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**1512**

& 1514 S Saunders

1512 & 1514 S Saunders St  
Raleigh, NC 27603



**1512  
& 1514 S SAUNDERS**

## PROPERTY INFORMATION

*Call for Rate*

### Property Address

*1512 & 1514 S Saunders St  
Raleigh, NC 27603*

### Rentable Area

*2,564 Sq. Ft.*

### COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CENTURY 21 Commercial<sup>®</sup>, the CENTURY 21 Commercial Logo and C21 Commercial<sup>®</sup> are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated..

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## PROPERTY OVERVIEW

Located just south of Downtown Raleigh in one of the city's fastest growing corridors, 1512 & 1514 S. Saunders Street (U.S. 401) offers two retail storefronts with outstanding visibility along a major commuter route with convenient access to I-40 and I-440. With strong traffic counts, easy regional connectivity, and proximity to Downtown Raleigh, Dorothea Dix Park, and numerous new residential developments along the South Saunders corridor, this location presents an exceptional opportunity for retailers, service providers, restaurants, and neighborhood focused businesses seeking growth in an emerging trade area.

**1512**

**& 1514 S SAUNDERS**

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## PROPERTY DETAILS

The property sits adjacent to the transformative Downtown South mixed-use development, a multi-phase project, planned to bring significant new residential, office, entertainment, hospitality, and retail density to the area.

<https://www.downtownsouth.com/>

- Two storefront retail spaces
- High Visibility
- High Traffic Counts
- Wrap-around driveway / parking
- Upstairs loft
- Private office with separate entrance
- Convenient to Downtown, I-40, I-440

# PROPERTY PHOTOS

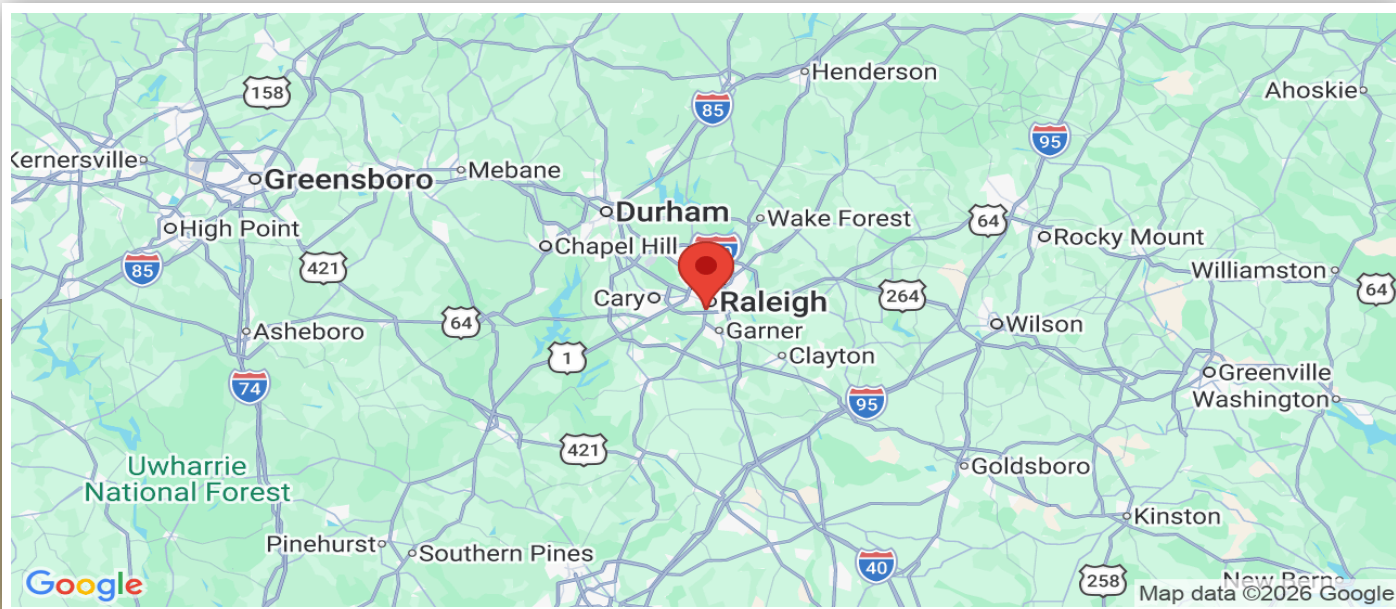


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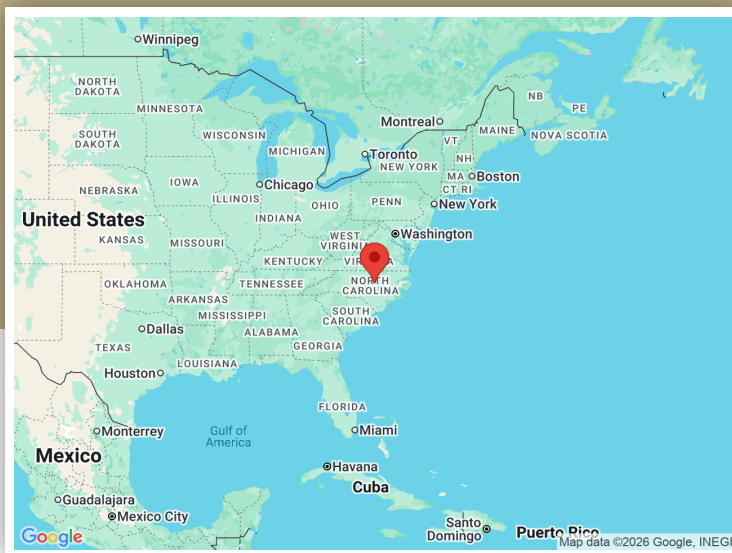
## AREA LOCATION MAP



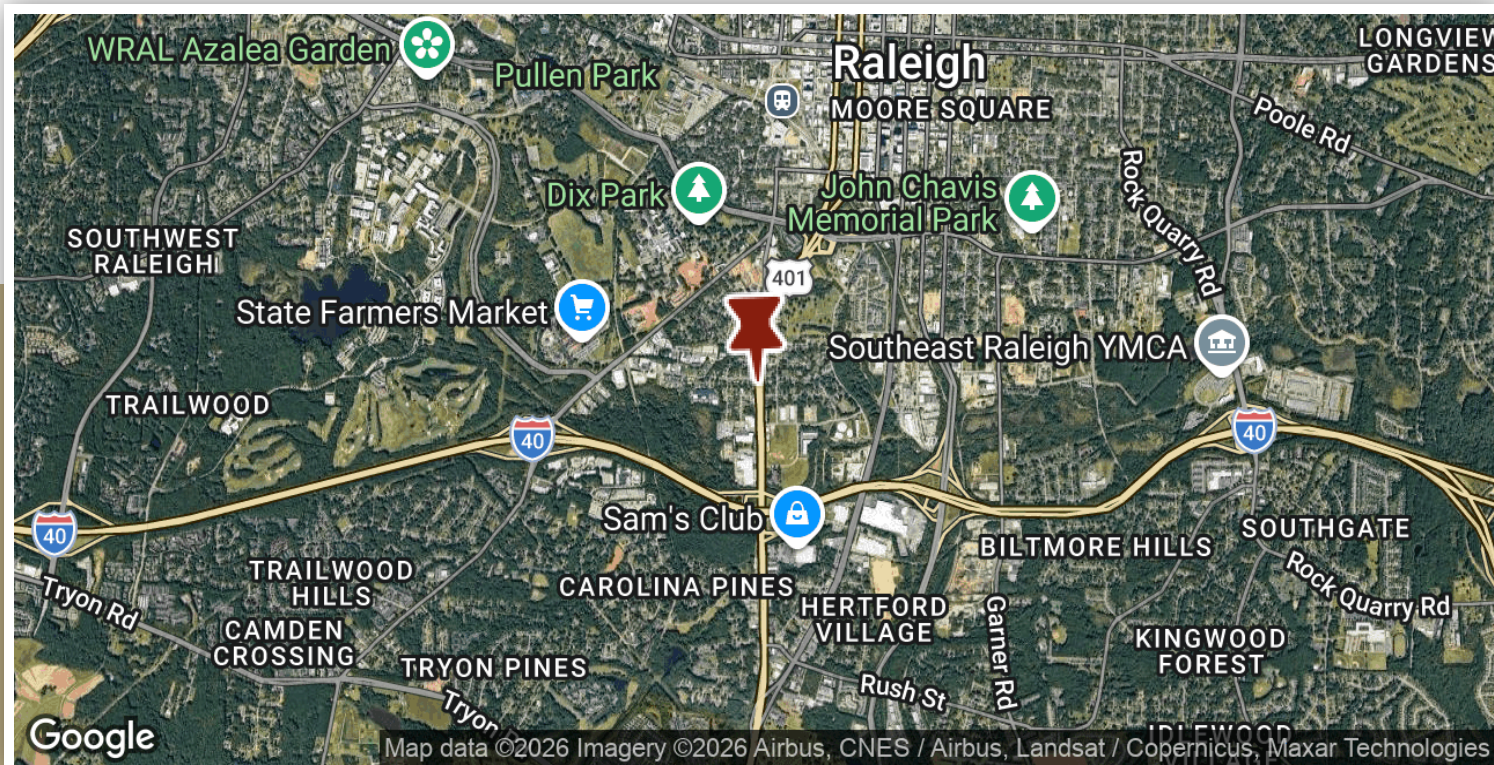
1512

& 1514 S SAUNDERS

1512 & 1514 S Saunders  
St  
Raleigh, NC, 27603



## AERIAL ANNOTATION MAP

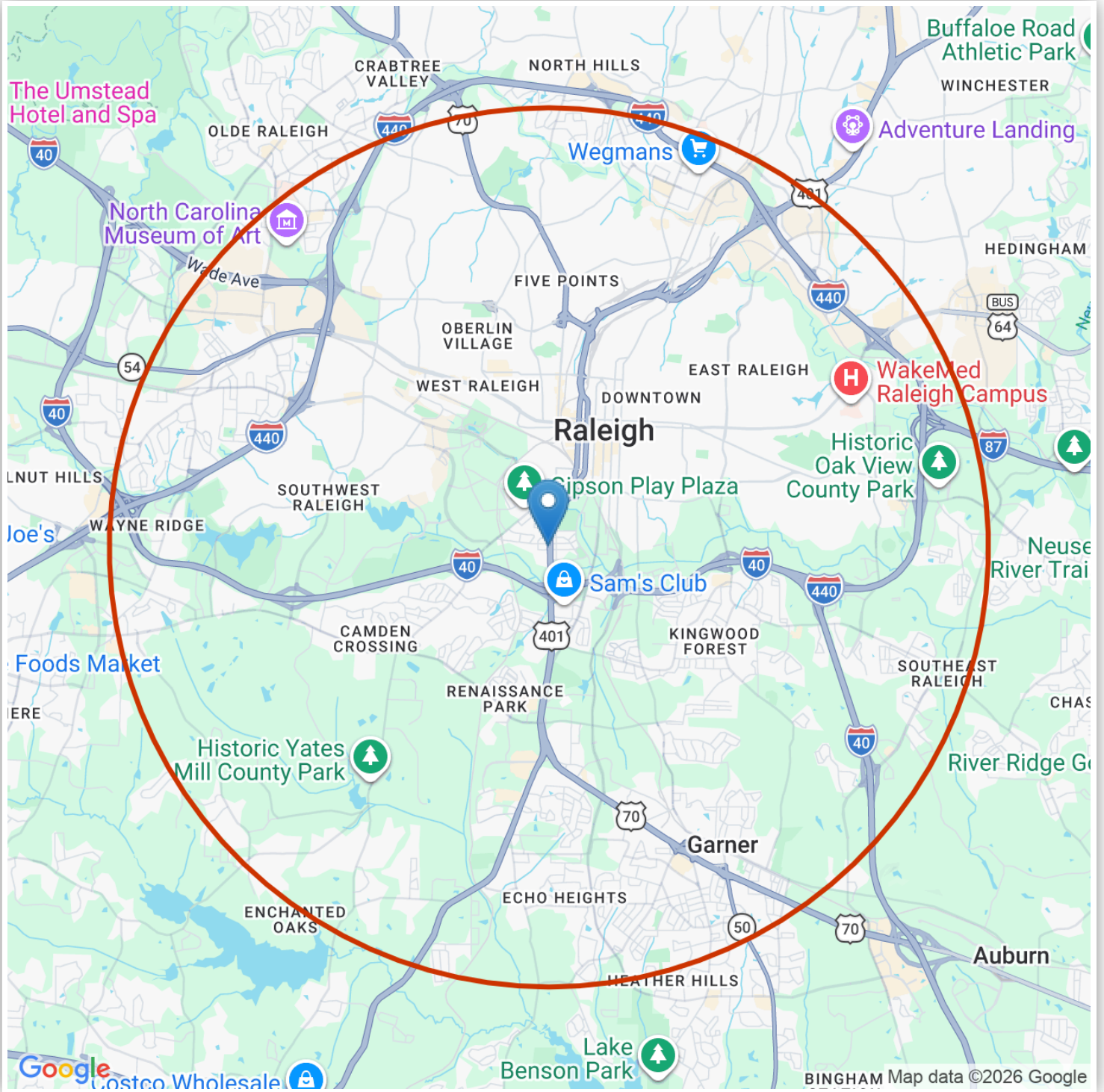


# 1512

## & 1514 S SAUNDERS

1512 & 1514 S Saunders  
St  
Raleigh, NC, 27603

## LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



## INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

### KEY FACTS

**202,583**  
Population

**32** Median Age



**2.24**  
Average Household Size

**77,724**  
Total Households

### EDUCATION



**4.75%**  
No High School Diploma



**20.42%**  
High School Graduate



**13.61%**  
Some College

**31.92%**  
Bachelor's/ Grad

### BUSINESS



**11,953**

Total Businesses



**195,706**

Total Employees

### EMPLOYMENT

**21,122**

Retail Trade Employees

**4,051**

Manufacturing Employees

**9,301**

Eating & Drinking Employees

**9,592**

Finance/Ins/Real Estate Emp

**4.5%**

Unemployment Rate

### INCOME



**\$73,851**

Median Household Income



**\$46,968**

Per Capita Income



**\$86,687**

Median Net Worth

### Households by Income

The largest group : \$50,000 - \$74,999 (17.42%)

The smallest group : \$15,000 - \$24,999 (5.44%)

Indicator	Value(%)	
< \$15,000	9.59	■
\$15,000 - \$24,999	5.44	■
\$25,000 - \$34,999	7.46	■
\$35,000 - \$49,999	10.66	■
\$50,000 - \$74,999	17.42	■
\$75,000 - \$99,999	11.56	■
\$100,000 - \$149,999	16.34	■
\$150,000 - \$199,999	8.34	■
\$200,000+	13.19	■



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## 1512 & 1514 S SAUNDERS

1512 & 1514 S SAUNDERS ST, RALEIGH, NC, 27603

## INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

### POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

**202,583**  
Population

**82,984**  
Households

**32**  
Median Age

**2.24**  
Avg Size Household

**\$73,851**  
Median Household  
Income

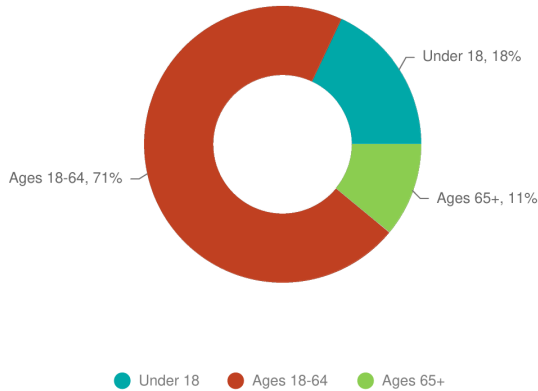
**\$467,135**  
Median Home Value

**83**  
Wealth Index

**63**  
Housing Affordability

**73.3**  
Diversity Index

### POPULATION BY AGE



### HISTORICAL & FORECAST POPULATION

2019-2024  
Historic  
Growth Rate

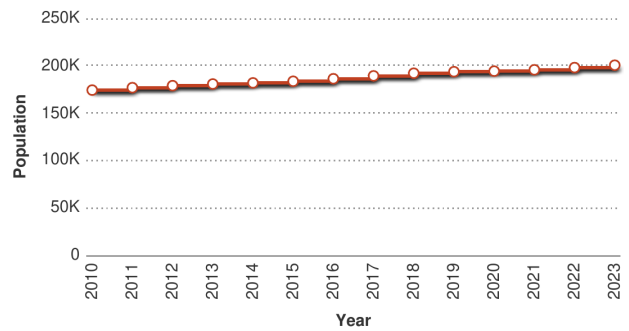
**1.05%**

2024-2029  
Forecasted  
Growth Rate

**1.99%**

**206,397**  
Household  
Population

**2,840**  
Population  
Density



### DAYTIME POPULATION

**320,599**  
2024 Total Daytime Population

**89,876**  
2024 Daytime Pop: Residents

**230,723**  
2024 Daytime Pop: Workers

**4,083**  
2024 Daytime Pop Density

### POPULATION BY GENERATION

**2.66%**  
Greatest Gen: Born  
1945/Earlier

**12.64%**  
Baby Boomer: Born  
1946 to 1964

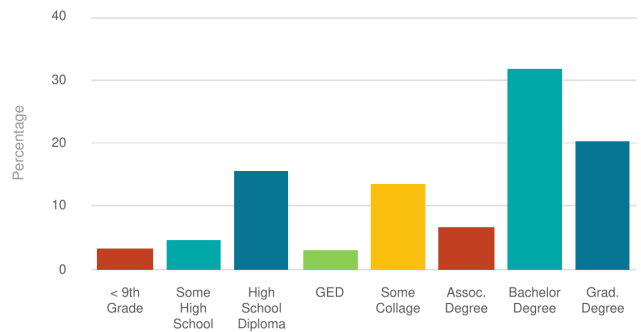
**16.29%**  
Generation X: Born  
1965 to 1980

**30.79%**  
Millennial: Born 1981  
to 1998

**29.55%**  
Generation Z: Born  
1999 to 2016

**8.08%**  
Alpha: Born 2017 to  
Present

### POPULATION BY EDUCATION



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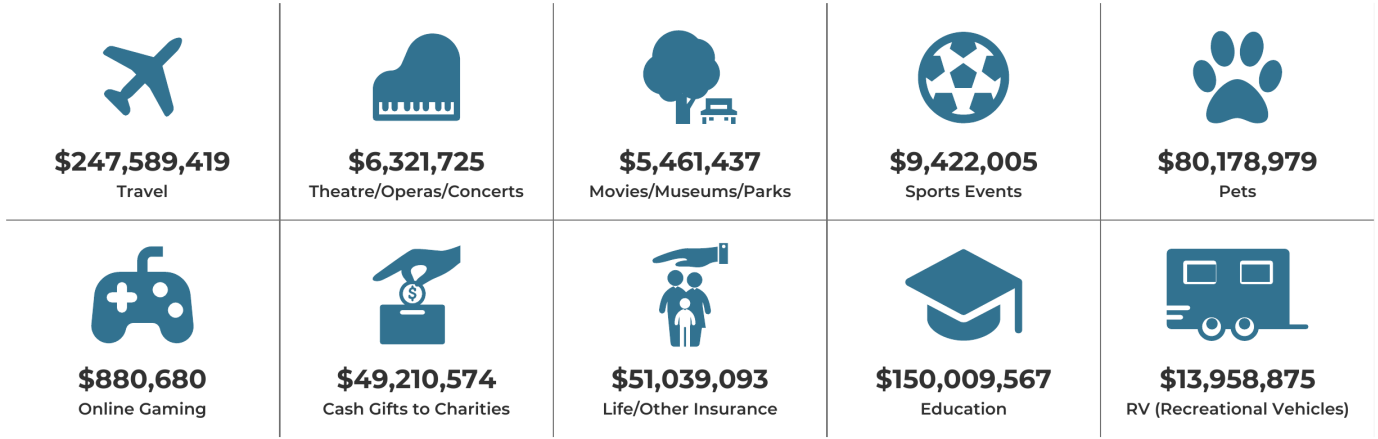
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

**Lifestyle and Tapestry Segmentation Infographic**

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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**INFOGRAPHIC: LIFESTYLE / TAPESTRY**

**Esri Tapestry Segmentation**

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)
- Segment 1B (Professional Pride)
- Segment 1C (Boomburbs)
- Segment 1D (Savvy Suburbanites)
- Segment 1E (Exurbanites)
- Segment 2A (Urban Chic)
- Segment 2B (Pleasantville)
- Segment 2C (Pacific Heights)
- Segment 2D (Enterprising Professionals)
- Segment 3A (Laptops and Lattes)
- Segment 3B (Metro Renters)
- Segment 3C (Trendsetters)
- Segment 4A (Soccer Moms)
- Segment 4B (Home Improvement)
- Segment 4C (Middleburg)
- Segment 5A (Comfortable Empty Nesters)
- Segment 5B (In Style)
- Segment 5C (Parks and Rec)
- Segment 5D (Rustbelt Traditions)
- Segment 5E (Midlife Constants)
- Segment 6A (Green Acres)
- Segment 6B (Salt of the Earth)
- Segment 6C (The Great Outdoors)
- Segment 6D (Prairie Living)
- Segment 6E (Rural Resort Dwellers)
- Segment 6F (Heartland Communities)
- Segment 7A (Up and Coming Families)
- Segment 7B (Urban Villages)
- Segment 7C (American Dreamers)
- Segment 7D (Barrios Urbanos)
- Segment 7E (Valley Growers)
- Segment 7F (Southwestern Families)
- Segment 8A (City Lights)
- Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)
- Segment 8D (Downtown Melting Pot)
- Segment 8E (Front Porches)
- Segment 8F (Old and Newcomers)
- Segment 8G (Hardscrabble Road)
- Segment 9A (Silver & Gold)
- Segment 9B (Golden Years)
- Segment 9C (The Elders)
- Segment 9D (Senior Escapes)
- Segment 9E (Retirement Communities)
- Segment 9F (Social Security Set)
- Segment 10A (Southern Satellites)
- Segment 10B (Rooted Rural)
- Segment 10C (Diners & Miners)
- Segment 10D (Down the Road)
- Segment 10E (Rural Bypasses)
- Segment 11A (City Strivers)
- Segment 11B (Young and Restless)
- Segment 11C (Metro Fusion)
- Segment 11D (Set to Impress)
- Segment 11E (City Commons)
- Segment 12A (Family Foundations)
- Segment 12B (Traditional Living)
- Segment 12C (Small Town Simplicity)
- Segment 12D (Modest Income Homes)
- Segment 13A (International Marketplace)
- Segment 13B (Las Casas)
- Segment 13C (NeWest Residents)
- Segment 13D (Fresh Ambitions)
- Segment 13E (High Rise Renters)
- Segment 14A (Military Proximity)
- Segment 14B (College Towns)
- Segment 14C (Dorms to Diplomas)

**DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)**

Summary	Census 2020	2025	2030
Total Population	193,815	199,904	221,107
Total Households	77,724	84,726	95,979
Family Households	38,564	39,822	44,328
Average Household Size	2.27	2.20	2.16
Owner Occupied Housing Units	32,871	35,033	36,802
Renter Occupied Housing Units	44,853	49,693	59,177
Median Age	31.2	32.5	33.3

Trends 2025 - 2030	Area	State	National
Population	2.0%	0.8%	0.4%
Households	2.5%	1.1%	0.6%
Family Population	2.2%	0.9%	0.5%
Owner Occupied Housing Units	1.0%	1.2%	0.0%
Median Household Income	3.2%	2.6%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	10,056	5.2%	10,120	5.1%	10,968	5.0%
5-9	9,812	5.1%	9,615	4.8%	9,962	4.5%
10-14	10,273	5.3%	9,632	4.8%	10,263	4.6%
15-19	15,758	8.1%	15,381	7.7%	15,528	7.0%
20-24	25,633	13.2%	25,562	12.8%	28,561	12.9%
25-29	21,217	10.9%	20,544	10.3%	23,163	10.5%
30-34	17,414	9.0%	18,450	9.2%	18,201	8.2%
35-39	13,752	7.1%	14,918	7.5%	16,625	7.5%
40-44	11,295	5.8%	12,626	6.3%	14,605	6.6%
45-49	10,528	5.4%	11,043	5.5%	13,150	6.0%
50-54	9,871	5.1%	10,394	5.2%	11,433	5.2%
55-59	9,589	5.0%	9,234	4.6%	10,322	4.7%
60-64	8,483	4.4%	8,727	4.4%	9,134	4.1%
65-69	6,975	3.6%	7,718	3.9%	8,643	3.9%
70-74	5,545	2.9%	6,338	3.2%	7,579	3.4%
75-79	3,329	1.7%	4,625	2.3%	5,810	2.6%
80-84	2,068	1.1%	2,642	1.3%	4,015	1.8%
Age 85+	2,216	1.1%	2,334	1.2%	3,143	1.4%

**DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)**

<\$10,000	4,763	5.6%	4,504	4.7%
\$10,000-14,999	2,595	3.1%	2,372	2.5%
\$15,000-19,999	2,342	2.8%	2,046	2.1%
\$20,000-24,999	2,118	2.5%	1,846	1.9%
\$25,000-29,999	2,577	3.0%	2,181	2.3%
\$30,000-34,999	3,247	3.8%	3,024	3.1%
\$35,000-39,999	3,646	4.3%	3,387	3.5%
\$40,000-44,999	3,119	3.7%	3,157	3.3%
\$45,000-49,999	2,544	3.0%	2,700	2.8%
\$50,000-59,999	5,948	7.0%	6,255	6.5%
\$60,000-74,999	7,132	8.4%	7,827	8.2%
\$75000-99999	9,795	11.6%	11,000	11.5%
\$100,000-124,999	7,366	8.7%	8,927	9.3%
\$125,000-149,999	6,568	7.8%	8,401	8.8%
\$150000-199999	7,548	8.9%	10,145	10.6%
\$200,000-249,999	4,501	5.3%	6,272	6.5%
\$250,000-299,999	3,015	3.6%	4,227	4.4%
\$300,000-399,999	2,583	3.0%	3,839	4.0%
\$400,000-499,999	679	0.8%	514	0.5%
\$500,000+	2,635	3.1%	3,350	3.5%

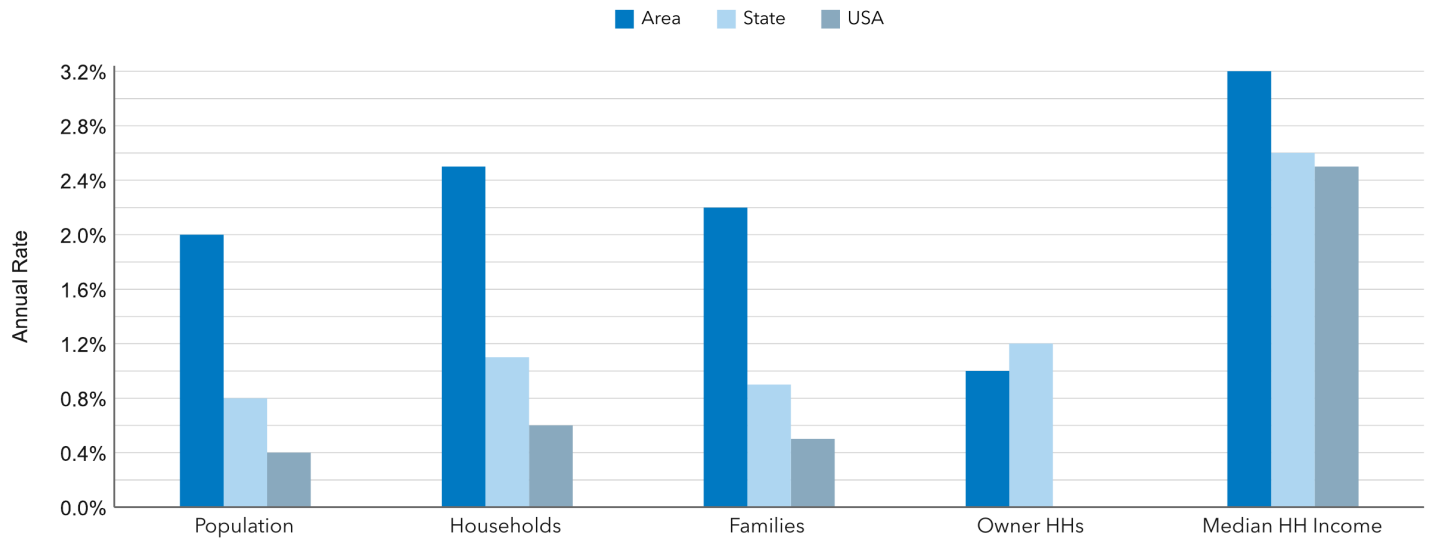
Median Household Income	\$79,817	-	\$93,629	-
Average Household Income	\$122,867	-	\$136,997	-
Per Capita Income	\$52,416	-	\$59,820	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	101,342	52.3%	101,964	51.0%	110,078	49.8%
Black Alone	53,279	27.5%	54,553	27.3%	60,340	27.3%
American Indian	1,126	0.6%	1,129	0.6%	1,265	0.6%
Asian Alone	8,915	4.6%	10,667	5.3%	12,635	5.7%
Pacific Islander	103	0.1%	94	0.1%	101	0.1%
Some Other Race	16,208	8.4%	17,534	8.8%	20,286	9.2%
Two or More Races	12,841	6.6%	13,963	7.0%	16,401	7.4%
Hispanic (Any Race)	25,579	13.2%	27,436	13.7%	31,818	14.4%

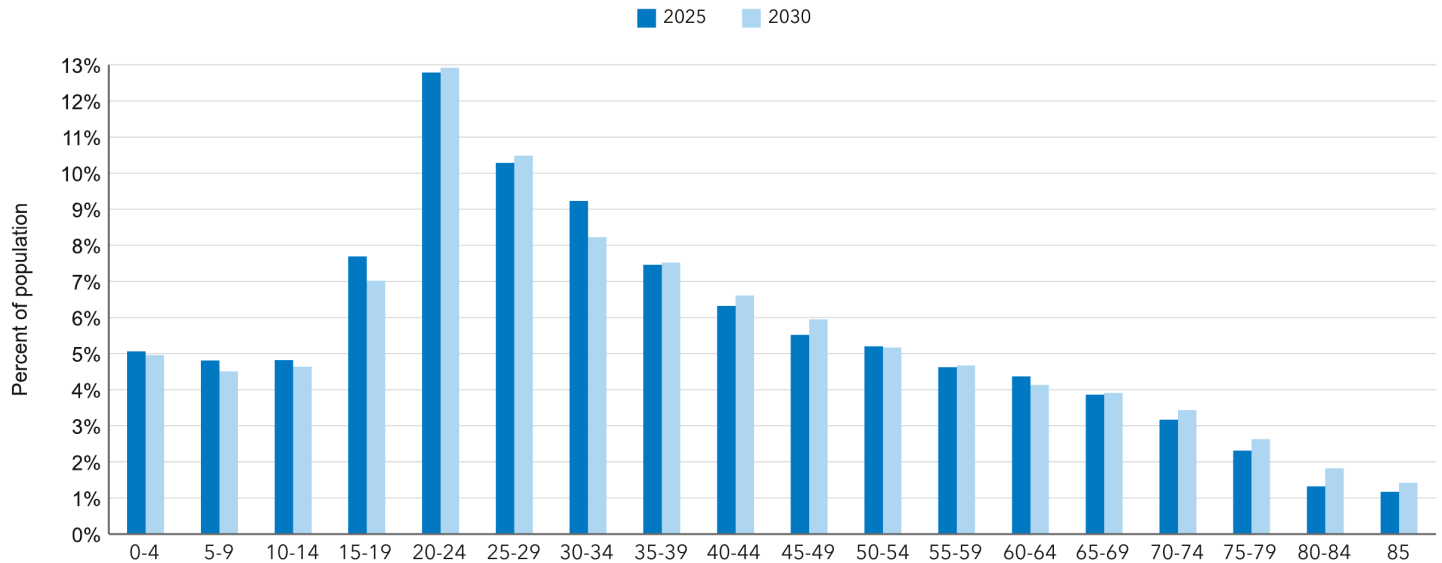
**DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)**



**Trends: 2025 - 2030 Annual Rate**



**Population by Age**



**DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)**



**\$79,817**

Median Household Income



**\$93,304**

Median Net Worth



**89**

Esri Wealth Index



**64**

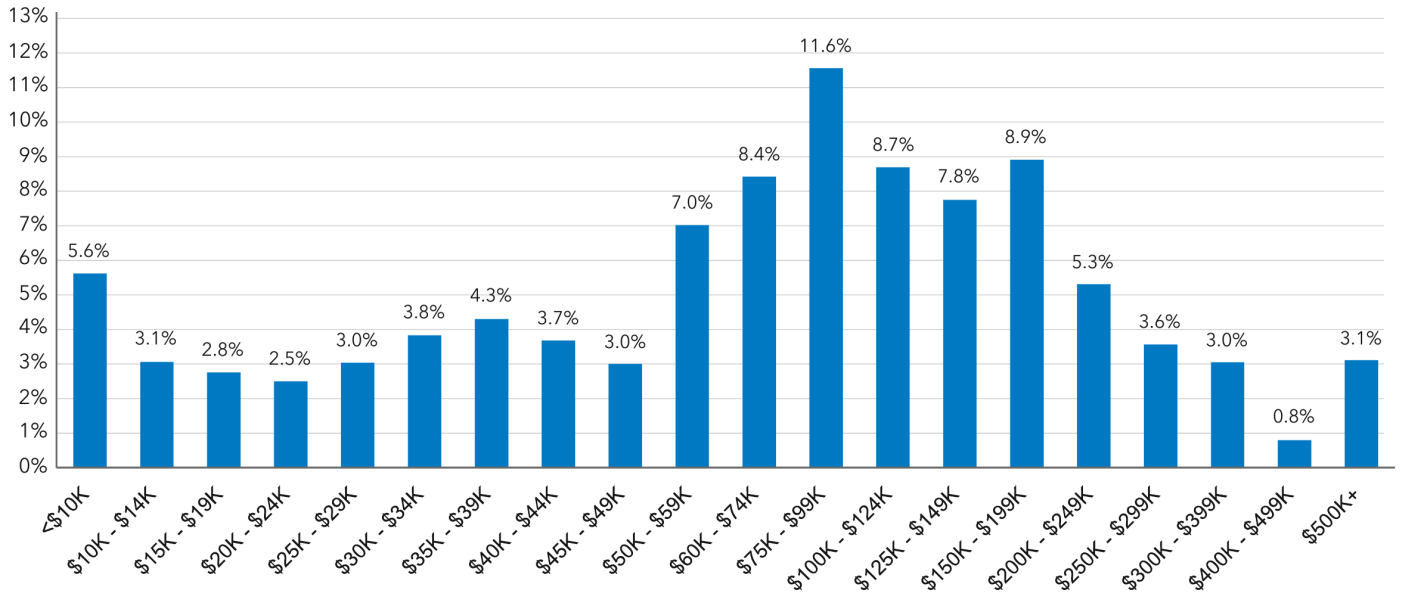
Esri Housing Affordability Index



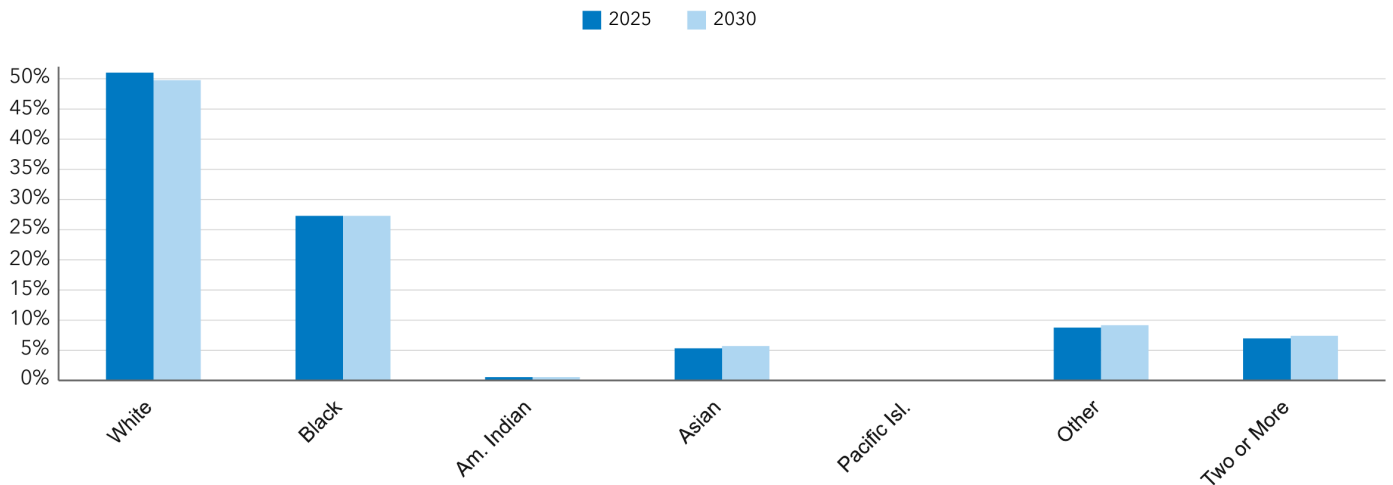
**73**

Esri Diversity Index

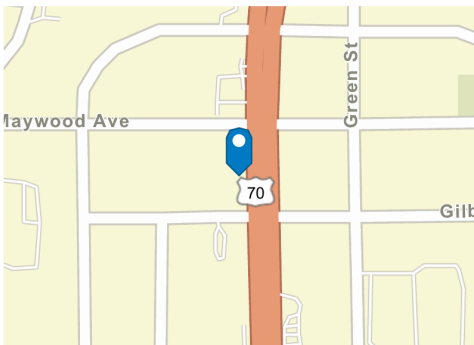
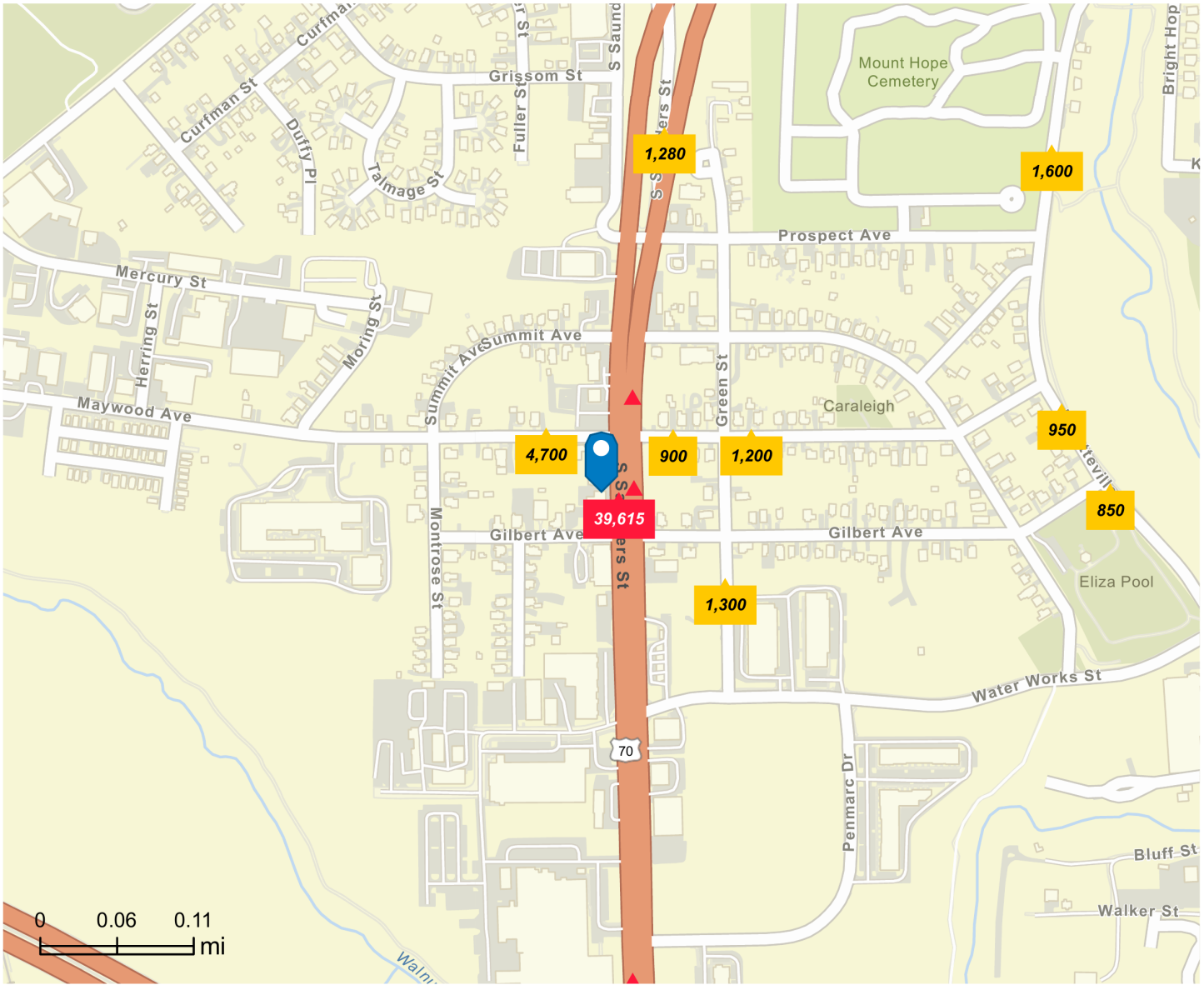
**Households by Income for 2025**



**Population by Race**

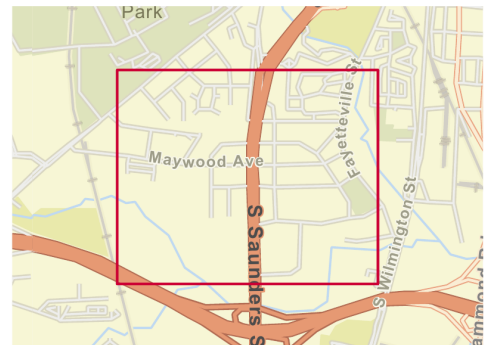


## TRAFFIC COUNT MAP - CLOSE-UP

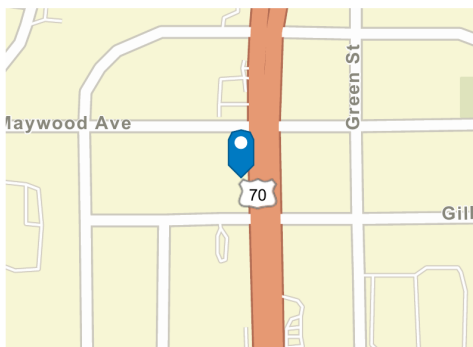
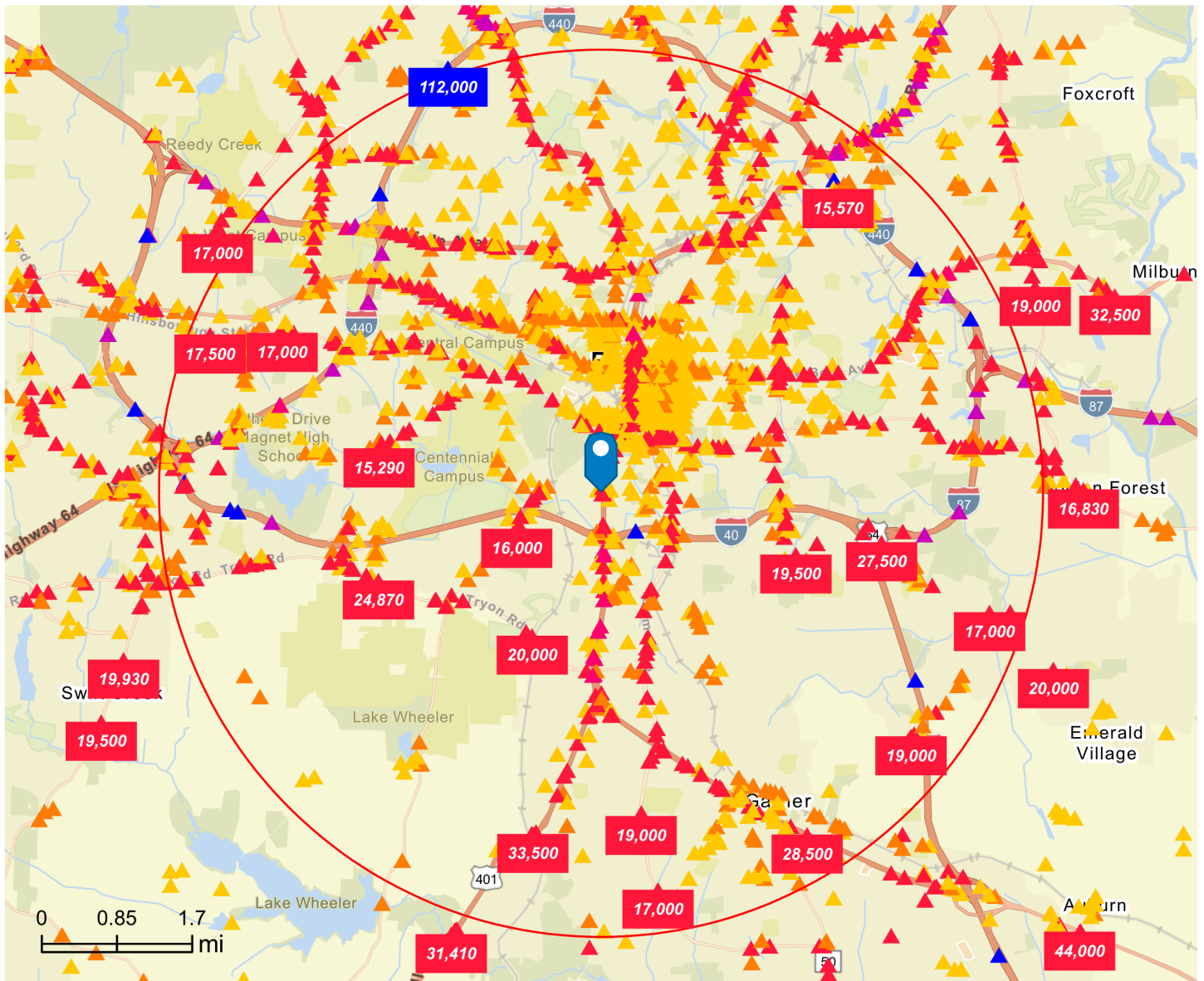


### Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



**TRAFFIC COUNT - STUDY AREA (RING: 5 MILE RADIUS)**



**Average Daily Traffic Volume**

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





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