

PROPERTY FOR SALE

RALEIGH'S PRIME NEW BERN LOCATION - APPROX. 4.42 ACRES, HIGH EXPOSURE



4800 & 4802 New Bern Avenue, Raleigh, NC 27610



OFFERING SUMMARY

Sale Price:	\$3,888,888
Available Size:	4.42 Acres
Building Size:	11,061 SF
Lot Size:	4.42 Acres
Zoning:	IX-3
Market:	Raleigh-Durham
Submarket:	Village Lakes
County:	Wake County

PROPERTY OVERVIEW

Raleigh's Prime New Bern Location, 4.42 Acres of High-Exposure Land Now Available! This exceptional site offers unmatched flexibility: purchase the entire parcel or secure the separate 0.95-acre lot for \$900,000.

Located along New Bern Ave with direct I-440 access, this property delivers maximum visibility and nonstop traffic flow. A rare chance to capture one of Raleigh's fastest-growing corridors, act now before this opportunity is gone!

PROPERTY HIGHLIGHTS

- Prime 4.42 Acres with option to purchase 0.95 acres separately
- High-Exposure Location along busy New Bern Ave corridor
- Flexible Purchase Options – full parcel or subdivided
- Direct I-440 Access via Exit 13B for seamless connectivity
- Strong Traffic Counts ensuring maximum visibility
- Rapidly Growing Area in one of Raleigh's hottest markets

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM
Commercial Broker
0: 919.475.5769
van.kwcommercial@gmail.com
NC #247850

KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

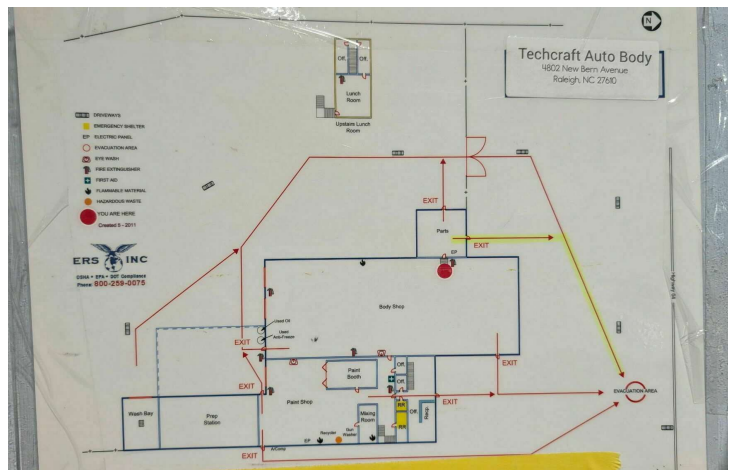
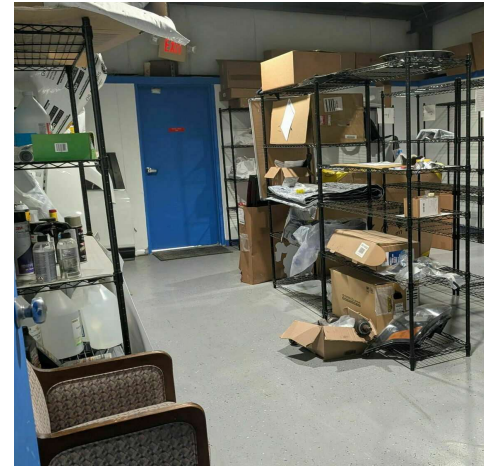
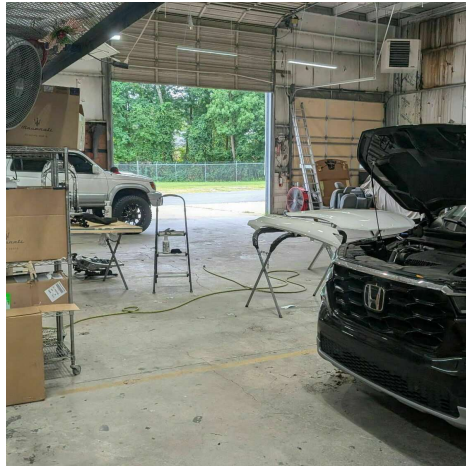
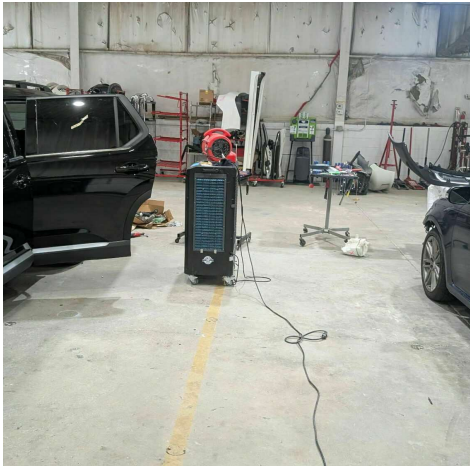
Each Office Independently Owned and Operated

PROPERTY FOR SALE

RALEIGH'S PRIME NEW BERN LOCATION - APPROX. 4.42 ACRES, HIGH EXPOSURE



4800 & 4802 New Bern Avenue, Raleigh, NC 27610



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM
Commercial Broker
O: 919.475.5769
van.kwcommercial@gmail.com
NC #247850

KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

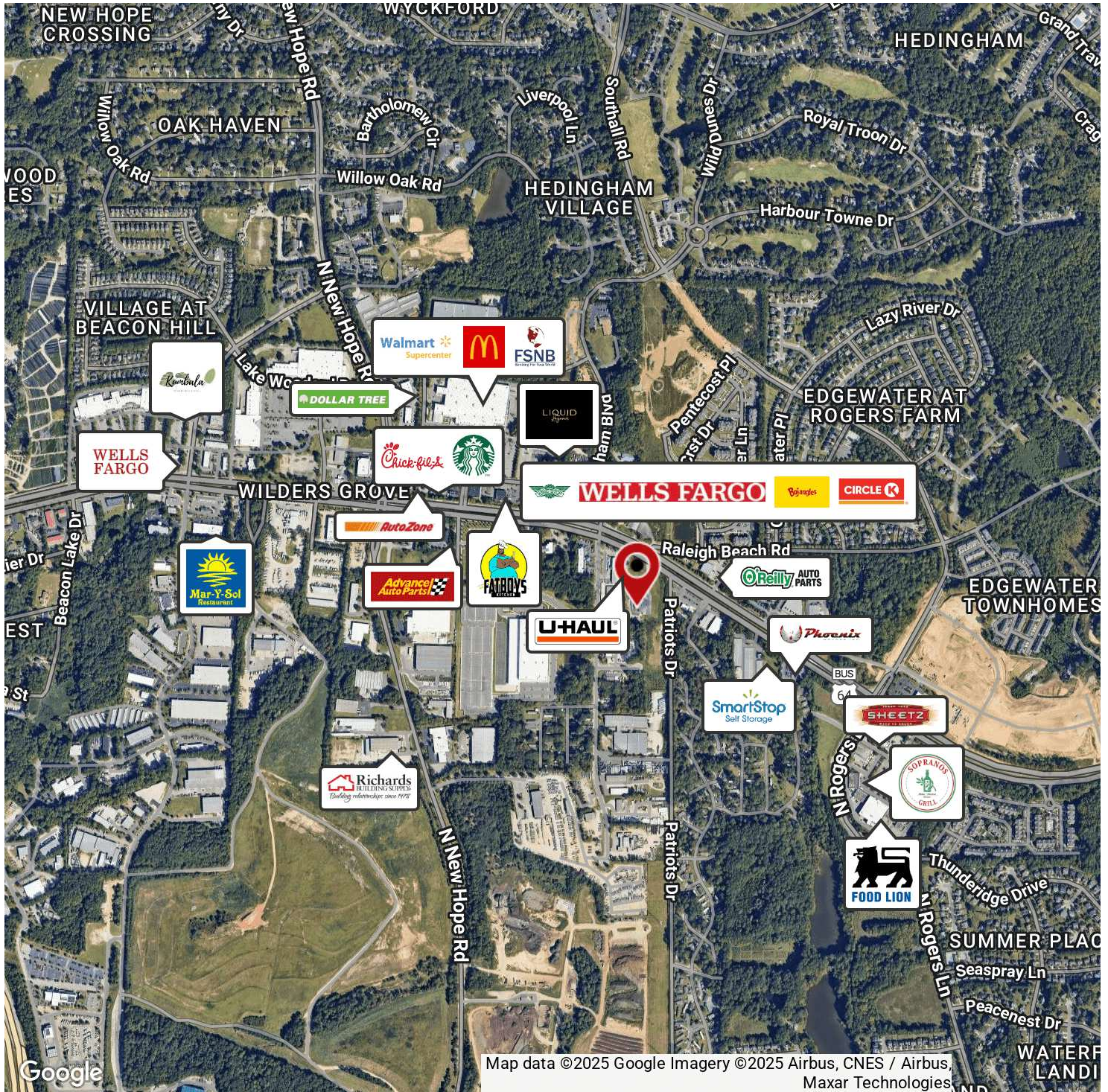
Each Office Independently Owned and Operated

PROPERTY FOR SALE

RALEIGH'S PRIME NEW BERN LOCATION - APPROX. 4.42 ACRES, HIGH EXPOSURE



4800 & 4802 New Bern Avenue, Raleigh, NC 27610



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM
Commercial Broker
0: 919.475.5769
van.kwcommercial@gmail.com
NC #247850

KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

Each Office Independently Owned and Operated

PROPERTY FOR SALE

RALEIGH'S PRIME NEW BERN LOCATION - APPROX. 4.42 ACRES, HIGH EXPOSURE



4800 & 4802 New Bern Avenue, Raleigh, NC 27610



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM
Commercial Broker
0: 919.475.5769
van.kwcommercial@gmail.com
NC #247850

KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

Each Office Independently Owned and Operated

PROPERTY FOR SALE

RALEIGH'S PRIME NEW BERN LOCATION - APPROX. 4.42 ACRES, HIGH EXPOSURE



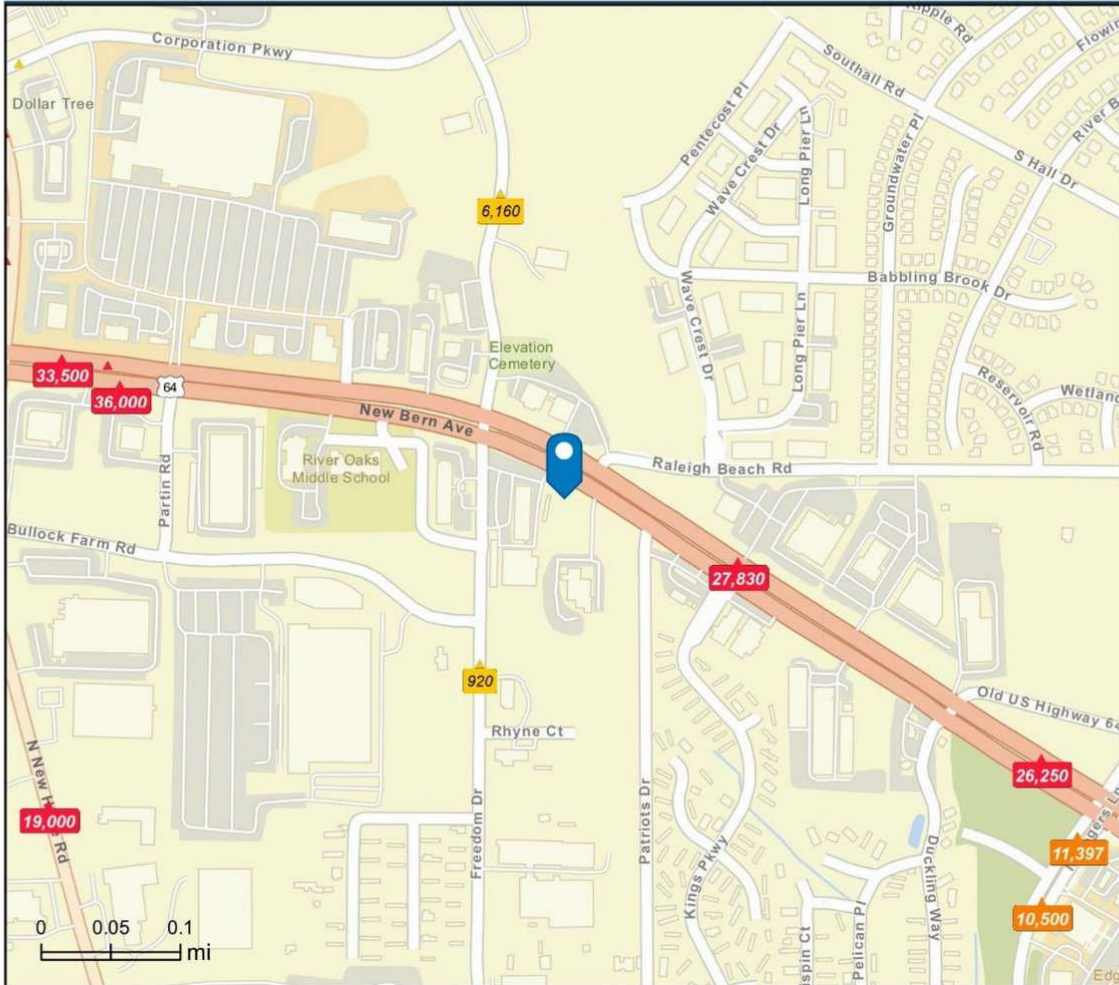
4800 & 4802 New Bern Avenue, Raleigh, NC 27610



Traffic Count Map - Close Up

4800 New Bern Avenue, Raleigh, North Carolina, 27610
Rings: 1, 5, 10 mile radii

Prepared by Esri
Latitude: 35.79713
Longitude: -78.55555



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

September 03, 2025

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM
Commercial Broker
O: 919.475.5769
van.kwcommercial@gmail.com
NC #247850

KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

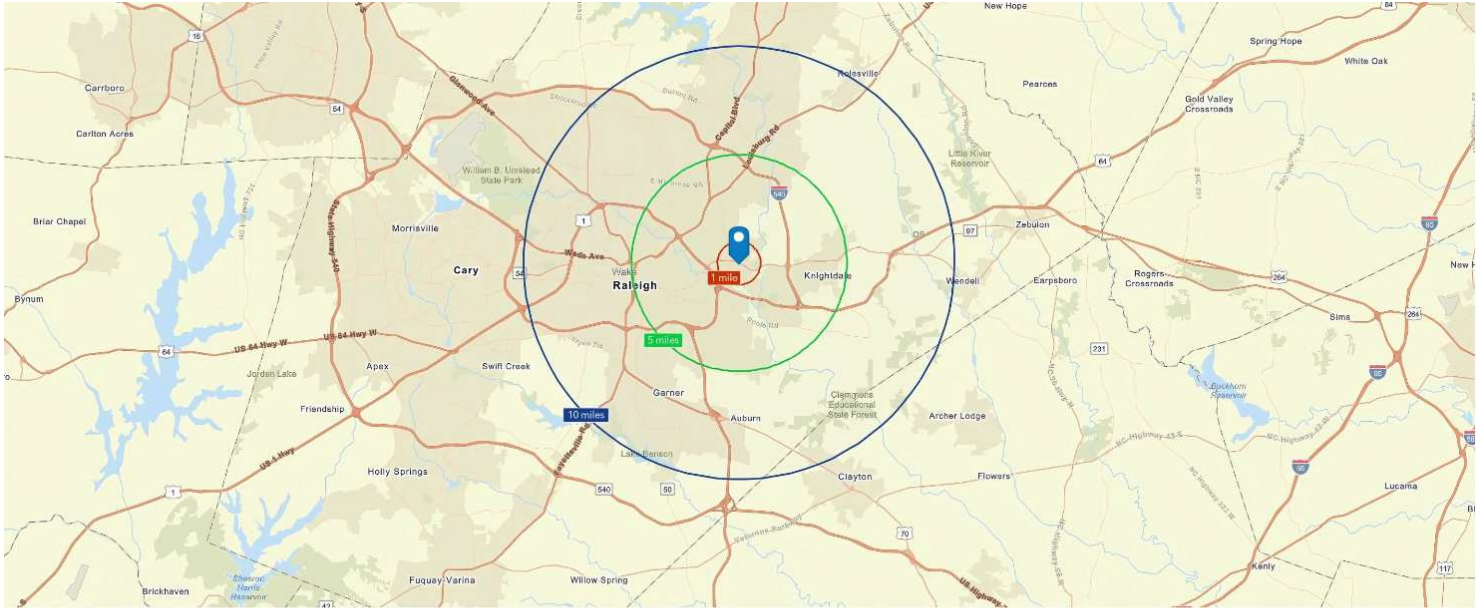
Each Office Independently Owned and Operated

PROPERTY FOR SALE

RALEIGH'S PRIME NEW BERN LOCATION - APPROX. 4.42 ACRES, HIGH EXPOSURE



4800 & 4802 New Bern Avenue, Raleigh, NC 27610



	1 MILE	5 MILES	10 MILES	
2025 Estimated Population	8,442	191,986	568,515	POPULATION
2030 Projected Population	9,052	209,087	614,868	
2025 Estimated Household	3,091	76,221	237,838	HOUSEHOLD
2030 Projected Household	3,369	84,364	261,179	
2025 Estimated Owner Occupied Housing	1,895	40,560	127,523	HOUSING
2025 Estimated Renter Occupied Housing	1,196	35,661	110,315	
2025 Estimated Total Business	458	9,765	27,951	BUSINESS
2025 Estimated Total Employees	3,594	156,108	344,405	EMPLOYEES

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM
 Commercial Broker
 O: 919.475.5769
 van.kwcommercial@gmail.com
 NC #247850

KW COMMERCIAL
 245 NC-54 Suite 101
 Durham, NC 27713

Each Office Independently Owned and Operated