



TRADEMARK
PROPERTIES

3009 SANDERFORD RD

RALEIGH, NC 27610

1.18 ACRES

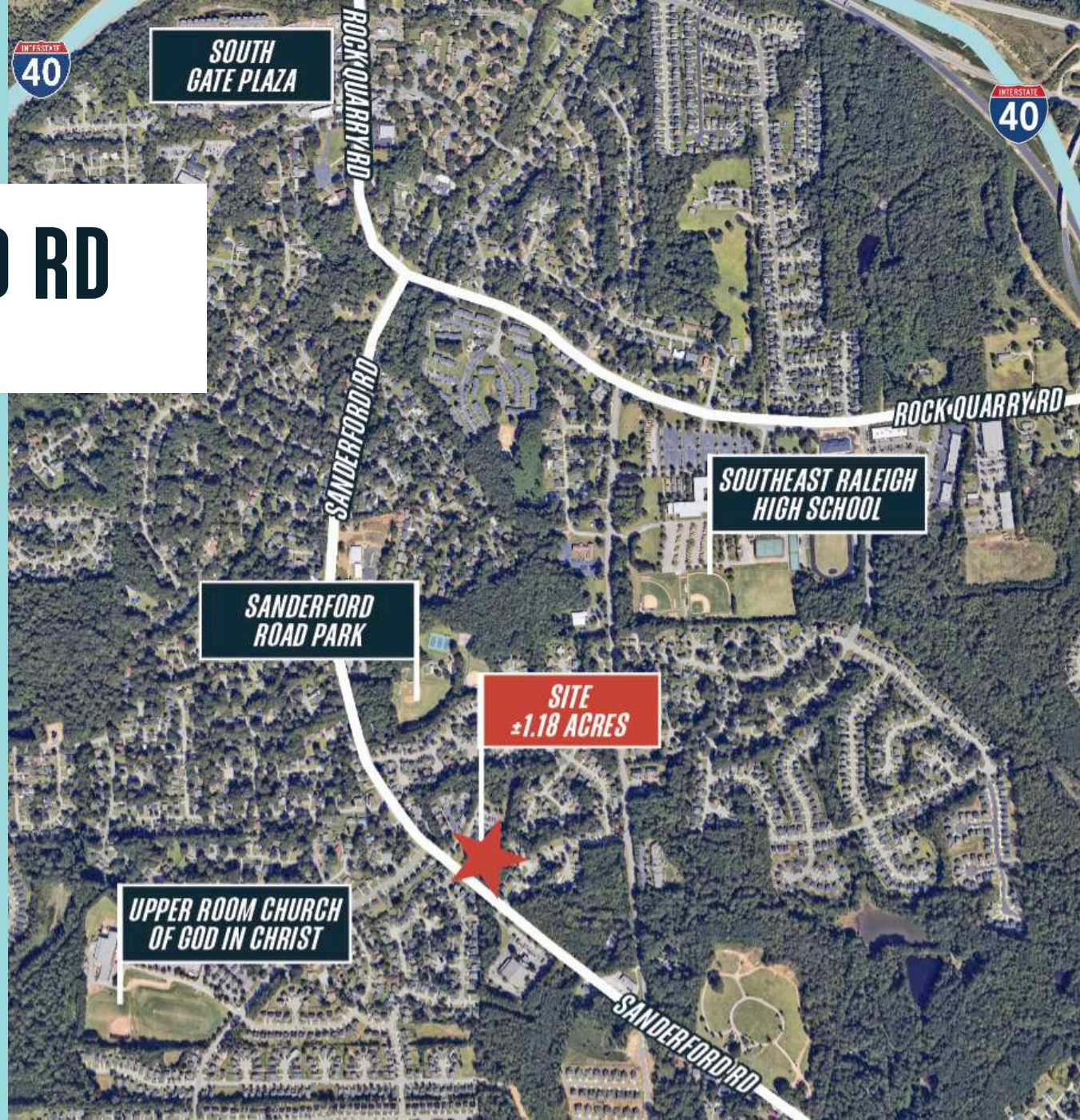
FOR SALE

LISTING BROKER:

SHELLEY BHATIA, CCIM

910.273.8474 (D)

SBHATIA@TRADEMARKPROPERTIES.COM



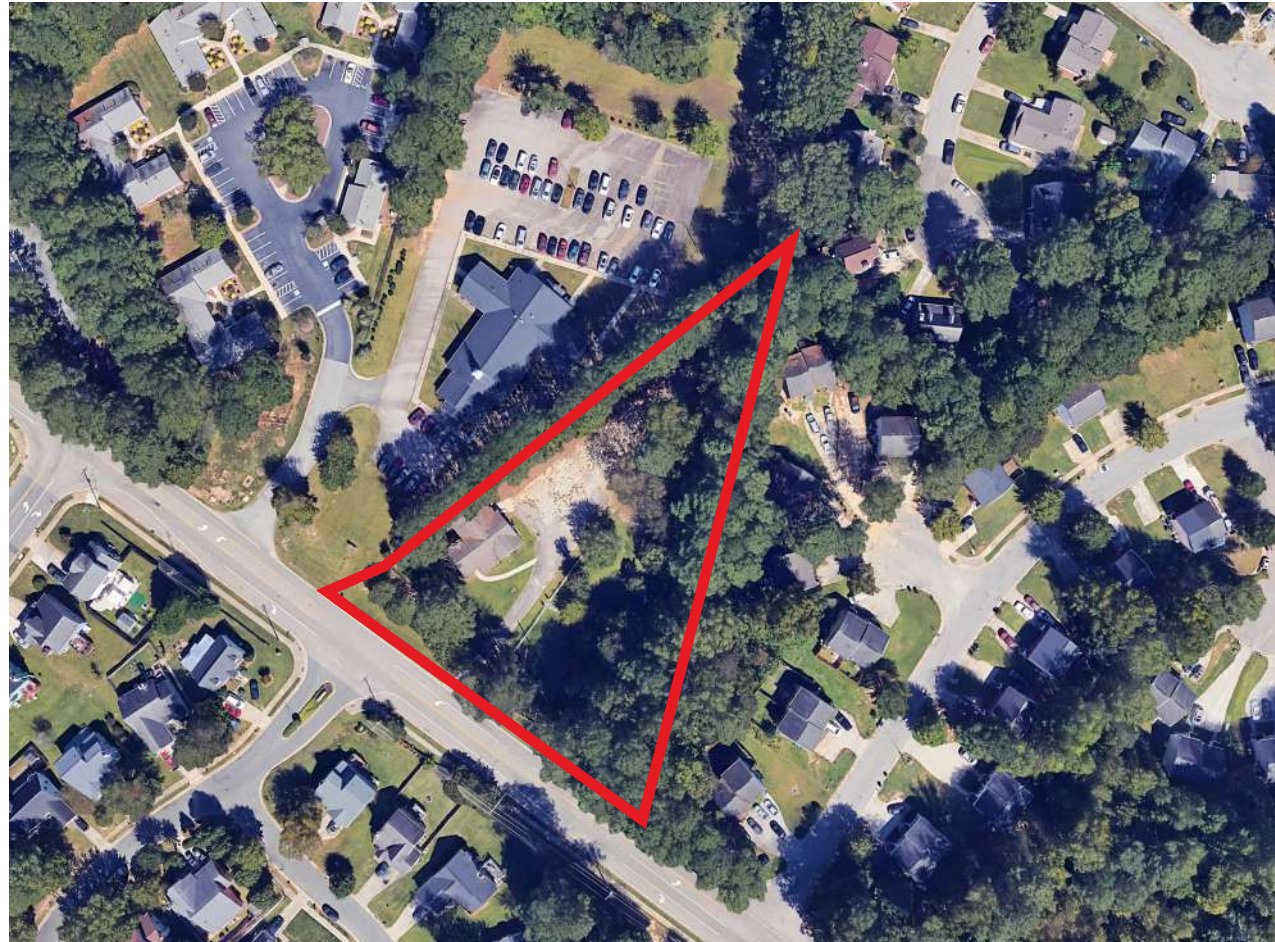
1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

3009 SANDERFORD ROAD
RALEIGH, NC 27610

PROPERTY OVERVIEW

Positioned in one of Raleigh's fastest-growing corridors, 3009 Sanderford Road offers an exceptional opportunity for residential or mixed-use development just minutes from Downtown Raleigh. The property's strategic location provides convenient access to major transportation routes, employment centers, healthcare facilities, and everyday amenities, making it well suited for a variety of development opportunities.

- › Prime infill development site
- › Minutes from Downtown Raleigh
- › Easy access to I-440, I-40 & US 401
- › Growing Southeast Raleigh location
- › Near WakeMed Raleigh Campus
- › Close to shopping and dining
- › Surrounded by established neighborhoods
- › Strong residential growth corridor
- › Excellent connectivity throughout the Triangle
- › Development opportunity within Raleigh city limits



SALE PRICE:
\$599,000

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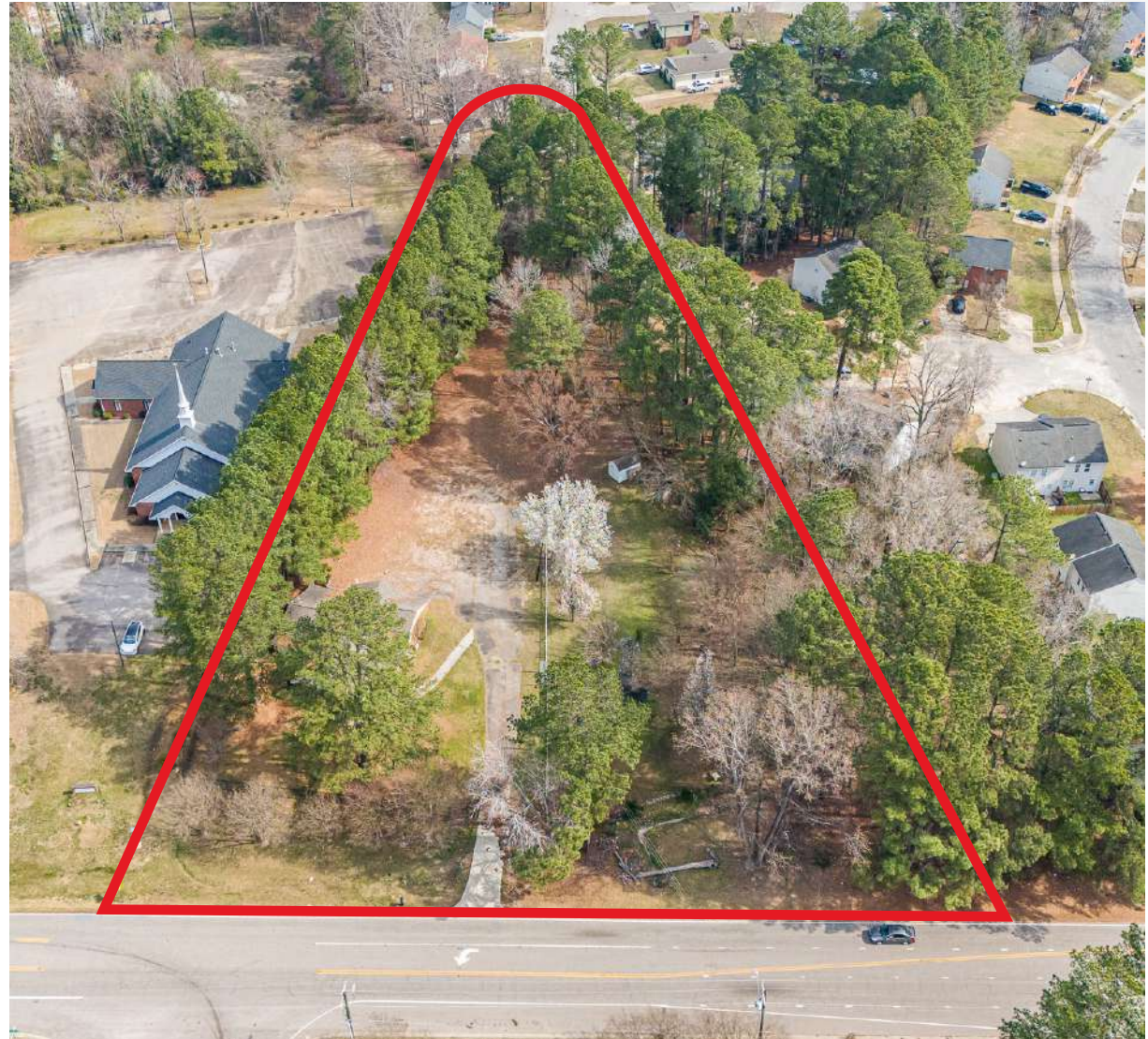
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**3009 SANDERFORD ROAD
RALEIGH, NC 27610**

PROPERTY SUMMARY

Pin #	1712545163
Acreage	1.18
Building SF	1,889
Current Zoning	OX-3
Permitted Use	Office, Medical, Multifamily & Mixed-Use (per UDO)
Jurisdiction	City of Raleigh
Utilities	Public
Water/Sewage	City of Raleigh
Frontage	Sanderford Road

For more information regarding permitted use, please visit the Allowed Principal Use Table [here](#).



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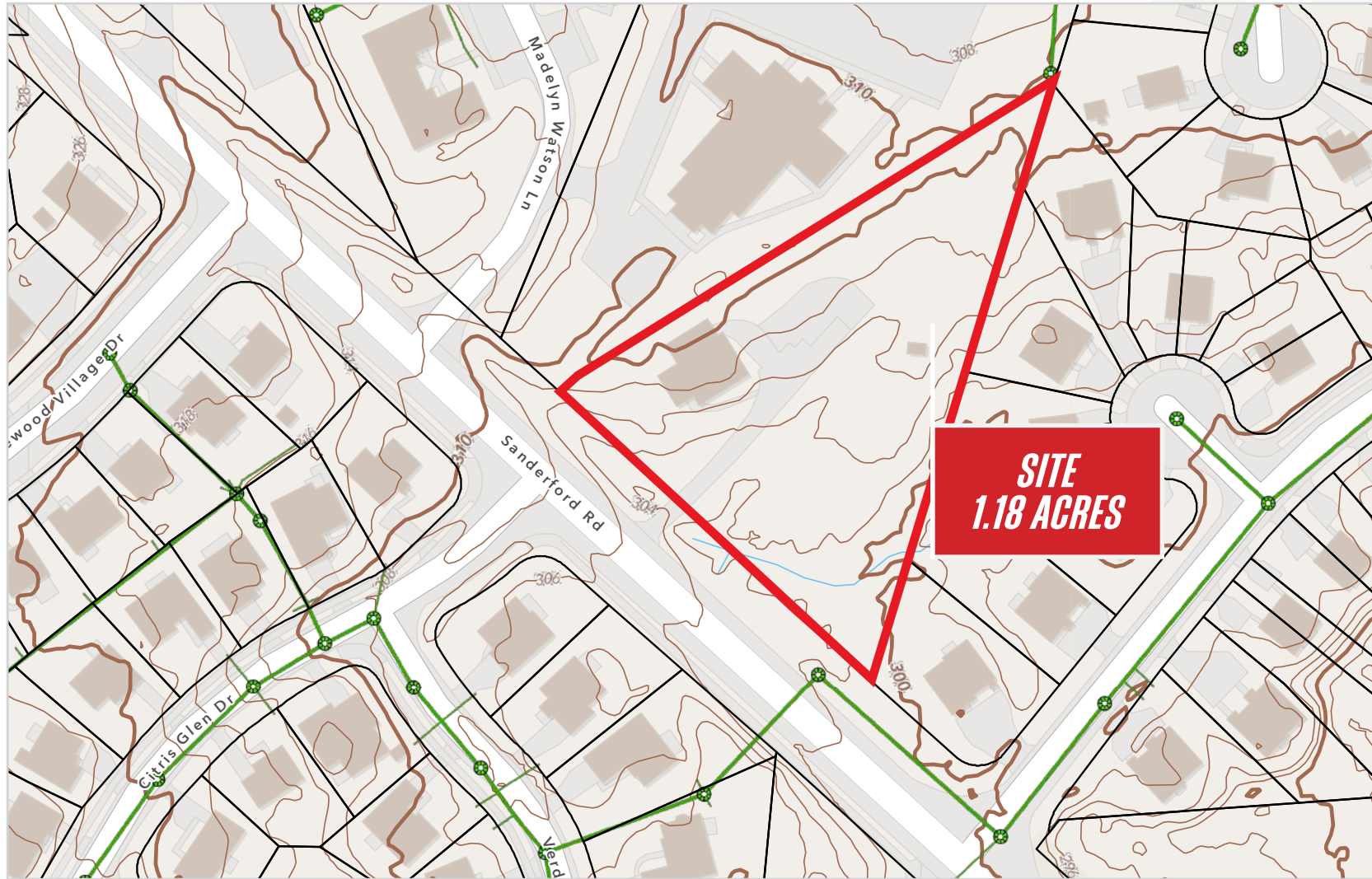


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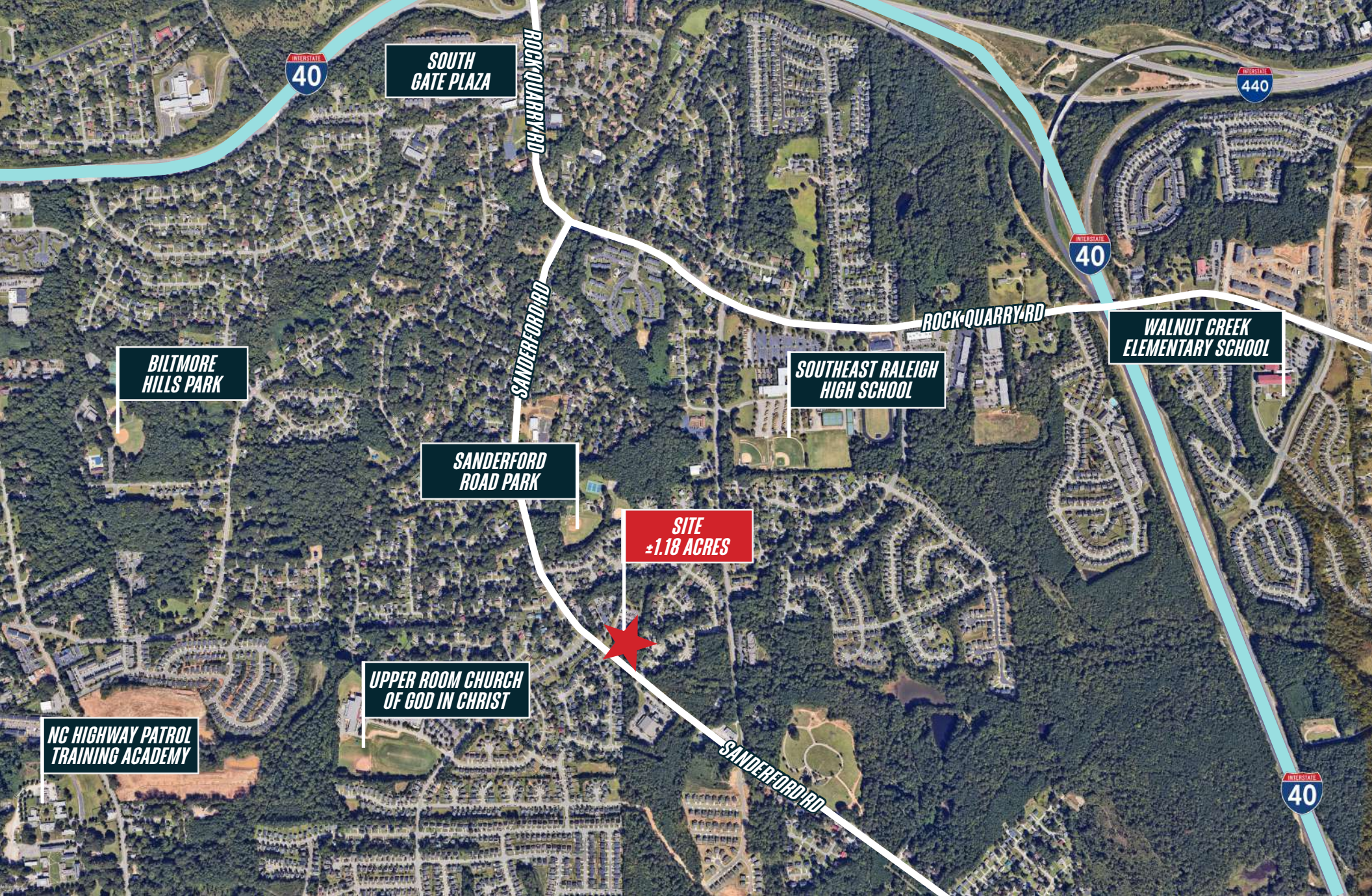
309 SANDERFORD ROAD
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ENVIRONMENTAL MAP



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**SOUTH
GATE PLAZA**

**BILTMORE
HILLS PARK**

**SANDERFORD
ROAD PARK**

**UPPER ROOM CHURCH
OF GOD IN CHRIST**

**NC HIGHWAY PATROL
TRAINING ACADEMY**

**SITE
±1.18 ACRES**

**SOUTHEAST RALEIGH
HIGH SCHOOL**

**WALNUT CREEK
ELEMENTARY SCHOOL**

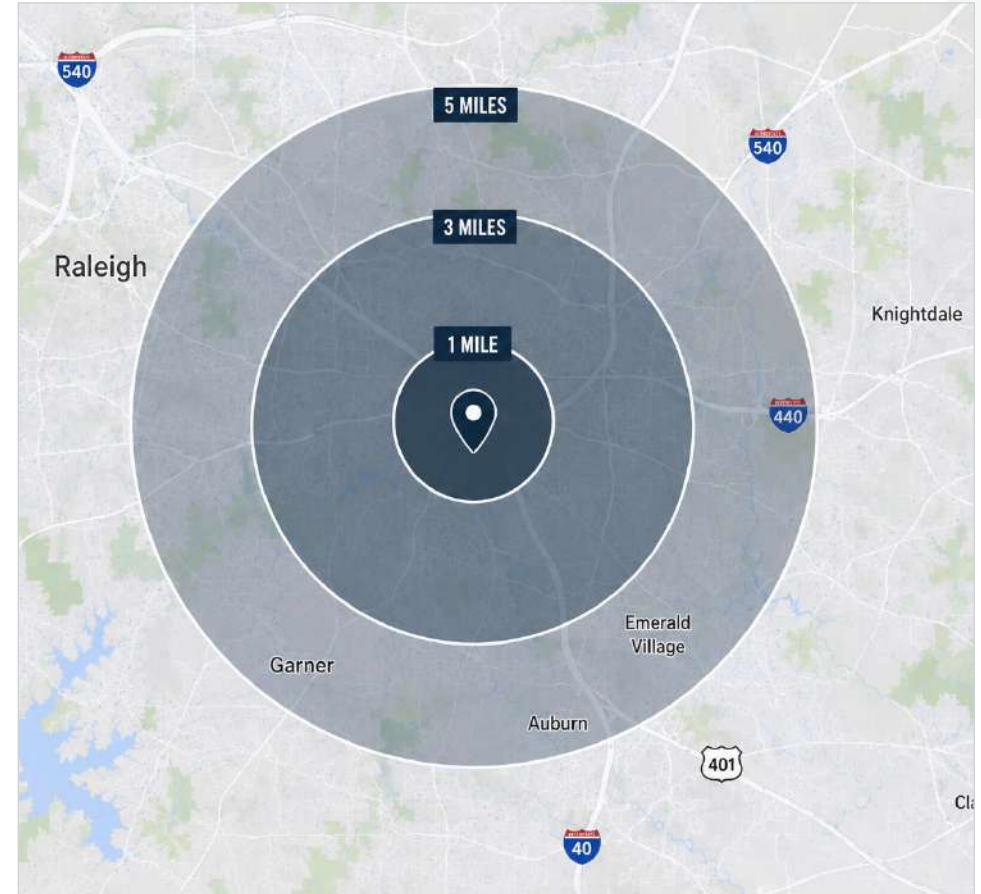
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 POPULATION	12,237	63,664	163,986
2030 POPULATION (PROJECTED)	13,931	67,390	182,429
2025 HOUSEHOLDS	4,089	22,242	64,964
2030 HOUSEHOLDS (PROJECTED)	4,714	23,797	73,892
OWNER-OCCUPIED HOUSING UNITS	2,545	13,615	34,327
RENTER-OCCUPIED HOUSING UNITS	1,544	8,627	30,637
2025 AVERAGE HOUSEHOLD INCOME	\$84,168	\$91,481	\$107,029
2030 AVG HOUSEHOLD INCOME (PROJECTED)	\$99,315	\$104,583	\$122,290



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