

7212 FALLS OF NEUSE ROAD
RALEIGH, NC 27615

FOR SALE



PRIME REDEVELOPMENT OPPORTUNITY ON FALLS OF NEUSE ROAD

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
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PROPERTY OVERVIEW

SALE DESCRIPTION

Stand-alone building located across from Ravenscroft School and next to the NC School Board Association building. This property presents a prime redevelopment opportunity with approved architectural plans to allow for a 4,300 SF single story building or an 8,600 two-story building.

PROPERTY HIGHLIGHTS

- 1,750 SF on 0.43 acres
- OX-3 Zoning - Office Mixed Use
- Investment property: No
- Asking price: \$550,000

LOCATION DESCRIPTION

- Ideal North Raleigh location on Falls of Neuse Road
- Approximately 1.5 miles to I-540
- Surrounded by growing commercial and residential developments

TRAFFIC COUNTS

34,500 VPD on Falls of Neuse Road
(Source: NCDOT 2025)



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,662	71,739	203,719
Avg HH Income	\$146,623	\$141,316	\$143,816
No. of Businesses	759	5,876	12,574
No. of Employees	4,936	50,629	122,051
Total Daytime Population	11,285	98,770	252,926

Source: ESRI 2026

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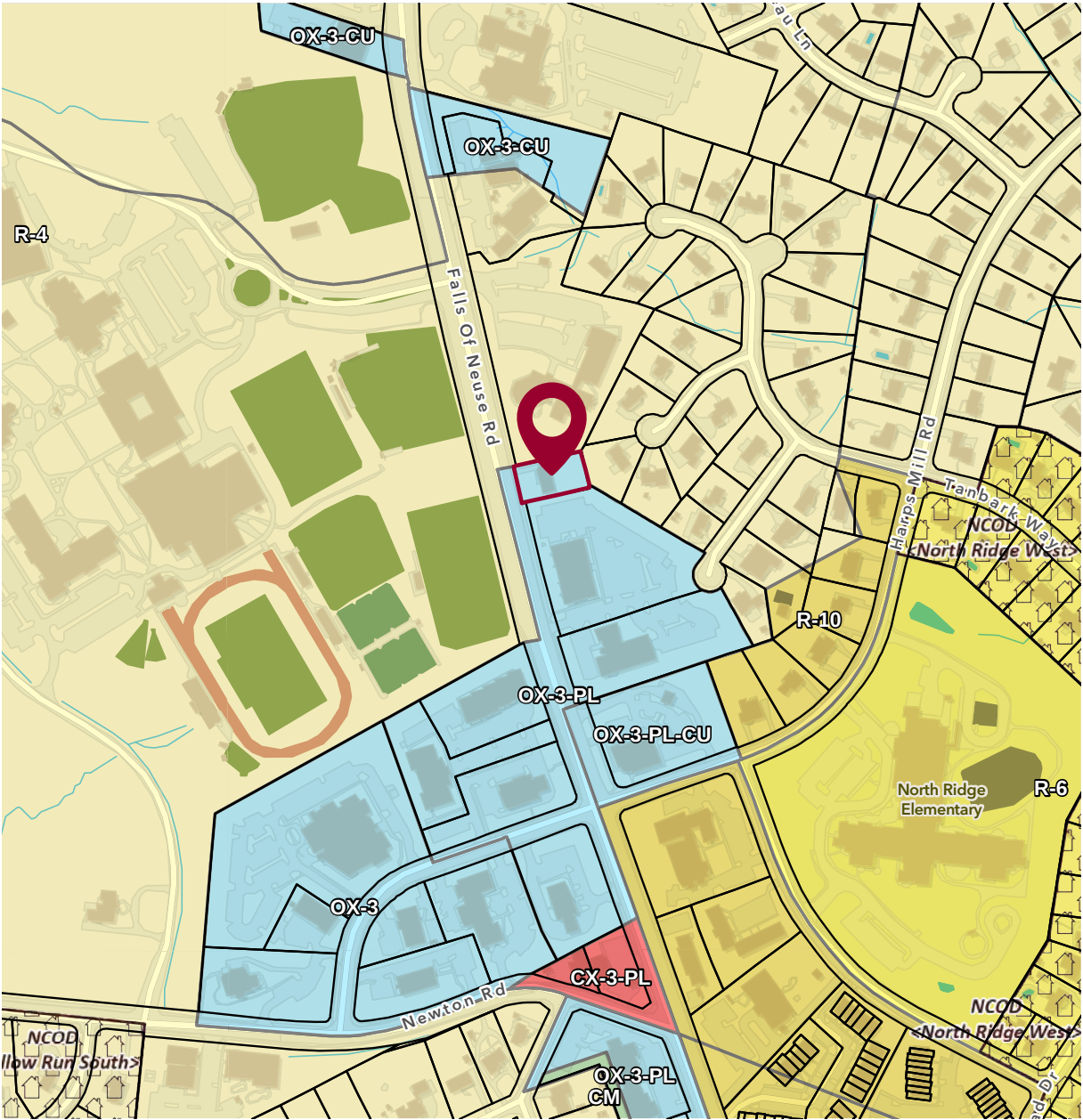
NIF ST PHILIPS LUTHERAN CHURCH
PIN 1717077119
DB 3030 PG 926
BM 1982 PG 516
BM 1979 PG 462
ZONES: R-4
USE: PLACE OF WORSHIP

19 SPACES
1 SP/226 SF

5

**SINGLE-STORY
BUILDING
4,300 SF**

ZONING MAP



Office Mixed Use (OX-)

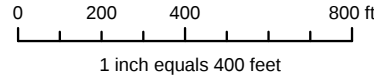
OX- is intended to provide for a variety of office and employment uses while allowing for housing and limited retail and service-related options. Limited retail and service-related options are allowed subject to use standards that restrict the size and scale of each use.

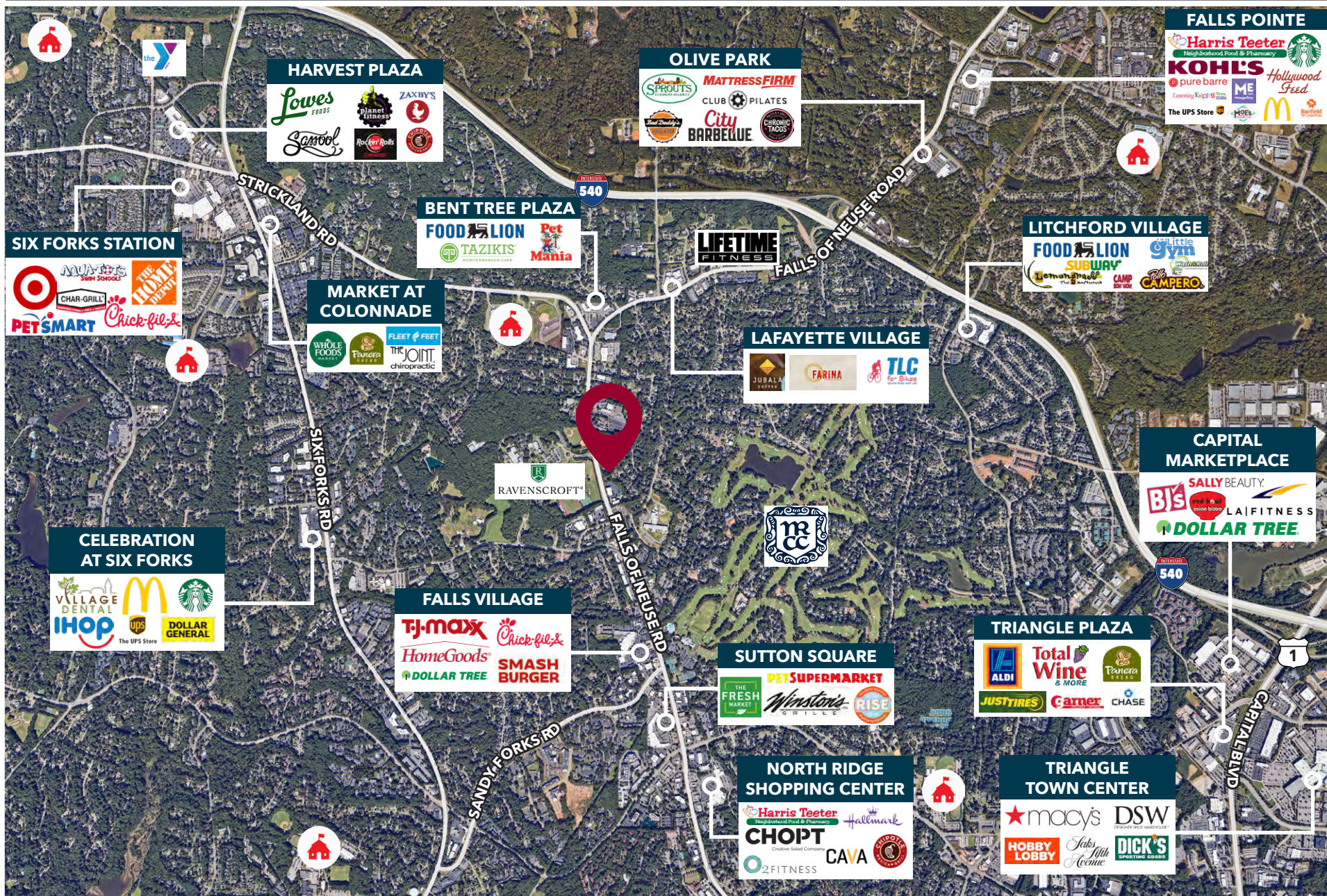
Examples of permitted uses:

- Dance, martial arts, music studio, or classroom
- Health club
- Medical
- Office

View Permitted Use Table

LEGEND	
	Property
	Neighborhood Conservation Overlay District (-NCOD)
Mixed Use Districts	
	Office Mixed Use (OX-)
	Commercial Mixed Use (CX-)
Residential Districts	
	Residential-4 (R-4)
	Residential-6 (R-6)
	Residential-10 (R-10)
Special Districts	
	Conservation Management (CM)





Presented by:

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