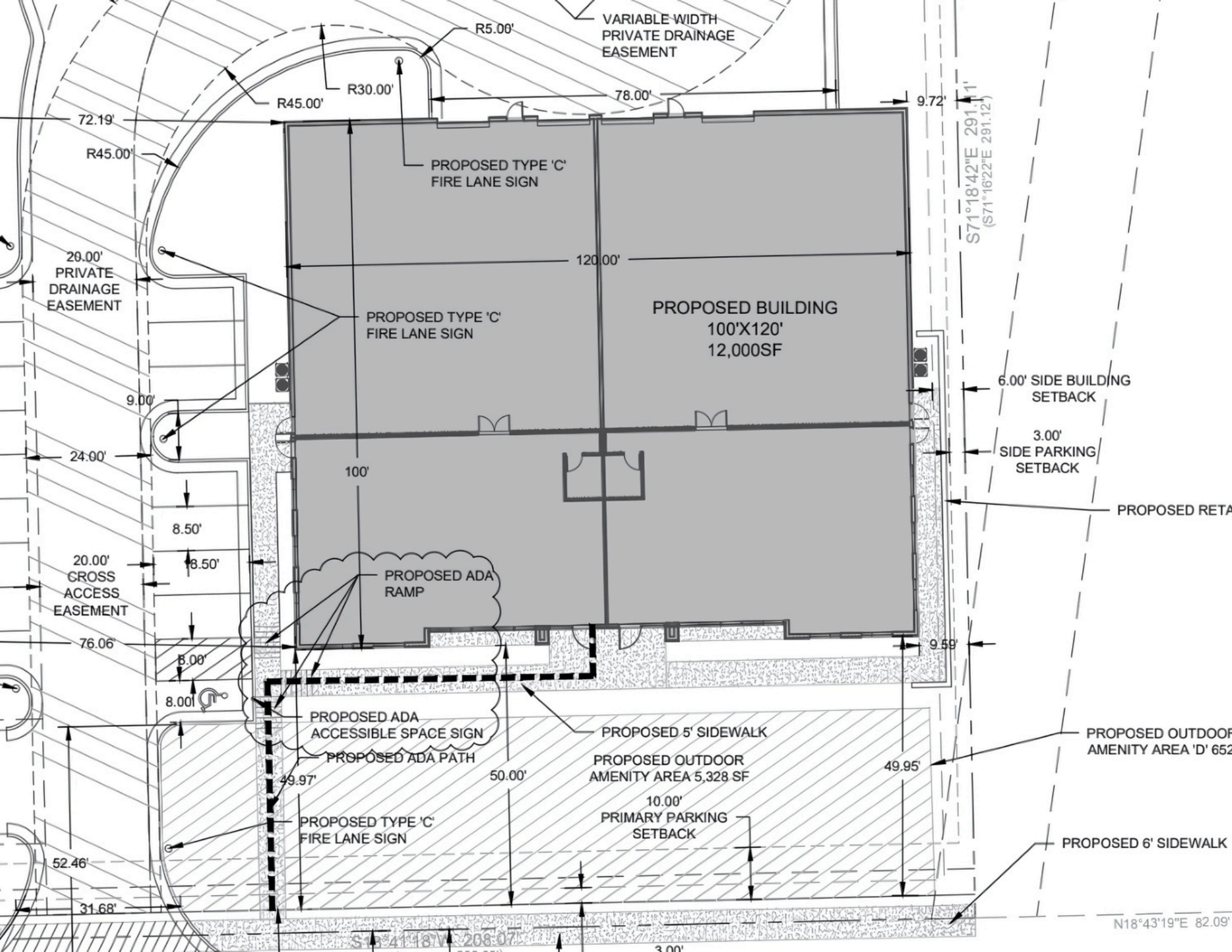












VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT

PROPOSED TYPE 'C' FIRE LANE SIGN

PROPOSED BUILDING
100'X120'
12,000SF

PROPOSED TYPE 'C' FIRE LANE SIGN

20.00' PRIVATE DRAINAGE EASEMENT

6.00' SIDE BUILDING SETBACK

3.00' SIDE PARKING SETBACK

PROPOSED RETA

20.00' GROSS ACCESS EASEMENT

PROPOSED ADA RAMP

PROPOSED OUTDOOR AMENITY AREA 'D' 652

PROPOSED ADA ACCESSIBLE SPACE SIGN

PROPOSED 5' SIDEWALK

PROPOSED OUTDOOR AMENITY AREA 5,328 SF

10.00' PRIMARY PARKING SETBACK

PROPOSED TYPE 'C' FIRE LANE SIGN

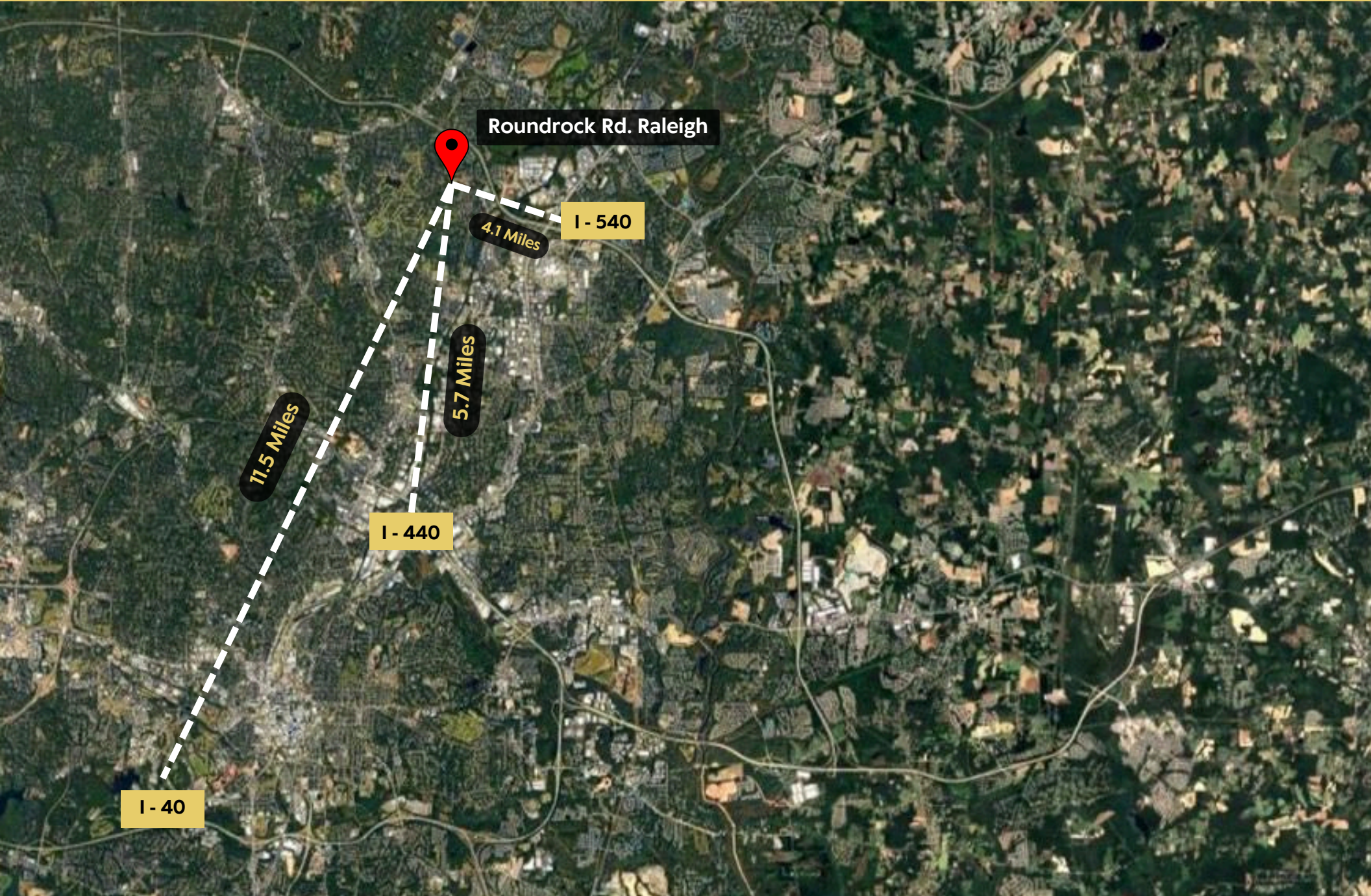
PROPOSED 6' SIDEWALK

N18°43'19"E 82.09'

S 71°18'42"E 291.11'

3.00'

LOCATION MAP



Roundrock Rd. Raleigh

I - 540

4.1 Miles

5.7 Miles

I - 440

11.5 Miles

I - 40

MARKET OVERVIEW

The property at 1703 Roundrock Rd. Raleigh offers an exceptional location with easy access to I-540, connecting key areas such as Research Triangle Park (RTP), North Raleigh, and other important regions, making it an ideal choice for businesses seeking connectivity. It is just minutes from downtown Raleigh, a vibrant business hub with professional services, tech startups, and major corporations, while nearby Cary and North Hills offer active business districts and corporate offices in industries like IT, healthcare, and finance.

The property is also conveniently located near North Carolina State University (NCSU), providing access to a skilled workforce, and Duke University in nearby Durham, known for its academic excellence and research opportunities. With nearby amenities like Cameron Village, North Hills, Pullen Park, and the State Farmers Market, the property offers a well-rounded lifestyle in a dynamic, thriving area, making it a prime investment for businesses looking to grow in the Raleigh-Durham region.



SURROUNDING DEMOGRAPHICS

RADIUS	1 Miles	3 Miles	5 Miles
2029 PROJECTION	8,389	94,271	221,992
2024 ESTIMATE	7,694	86,790	204,619
ANNUAL GROWTH 2020-2024	6.18%	3.63%	2.90%
ANNUAL GROWTH 2024-2029	9.03%	8.62%	8.49%
2020 CENSUS	7,246	83,752	198,857
2024 POPULATION BY HISPANIC ORIGIN	774	14,271	27,684
2024 POPULATION	7,694	86,790	204,619
WHITE	4,108 53.39%	41,117 47.38%	113,716 55.57%
BLACK	2,192 28.49%	25,441 29.31%	48,749 23.82%
AM. INDIAN & ALASKAN	14 0.18%	265 0.31%	521 0.25%
ASIAN	396 5.15%	3,902 4.50%	8,932 4.37%
HAWAIIAN & PACIFIC ISLAND	2 0.03%	9 0.01%	28 0.01%
OTHER	982 12.76%	16,056 18.50%	32,673 15.97%
U.S. ARMED FORCES	0	195	285

INCOME	1 Miles	3 Miles	5 Miles
2024 AVG HOUSEHOLD INCOME	\$94,703	\$89,052	\$107,169
2024 MED HOUSEHOLD INCOME	\$78,018	\$66,755	\$81,603

HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2029 PROJECTION	3,824	39,729	92,798
2024 ESTIMATE	3,506	36,560	85,455
ANNUAL GROWTH 2020-2024	6.21%	3.82%	3.37%
ANNUAL GROWTH 2024-2029	9.07%	8.67%	8.59%
2020 CENSUS	3,301	35,214	82,667
OWNER OCCUPIED	1,471 41.96%	17,598 48.13%	48,547 56.81%
RENTER OCCUPIED	2,034 58.01%	18,962 51.87%	36,909 43.19%

2024 HOUSEHOLDS BY HH INCOME	1 Miles	3 Miles	5 Miles
INCOME: <\$25,000	497 14.18%	5,655 15.47%	10,440 12.22%
INCOME: \$25,000 - \$50,000	649 18.52%	8,227 22.50%	15,817 18.51%
INCOME: \$50,000 - \$75,000	522 14.89%	6,437 17.61%	13,269 15.53%
INCOME: \$75,000 - \$100,000	700 19.97%	5,350 14.63%	12,123 14.19%
INCOME: \$100,000 - \$125,000	413 11.78%	2,856 7.81%	8,350 9.77%
INCOME: \$125,000 - \$150,000	176 5.02%	2,463 6.74%	6,977 8.16%
INCOME: \$150,000 - \$200,000	254 7.25%	2,815 7.70%	8,005 9.37%
INCOME: \$200,000+	294 8.39%	2,758 7.54%	10,475 12.26%

CONFIDENTIALITY DISCLAIMER

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party(ies) receiving it from CityPlat, LLC and should not be made available to any other person or entity without the written consent of CityPlat, LLC. If you are not the intended recipient, you are hereby notified that any retention, dissemination, duplication, forwarding, copying or taking any action in reliance on the contents of this information is strictly prohibited. If you receive this Offering Memorandum in error, whether in electronic or printed form, please notify the sender and destroy the document. This Offering has been prepared to provide a summary of unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

CityPlat, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering has been obtained from sources we believe are reliable; however, CityPlat, LLC has not verified, and will not verify, any of the information contained herein, nor has CityPlat, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



CITYPLAT

COMMERCIAL REAL ESTATE



KEITH BASHI

Broker

919-520-9634

keith@cityplat.com

107 Fayetteville St, Suite 400, Raleigh NC 27601

919.650.2643

www.cityplat.com

