

GLENWOOD SOUTH – UNIQUE PURCHASE OPPORTUNITY

WIDE VARIETY OF BY-RIGHT USES

122 N. BOYLAN AVE
RALEIGH, NC 27603

FOR LEASE OR PURCHASE:

Lease Rate \$25 PSF MG | Purchase Price: Negotiable

STEELE

RESIDENTIAL ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

Tyler Mills

(919) 704-0101

Tmills@steelecommercial.com

867 Washington St. Raleigh
Commercial Broker





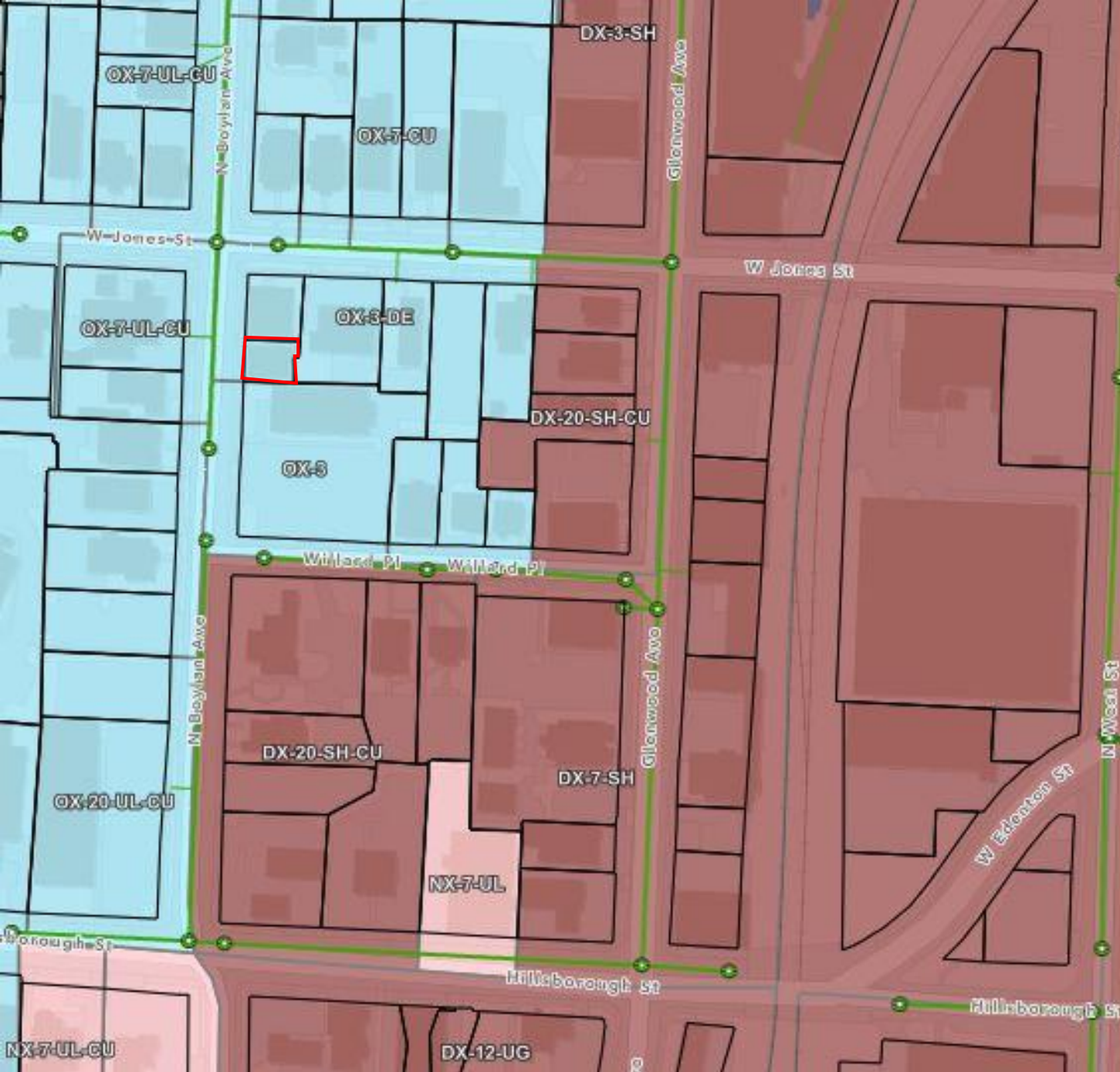
DETAILS:

2,408±SF Creative Office or Retail
Gracious Welcome Lobby, Full Kitchen, Laundry & Storage
4 Private Offices, 2 Conference Rooms
2 ½ Bathrooms – Full Bath

THE APPEAL:

Walk to Glenwood South District
1-mile from NCSU, Cameron Village, & Downtown Raleigh
Favorable Office Mixed-Use Zoning OX-3
7 and 20 Story Upzone Precedent





ZONING DETAILS:

Current Zoning - Raleigh ORD: OX-3 Office Mixed Use district designed to accommodate a variety of office, employment, and permitting retail uses with a 3-story height limit.

By-Right Uses:

- Office/Medical
- Retail
- Residential
- Personal Services
- Civic

DOWNTOWN URBAN FORM:

- Flexible Zoning Regulations
- Increased Development Potential
- Enhanced Walkability
- Support for Mixed Use Development

See Section 1.5.4 of Raleigh UDO for more info

STEELE

RESIDENTIAL ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

ZONED: OX-3, Office Mixed Use
In the "Downtown Urban Form" district

GLENWOOD SOUTH DISTRICT

LEASED

711 W. Lane
November 2023
2,113SF | \$4,951
Per Month

LEASED

625 W. Jones
March 2024
2,321SF | \$5,415
Per Month

SOLD



Sold Nov 2022 • \$2.1M (\$840.00/SF)

Investment

612 W Lane St
Raleigh, NC 27603
2,500 SF • Office • Built 1910, Renovated 1999

★★★★★

[+ VIEW MORE](#)

SOLD

301 N. Boylan
November 2022
1,760SF
\$2,000,000

FOR SALE

ASKING:
\$1,800,000

122

STEELE

RESIDENTIAL ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

**NEARBY COMPS
(PROVIDED BY COSTAR & CREXI)**

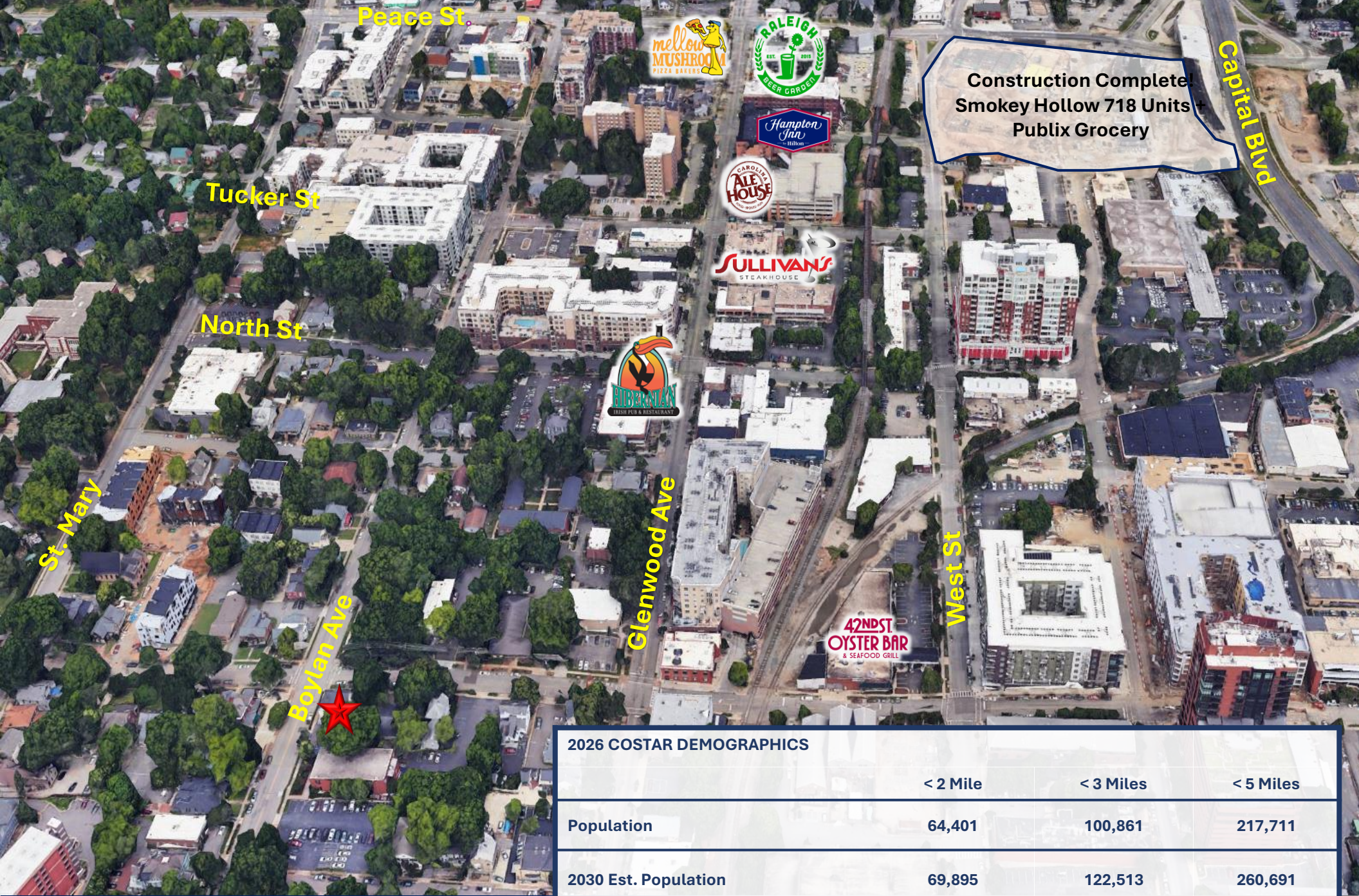
DOWNTOWN RALEIGH



STEELE

RESIDENTIAL ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

PROXIMITY TO DOWNTOWN RALEIGH



2026 COSTAR DEMOGRAPHICS			
	< 2 Mile	< 3 Miles	< 5 Miles
Population	64,401	100,861	217,711
2030 Est. Population	69,895	122,513	260,691
Annual Spending	\$843,896,518	\$1,437,977,928	\$3,134,563,809
Average HH Income	\$123,813	\$116,310	\$111,600



STEELE

RESIDENTIAL ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

Tyler Mills
(919) 704-0101
Tmills@steelecommercial.com
867 Washington St. Raleigh
Commercial Broker

