

±2.24 ACRE OUTPARCEL FOR SALE, LEASE, OR BUILD-TO-SUIT

W. DUPREE ST.

ANGIER, NC 27501

W. DUPREE ST.

Outparcel 1  
2.24 Acres

RAWLS ROAD

N. RALEIGH STREET

GRIER GODWIN  
ggodwin@lee-associates.com  
D 919.591.2272  
M 919.524.5407

DAN KOELLER  
dkoeller@lee-associates.com  
D 919.591.2274  
D 919.349.7857

100 Walnut Street | Cary, NC 27511 | 919-576-2500 | [lee-associates.com/raleigh](http://lee-associates.com/raleigh)

 LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES  
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# PROPERTY OVERVIEW

## AVAILABILITY

- Outparcel : 2.24 Acres
- PIN Numbers:  
0674-62-5780.000  
0674-62-7700.000
- Sale price: \$375,000

## PROPERTY HIGHLIGHTS

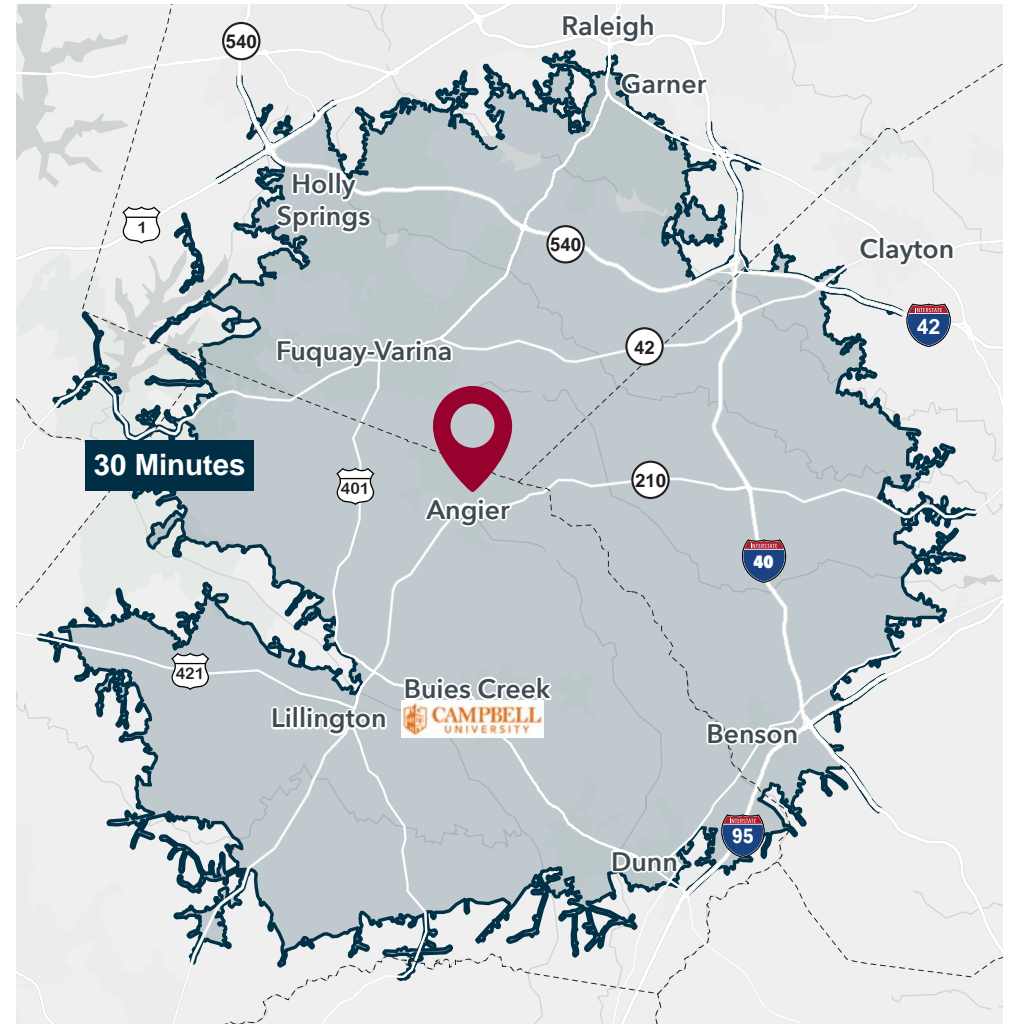
- Located at the intersection of W. Dupree Street and Rawls Road
- Located just north of Downtown Angier
- Adjacent to grocery anchored center
- Less than 1 mile to the future NC 55 Bypass
- Zoning: General Commercial, Permitted uses: Quick serve restaurant, brewery, Coffee shop with drive-thru, Daycare, Veterinarian, Bank/financial office, and Law Office
- View [Table of Uses](#)

## DEMOGRAPHICS

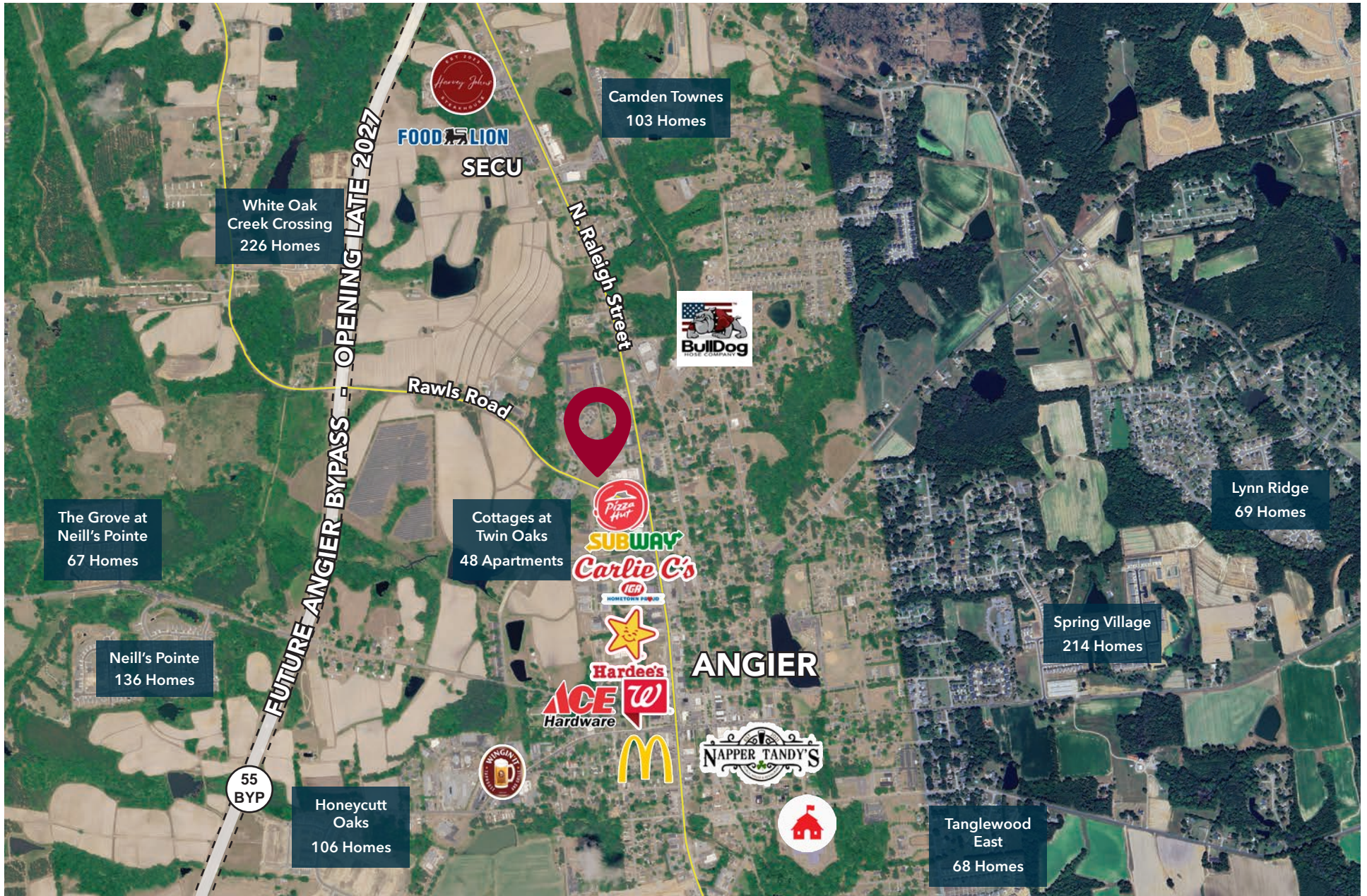
	3 Miles	5 Miles	7 Miles
Population	16,914	42,393	88,228
Avg. HH Income	\$100,033	\$108,146	\$111,230
No. of Businesses	451	774	2,117
No. of Employees	2,895	5,455	15,963
Daytime Population	12,283	29,185	67,343

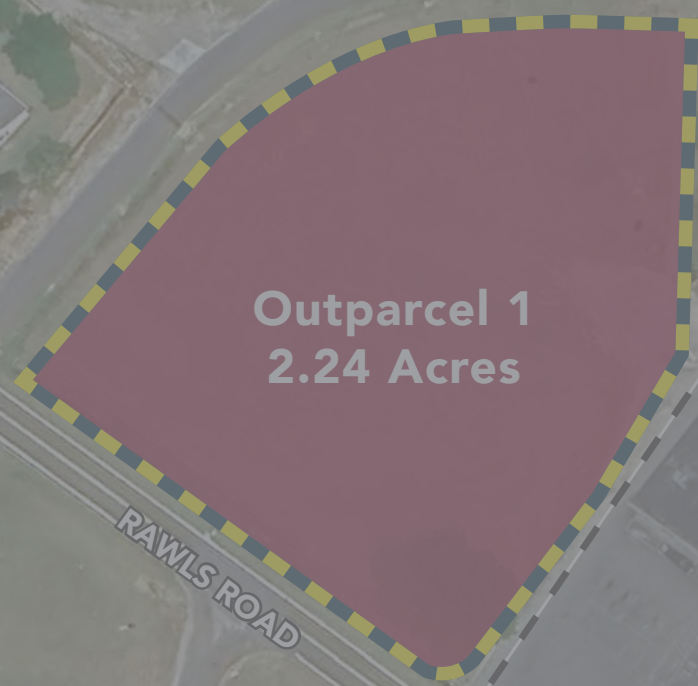
Source: ESRI 2025

## DRIVE TIME



# AREA OVERVIEW





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**2.24 Acres**

**RAWLS ROAD**

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**Presented by:**

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**D 919.591.2272**

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