

RARE INSIDE-THE-BELTLINE

AUTOMOTIVE REPAIR / RETAIL REDEVELOPMENT OPPORTUNITY

1516 DIXIE TRAIL, RALEIGH, NC 27607



±3,000 SF BUILDING | ±0.41-ACRE COMBINED SITE | FOR LEASE

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PROPERTY SUMMARY

1516 Dixie Trail presents a rare opportunity to lease a highly visible automotive repair or retail redevelopment property in one of Raleigh's most supply-constrained Inside-the-Beltline submarkets. Featuring approximately 3,000 SF across two buildings and a paved yard area, the property offers a unique combination of existing improvements, frontage, and redevelopment potential. The lease also includes the adjacent parcel at 1512 Dixie Trail, creating a larger combined site with additional parking, storage, or future site enhancement opportunities.

HIGHLIGHTS

-  ±3,000 SF across two freestanding buildings
-  ±0.41-acre combined site: Lease includes adjacent parcel for additional yard and laydown area
-  Multiple drive-in and roll-up bay doors
-  Expansive outdoor storage / laydown area
-  Existing automotive repair facility with retail redevelopment potential
-  Outdoor sales not permitted
-  NX-3 zoning (City of Raleigh)
-  Minutes from Downtown Raleigh, Glenwood South, NC State University, and Wade Avenue
-  Rare Inside-the-Beltline automotive/retail site with dedicated paved yard area
-  Lease Rate: \$6,500/month NNN

LOCATION DESCRIPTION

Positioned Inside-the-Beltline just off Wade Avenue, the property benefits from one of Raleigh's most affluent and desirable trade areas. The site is surrounded by established neighborhoods, strong household incomes, exceptional home values, NC State University, Glenwood South, and Downtown Raleigh. With limited redevelopment opportunities remaining in this corridor, the property offers a unique combination of visibility, accessibility, and long-term value.



ASSEMBLAGE BREAKDOWN

RARE COMBINED SITE WITH BUILDINGS AND YARD SPACE INSIDE THE BELTLINE



#	ADDRESS	PIN	ACRES
1	1516 DIXIE TRAIL	0794596616	±0.24
2	1512 DIXIE TRAIL	0794596507	±0.17
TOTAL ACRES			±0.41



INSIDE-THE-BELTLINE
JUST OFF WADE AVENUE



±3,000 SF
ACROSS TWO BUILDINGS



EXPANSIVE YARD
OUTDOOR STORAGE /
LAYDOWN AREA



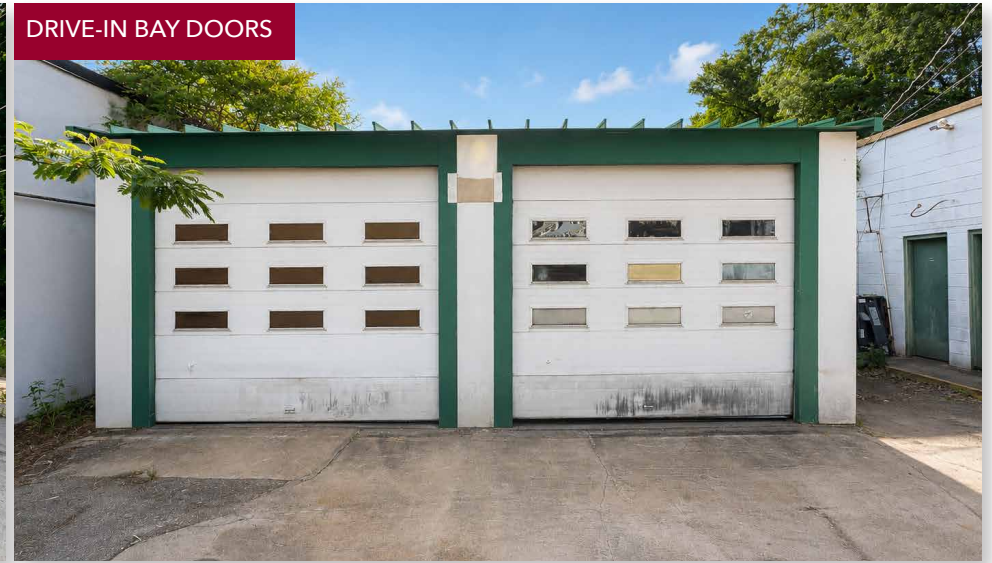
EXCELLENT ACCESS
MINUTES TO DOWNTOWN,
GLENWOOD SOUTH & NC STATE

EXTERIOR PHOTOS

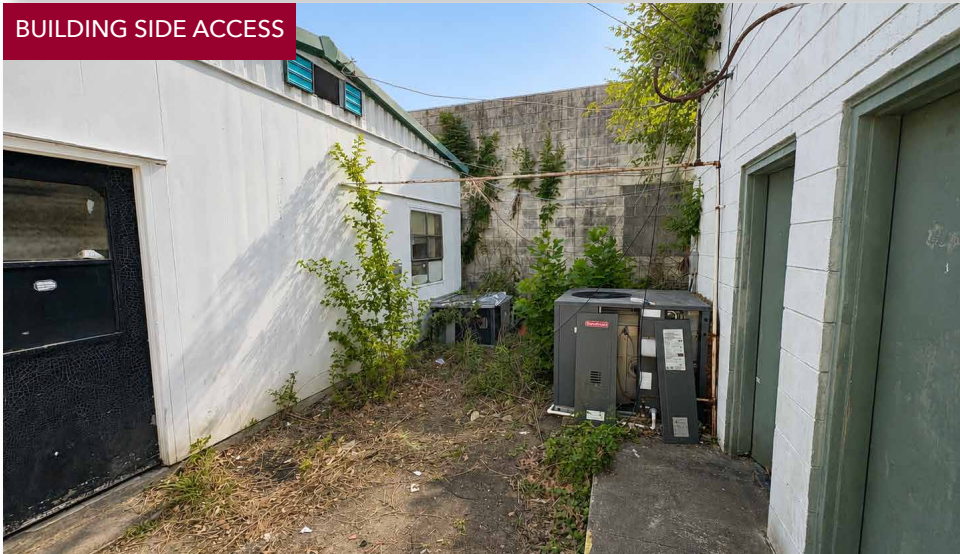
FRONT ELEVATION



DRIVE-IN BAY DOORS



BUILDING SIDE ACCESS



PAVED YARD & PARKING



MULTIPLE BAY DOORS
DRIVE-IN & ROLL-UP ACCESS



TWO BUILDINGS
FUNCTIONAL LAYOUT FOR
MULTIPLE USES

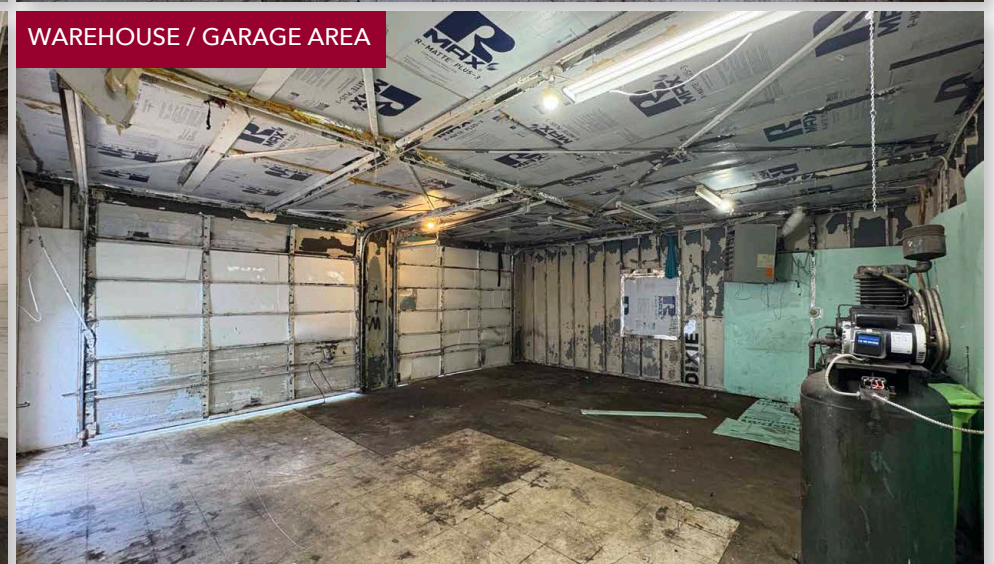


AMPLE
ON-SITE PARKING & DRIVE
AISLES



EXPANSIVE
PAVED YARD AREA

INTERIOR PHOTOS



OFFICE/RETAIL SPACE
FRONT RECEPTION WITH
NATURAL LIGHT



MULTIPLE BAY DOORS
DRIVE-IN & ROLL-UP ACCESS



OPEN CLEAR SPAN SPACE
FLEXIBLE LAYOUT FOR
MULTIPLE USES

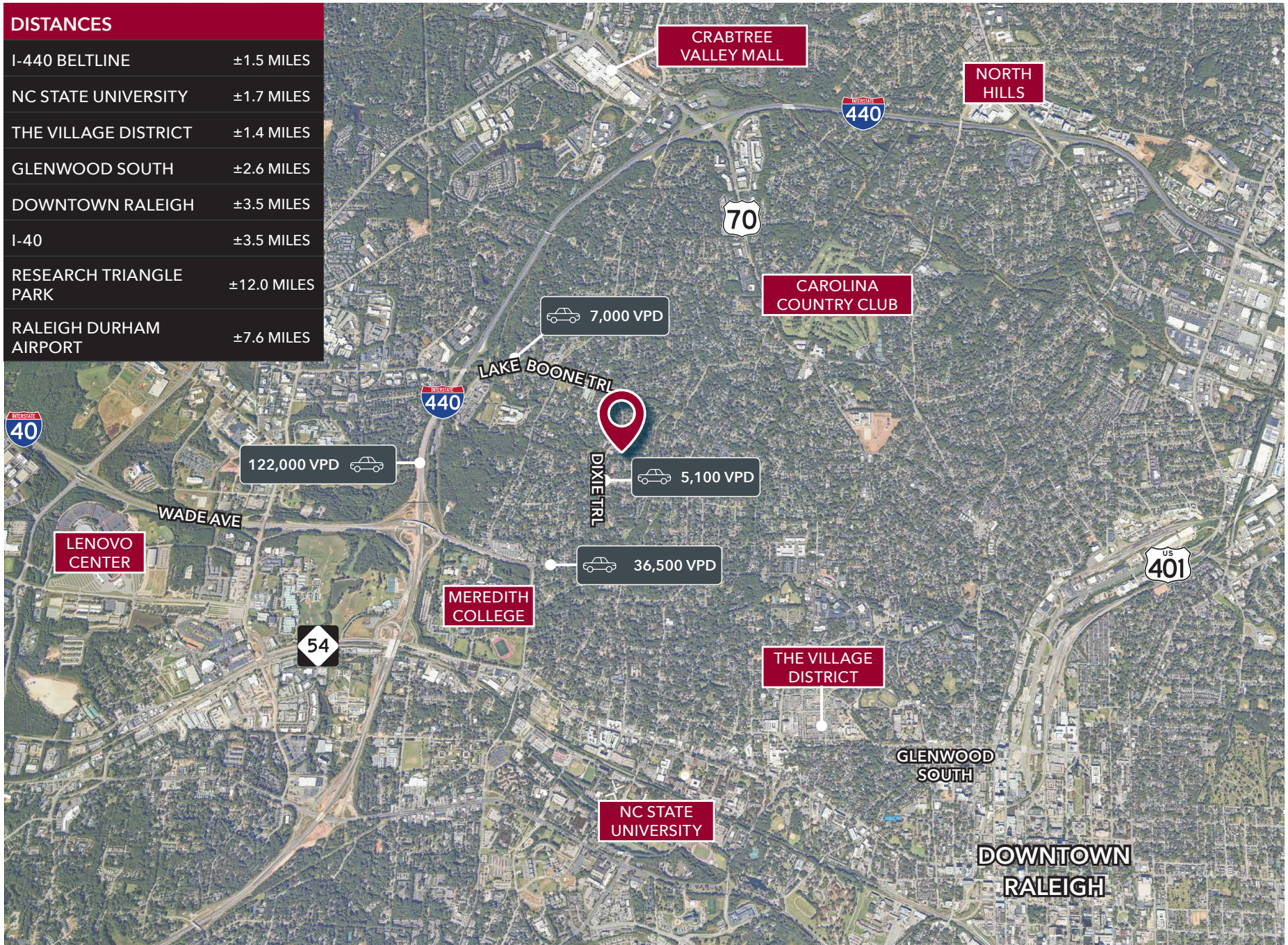


UTILITY READY
POWER, COMPRESSED AIR,
& FUNCTIONAL SYSTEMS
IN PLACE

AREA OVERVIEW

DISTANCES

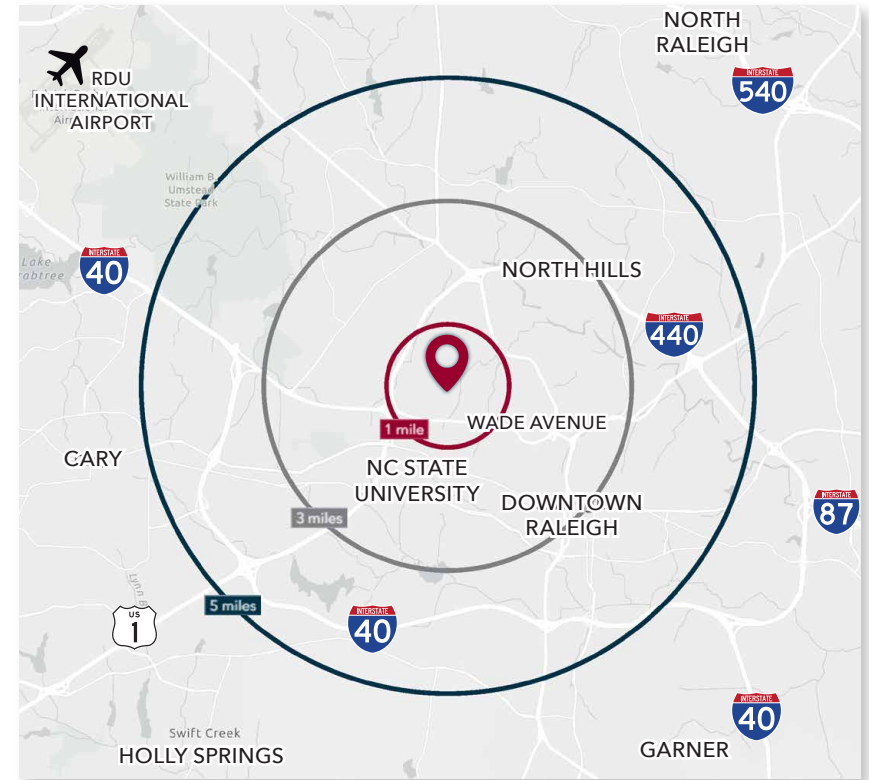
I-440 BELTLINE	±1.5 MILES
NC STATE UNIVERSITY	±1.7 MILES
THE VILLAGE DISTRICT	±1.4 MILES
GLENWOOD SOUTH	±2.6 MILES
DOWNTOWN RALEIGH	±3.5 MILES
I-40	±3.5 MILES
RESEARCH TRIANGLE PARK	±12.0 MILES
RALEIGH DURHAM AIRPORT	±7.6 MILES



DEMOGRAPHICS & LOCATION OVERVIEW

KEY DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION (2025)	8,745	102,023	239,516
2030 PROJECTED POPULATION	8,847	112,260	260,567
DAYTIME POPULATION	6,991	173,713	356,370
AVERAGE HOME VALUE	\$997,494	\$814,132	\$638,807
AVERAGE HOUSEHOLD INCOME	\$234,091	\$156,328	\$131,899
MEDIAN AGE	41.6	32.5	33.5
BACHELOR'S DEGREE OR HIGHER	85.1%	73.8%	62.1%



LOCATION ADVANTAGES



INSIDE-THE-BELTLINE

HIGHLY DESIRABLE
IN-TOWN LOCATION JUST
OFF WADE AVENUE



MINUTES TO DOWNTOWN

LESS THAN 5 MINUTES TO
DOWNTOWN RALEIGH, DINING,
RETAIL, & ENTERTAINMENT



ADJACENT TO NC STATE

CLOSE PROXIMITY TO ONE OF
THE LARGEST UNIVERSITIES IN
THE U.S.



AFFLUENT DEMOGRAPHICS

STRONG HOUSEHOLD
INCOMES & HOME VALUES



EXCELLENT ACCESS

QUICK ACCESS TO I-440,
I-40, WADE AVE, & MAJOR
EMPLOYMENT HUBS

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