



DOWNTOWN

RALEIGH LEASE

402 bragg St
raleigh, NC 27601



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TABLE OF CONTENTS

Property Info & Disclaimer	2	Property Description	3
Property Photos	4	Demographic Analysis	6
Aerial & Location Report	16		



downtown

Raleigh Lease

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raleigh, NC 27601



DOWNTOWN RALEIGH LEASE

PROPERTY INFORMATION

Annual Rent
\$4,750.00

Property Address
402 bragg St
raleigh, NC 27601

Rentable Area
900 Sq. Ft.

COMPANY DISCLAIMER





PROPERTY OVERVIEW

Century 21 Triangle Group is proud to present a unique commercial opportunity at the corner of Bragg St and S Bloodworth St in Downtown Raleigh.

This offering includes two adjacent parcels being marketed as a unified neighborhood lifestyle campus: 402 Bragg St (~900 SF General Commercial Building) and 1201 S Bloodworth St (~0.12 AC Cleared Lot).

Under flexible NX-3 zoning, this property is tailor-made for an "inside-out" hospitality or retail concept. The 900 SF building serves as the ideal infrastructure anchor (prep kitchen, bar, retail counter, restrooms, and storage), while the expansive rear lot provides the ultimate venue for outdoor seating, entertainment, or a community courtyard.

DOWNTOWN

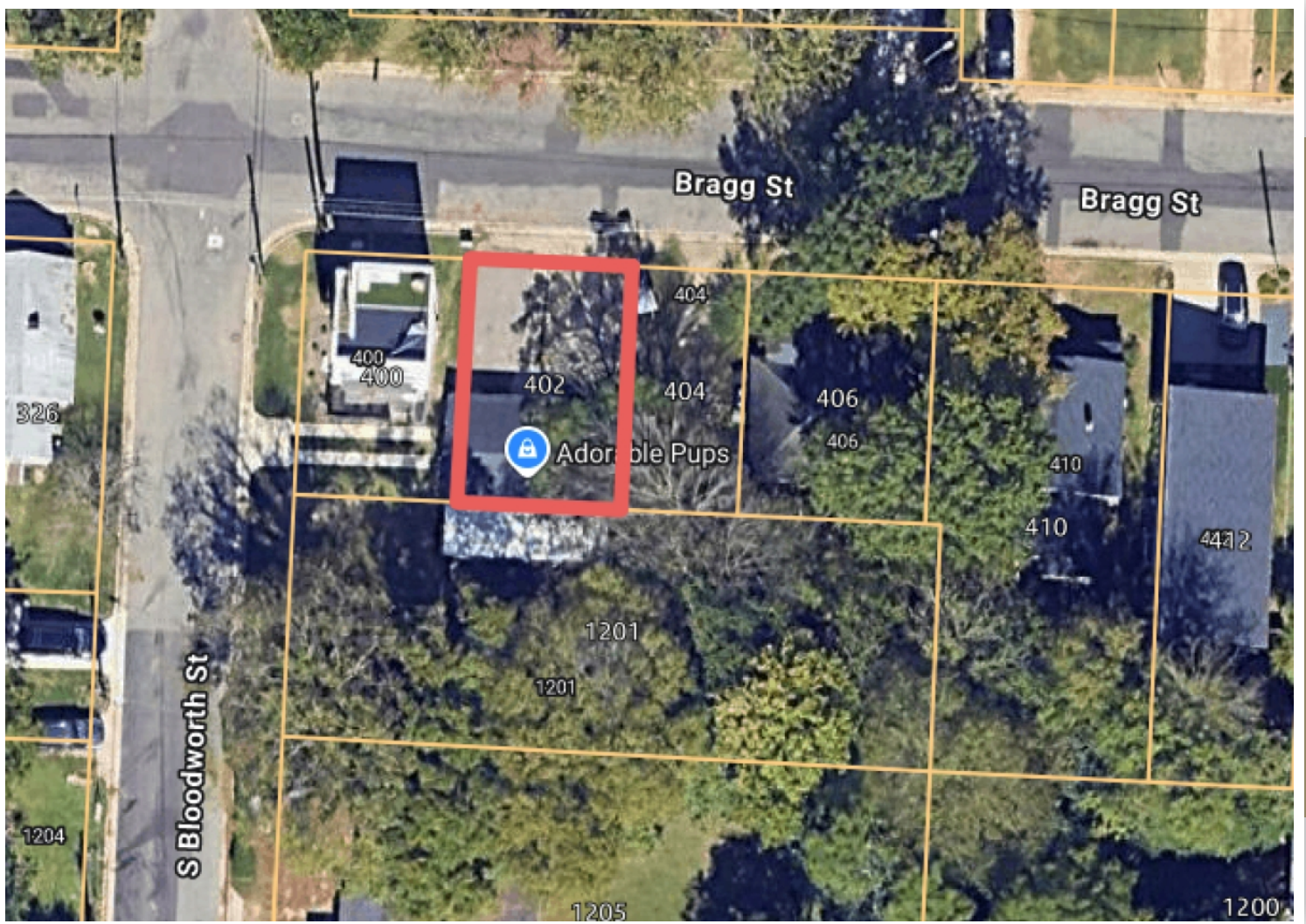
RALEIGH LEASE

402 bragg St
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PROPERTY PHOTOS

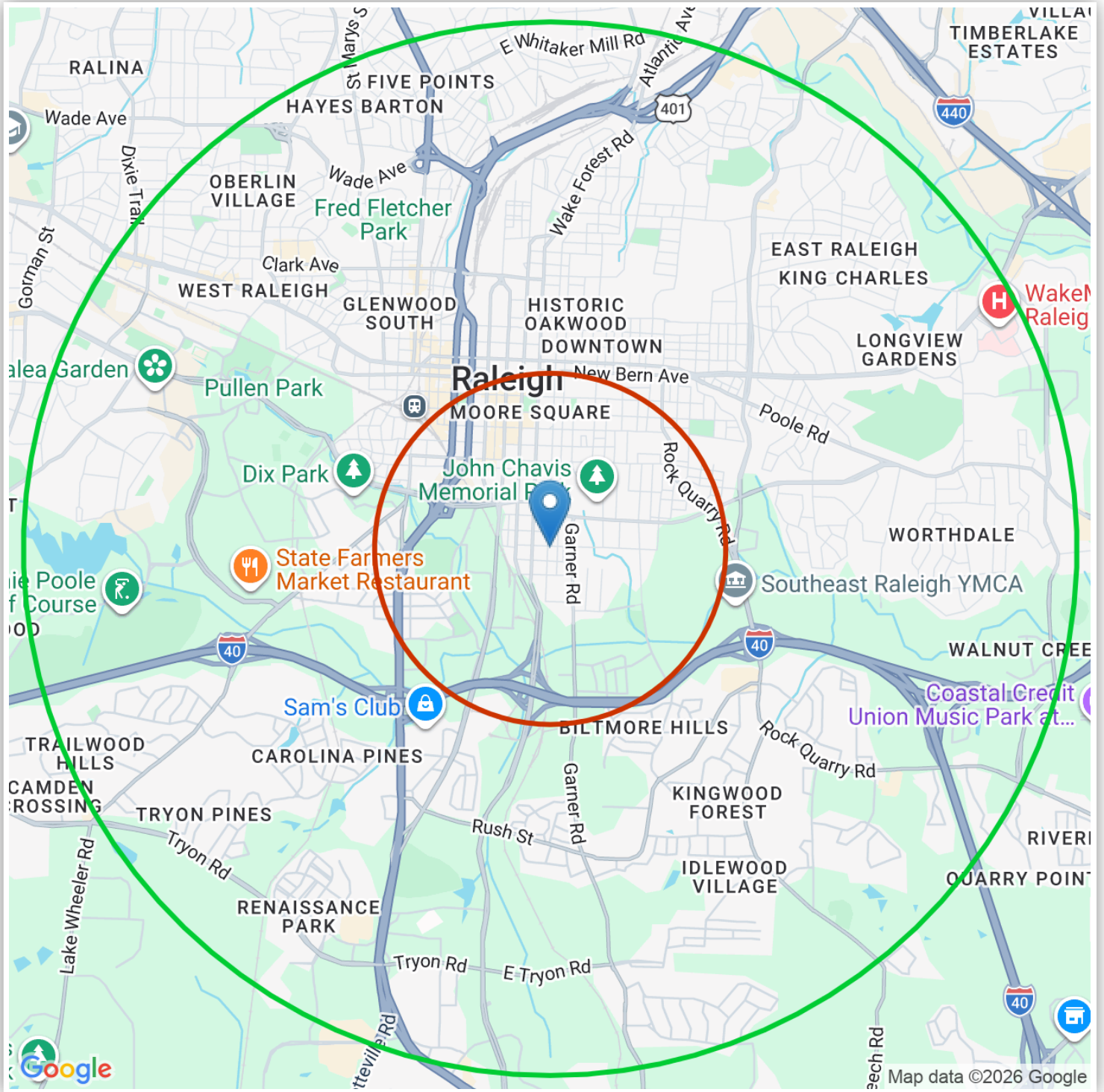


PROPERTY PHOTOS



DOWNTOWN RALEIGH LEASE

LOCATION/STUDY AREA MAP (RINGS: 1, 3 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

12,576
Population

34 Median Age

2.01
Average Household Size

4,459
Total Households

EDUCATION

12.92%
No High School Diploma

12.5%
High School Graduate

17.29%
Some College

22.71%
Bachelor's/ Grad

BUSINESS

1,556
Total Businesses

21,558
Total Employees

EMPLOYMENT

825
Manufacturing Employees

1,947
Retail Trade Employees

1,378
Eating & Drinking Employees

1,150
Finance/Ins/Real Estate Emp

4.2% Unemployment Rate

INCOME

\$63,780
Median Household Income

\$41,171
Per Capita Income

\$40,429
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (18.16%)

The smallest group : \$15,000 - \$24,999 (7.16%)

Indicator	Value(%)	
< \$15,000	11.19	■
\$15,000 - \$24,999	7.16	■
\$25,000 - \$34,999	8.9	■
\$35,000 - \$49,999	11.09	■
\$50,000 - \$74,999	18.16	■
\$75,000 - \$99,999	10.48	■
\$100,000 - \$149,999	12.14	■
\$150,000 - \$199,999	8.21	■
\$200,000+	12.66	■

DOWNTOWN RALEIGH LEASE

402 BRAGG ST, RALEIGH, NC, 27601

INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

98,503
Population

32.2 Median Age

2.17
Average Household Size

36,541
Total Households

EDUCATION

6.34%
No High School Diploma

19.46%
High School Graduate

14.56%
Some College

29.45%
Bachelor's/ Grad

BUSINESS

6,369
Total Businesses

96,786
Total Employees

EMPLOYMENT

2,196
Manufacturing Employees

9,814
Retail Trade Employees

5,195
Eating & Drinking Employees

4,403
Finance/Ins/Real Estate Emp

5.1% Unemployment Rate

INCOME

\$71,284
Median Household Income

\$44,413
Per Capita Income

\$75,454
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (16.42%) ■

The smallest group : \$15,000 - \$24,999 (6.36%) ■

Indicator	Value(%)	
< \$15,000	10.62	■
\$15,000 - \$24,999	6.36	■
\$25,000 - \$34,999	8.21	■
\$35,000 - \$49,999	10.18	■
\$50,000 - \$74,999	16.42	■
\$75,000 - \$99,999	11.31	■
\$100,000 - \$149,999	16.15	■
\$150,000 - \$199,999	8.11	■
\$200,000+	12.62	■

DOWNTOWN RALEIGH LEASE

402 BRAGG ST, RALEIGH, NC, 27601

INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

12,576 Population	4,762 Households	34 Median Age
2.01 Avg Size Household	\$63,780 Median Household Income	\$536,468 Median Home Value
62 Wealth Index	47 Housing Affordability	70.3 Diversity Index

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

0.29%

2024-2029
Forecasted
Growth Rate

10.7%

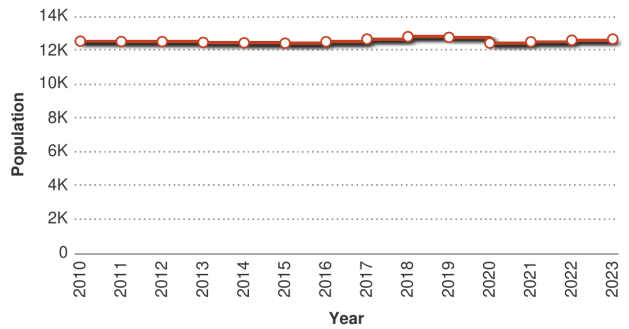
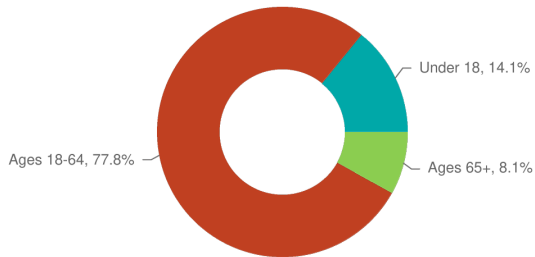
Household
Population

15,658

Population
Density

5,945

POPULATION BY AGE



DAYTIME POPULATION

26,050
2024 Total Daytime Population

4,962
2024 Daytime Pop: Residents

21,088
2024 Daytime Pop: Workers

8,299
2024 Daytime Pop Density

POPULATION BY GENERATION

1.73%
Greatest Gen: Born
1945/Earlier

10.54%
Baby Boomer: Born
1946 to 1964

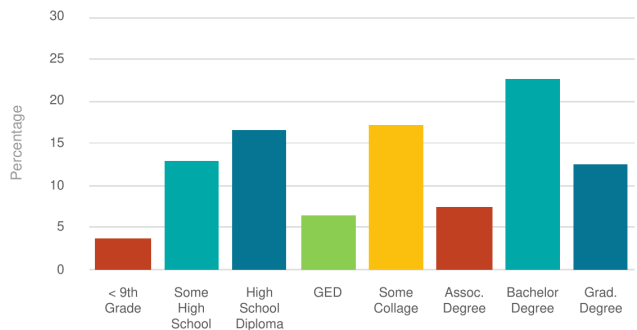
17.68%
Generation X: Born
1965 to 1980

41.27%
Millennial: Born 1981
to 1998

21.94%
Generation Z: Born
1999 to 2016

6.85%
Alpha: Born 2017 to
Present

POPULATION BY EDUCATION



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INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

98,503 Population	39,521 Households	32.2 Median Age
2.17 Avg Size Household	\$71,284 Median Household Income	\$459,507 Median Home Value
74 Wealth Index	62 Housing Affordability	74.1 Diversity Index

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

1.13%

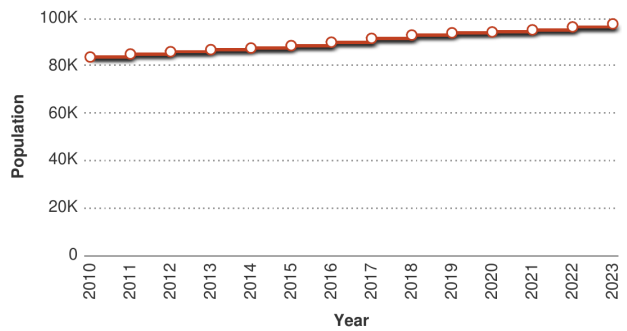
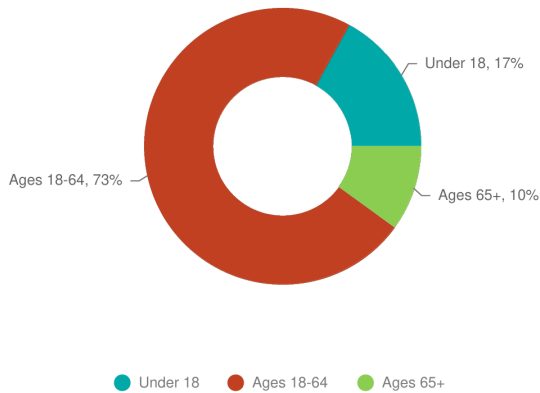
2024-2029
Forecasted
Growth Rate

3.3%

Household Population
101,812

Population Density
4,051

POPULATION BY AGE



DAYTIME POPULATION

160,300
2024 Total Daytime Population

114,310
2024 Daytime Pop: Workers

45,990
2024 Daytime Pop: Residents

5,671
2024 Daytime Pop Density

POPULATION BY GENERATION

2.38%
Greatest Gen: Born 1945/Earlier

12.13%
Baby Boomer: Born 1946 to 1964

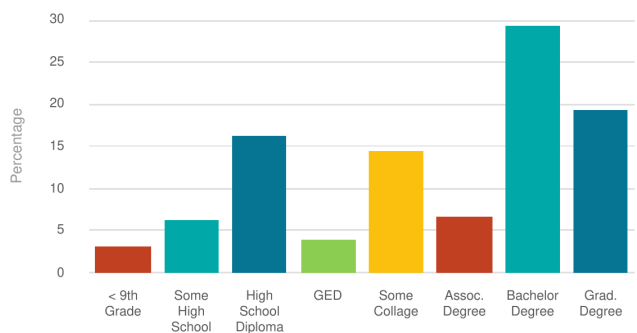
16.04%
Generation X: Born 1965 to 1980

32.28%
Millennial: Born 1981 to 1998

29.41%
Generation Z: Born 1999 to 2016

7.77%
Alpha: Born 2017 to Present

POPULATION BY EDUCATION



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INFOGRAPHIC: COMMUNITY PROFILE (RING: 1 MILE RADIUS)

Community Profile



12,576
Population
Total

0.29%
Population
Growth

2.01
Average
HH Size

34
Median
Age

70.3
Diversity
Index

\$63,780
Median HH
Income

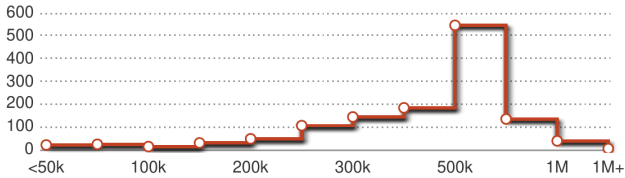
\$536,468
Median Home
Value

14.27%
Under 18

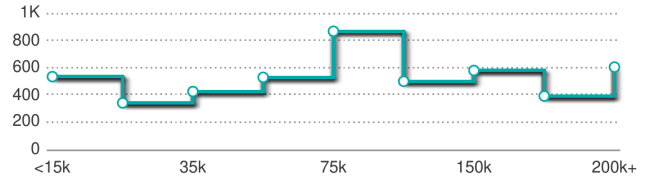
77.44%
Ages 18
to 65

8.29%
Aged 66+

HOME VALUE



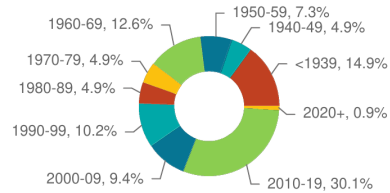
HOUSEHOLD INCOME



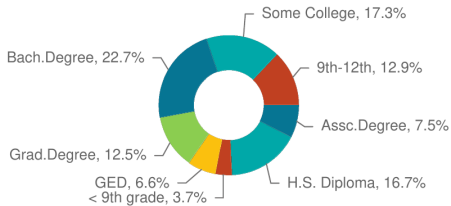
HOME OWNERSHIP



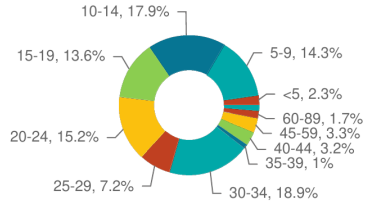
HOUSING: YEAR BUILT



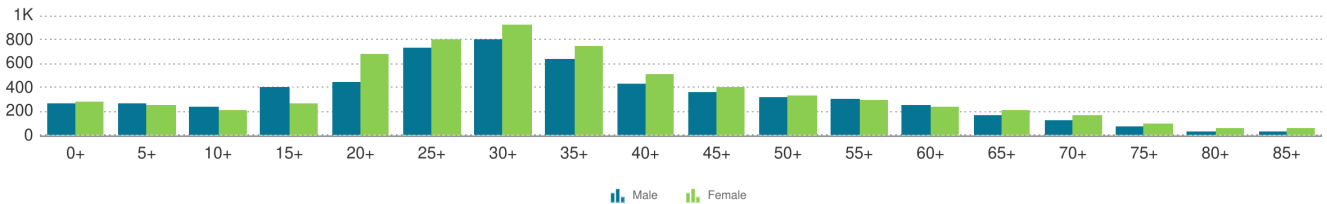
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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INFOGRAPHIC: COMMUNITY PROFILE (RING: 3 MILE RADIUS)

Community Profile



98,503
Population
Total

1.13%
Population
Growth

2.17
Average
HH Size

32.2
Median
Age

74.1
Diversity
Index

\$71,284
Median HH
Income

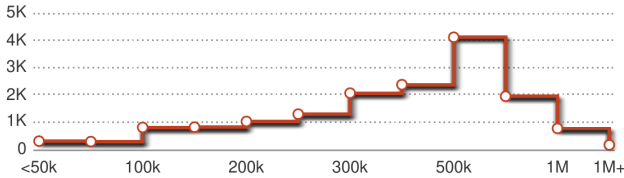
\$459,507
Median Home
Value

16.87%
Under 18

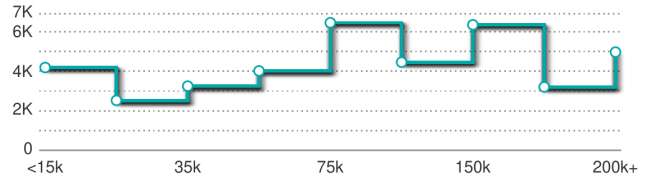
72.82%
Ages 18
to 65

10.31%
Aged 66+

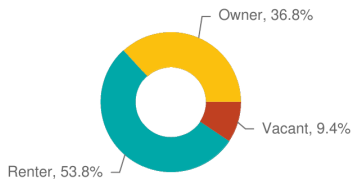
HOME VALUE



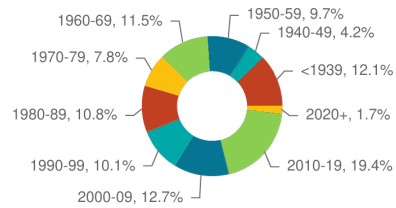
HOUSEHOLD INCOME



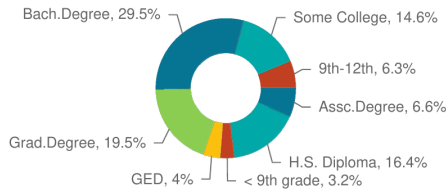
HOME OWNERSHIP



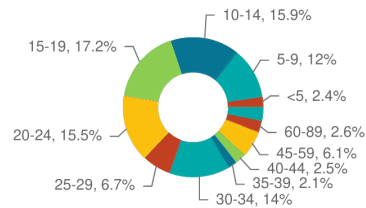
HOUSING: YEAR BUILT



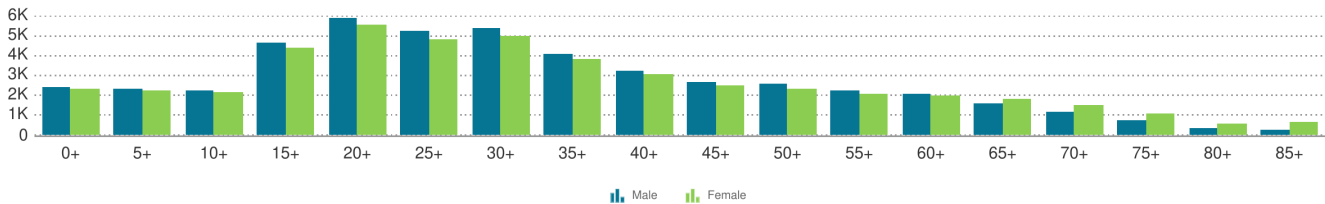
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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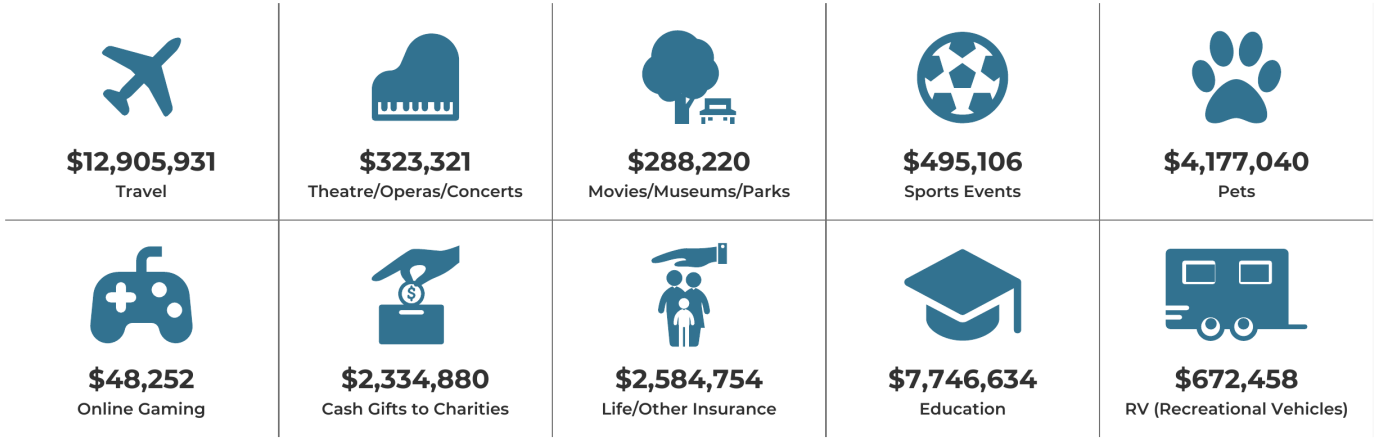
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

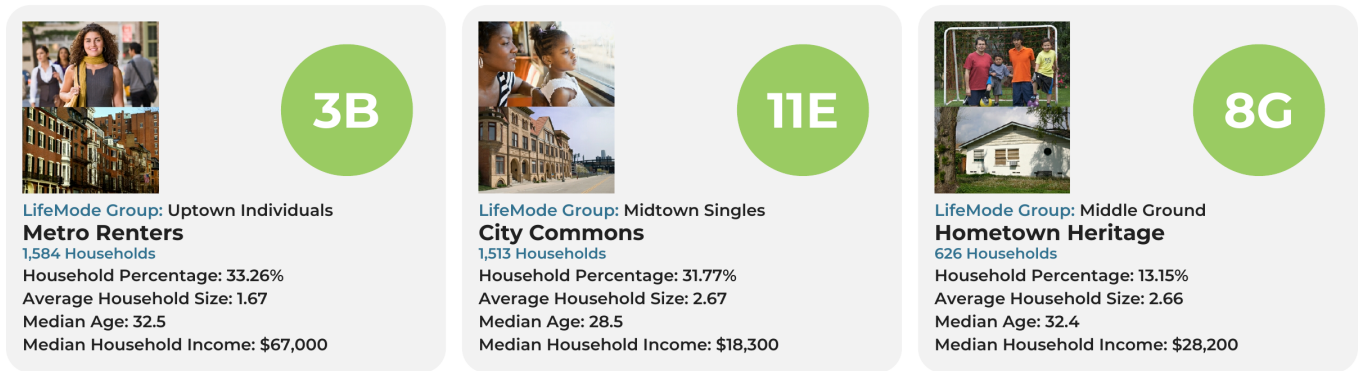
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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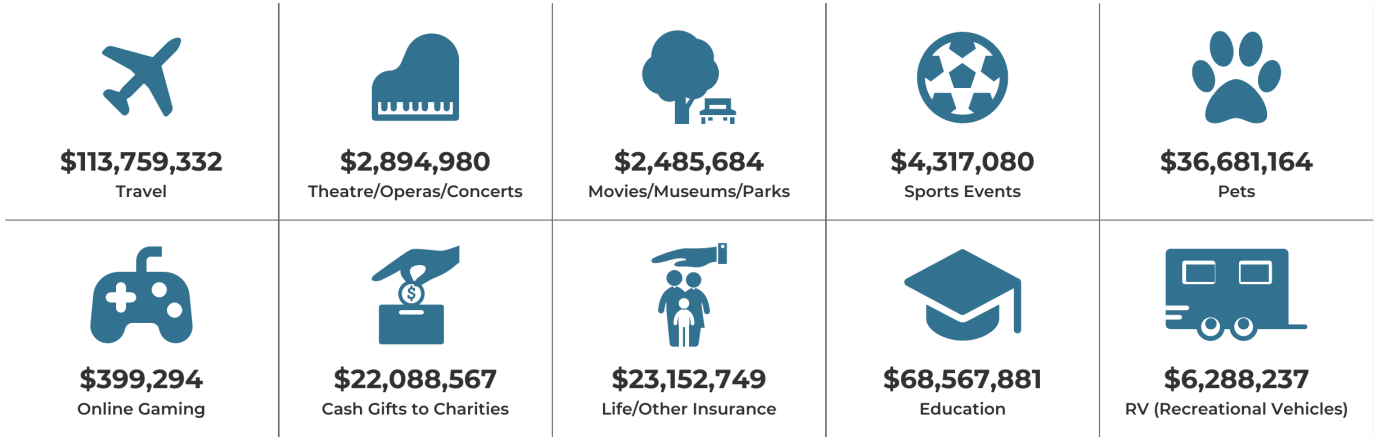
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

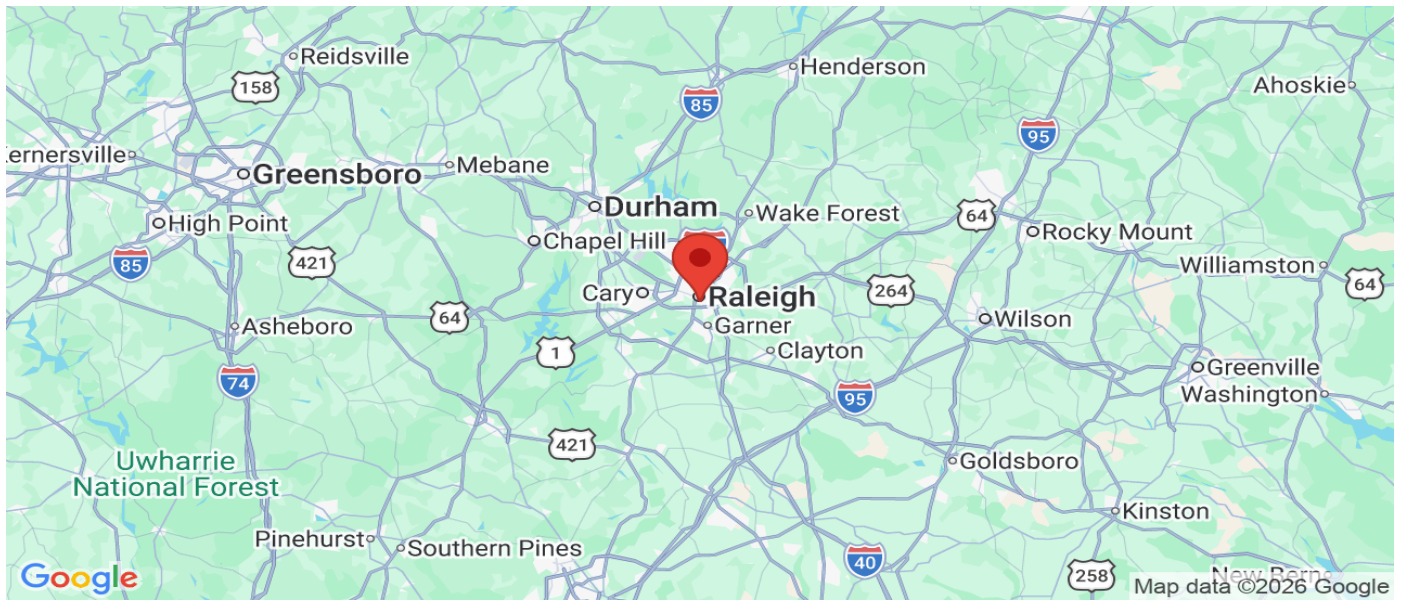
Esri Tapestry Segmentation

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)

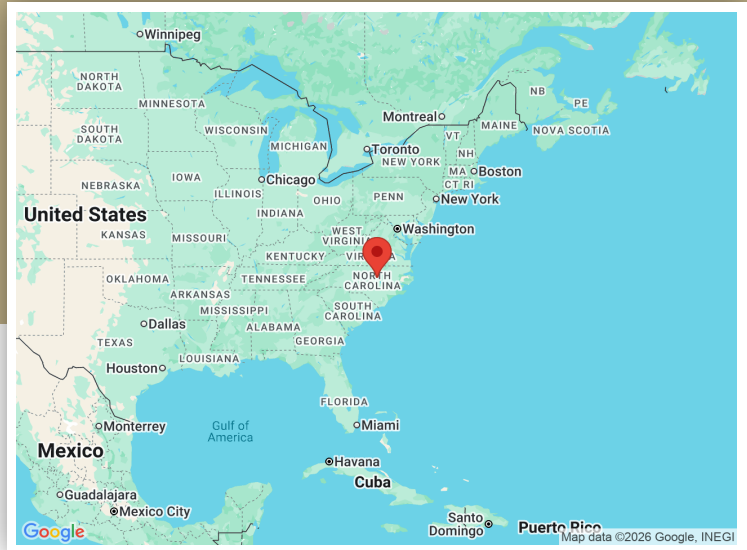


AREA LOCATION MAP



DOWNTOWN RALEIGH LEASE

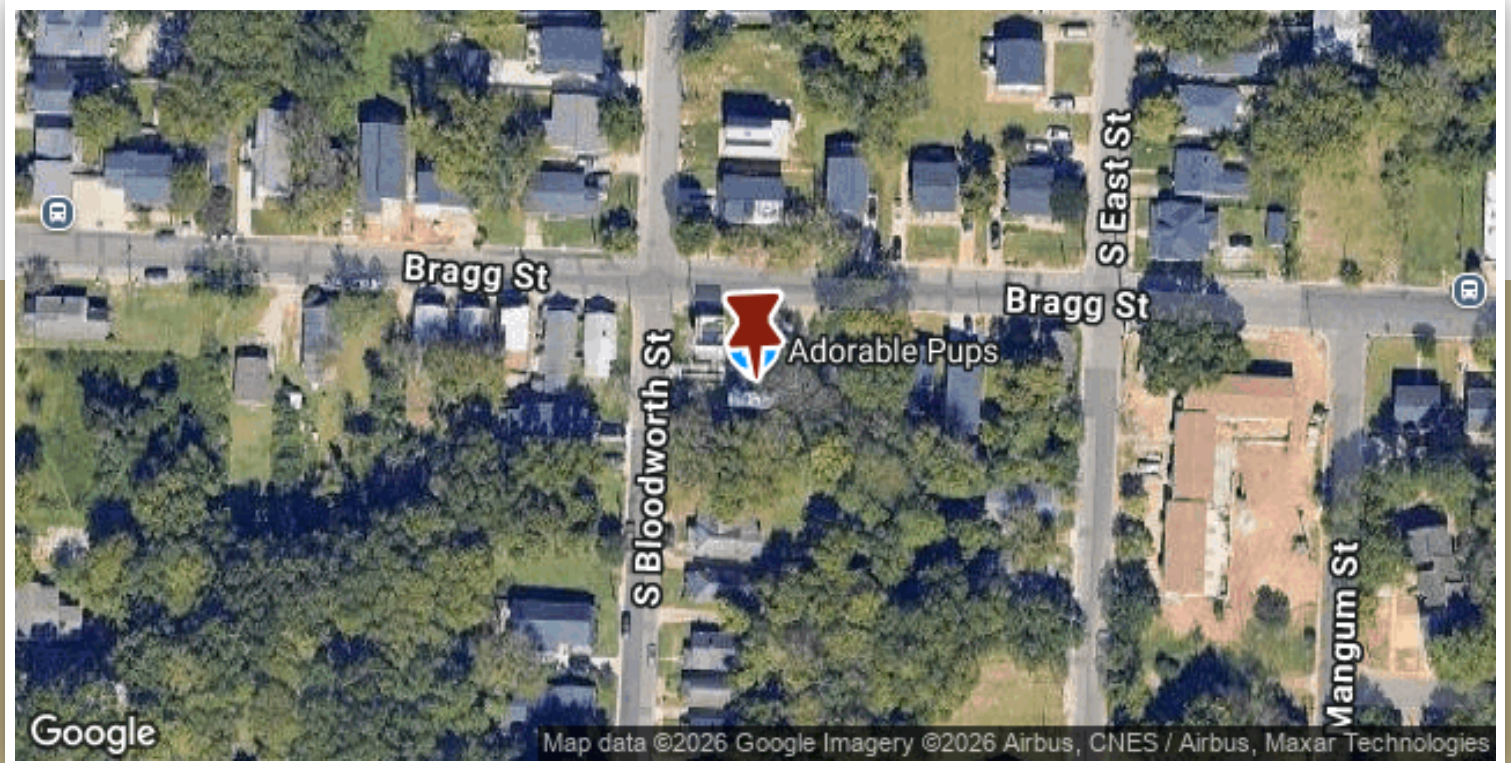
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AERIAL ANNOTATION MAP



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