

# 2.70 ACRES PROPERTY FOR SALE

INCOME-PRODUCING & REDEVELOPMENT OPPORTUNITY | NATIONAL TENANT ANCHORED



6425 & 6429 Glenwood Ave, Raleigh, NC 27612



## OFFERING SUMMARY

Sale Price:	<b>\$6,000,000</b>
Bldg Size (PA):	8,504 SF
Bldg Size (PB):	5,160 SF
Lot Size:	117,667 SF (2.70 AC)
Year Built:	1980
Zoning:	IX-3-PL
Market:	Raleigh/Durham
Submarket:	Glenwood/Creedmoor

## PROPERTY OVERVIEW

Exceptional 2.70-acre (117,667 SF) offering along high-traffic Glenwood Avenue, combining stable income with strong redevelopment upside.

Parcel A (6429 Glenwood Ave) sits on 0.986 acres and is offered at \$3,500,000, featuring two national tenants: Sherwin-Williams and Godfather's Pizza, on NNN leases generating \$234,026 NOI at a 6.16% cap rate, with one lease recently executed and the other secured through 2029 with renewal options.

Parcel B (6425 Glenwood Ave) sits on 1.726 acres and is priced at \$2,500,000, offering significant redevelopment potential with a clear-span structure ideal for adaptive reuse including retail, restaurant, brewery, furniture showroom, or flex/industrial space with 5 bays.

The property also includes a pad-ready site between the parcels for a future 5,000 SF development, along with a rear easement that enhances access and long-term value. Survey Recombination is completed, and parcels may be purchased individually or together, creating a rare opportunity for both immediate income and substantial upside.

## PROPERTY HIGHLIGHTS

- 2.70-acre dual-parcel opportunity with flexible purchase options - individual or combined
- Parcel A generates strong income with two national NNN tenants producing \$234,026 NOI at a 6.16% cap rate, secured through 2029+
- Parcel B offers redevelopment upside with a 1.726-acre clear-span building ideal for adaptive reuse (retail, restaurant, brewery, flex/industrial)
- Pad-ready site included between parcels for a future 5,000 SF development
- Completed survey recombination with rear easement access, enhancing access and long-term value

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@vcrealty.com  
NC #247850

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

Each Office Independently Owned and Operated

# 2.70 ACRES PROPERTY FOR SALE

INCOME-PRODUCING & REDEVELOPMENT OPPORTUNITY | NATIONAL TENANT ANCHORED



6425 & 6429 Glenwood Ave, Raleigh, NC 27612



Aerial View A



Aerial View B



Sherwin Williams & Godsfather's Pizza



Adaptable Reuses



Adaptable Reuses

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@vcrealty.com  
NC #247850

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

Each Office Independently Owned and Operated

# 2.70 ACRES PROPERTY FOR SALE

INCOME-PRODUCING & REDEVELOPMENT OPPORTUNITY | NATIONAL TENANT ANCHORED



6425 & 6429 Glenwood Ave, Raleigh, NC 27612



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@vcrealty.com  
 NC #247850

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

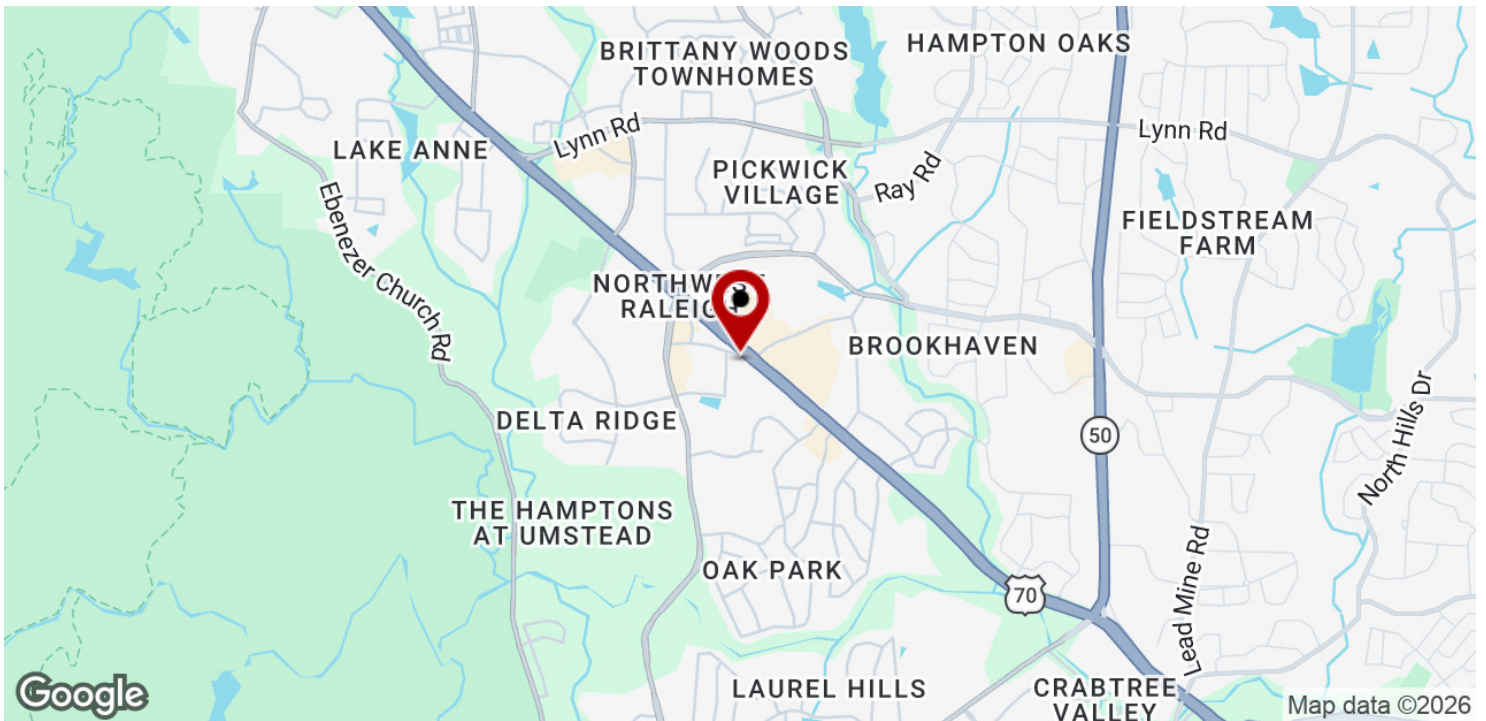
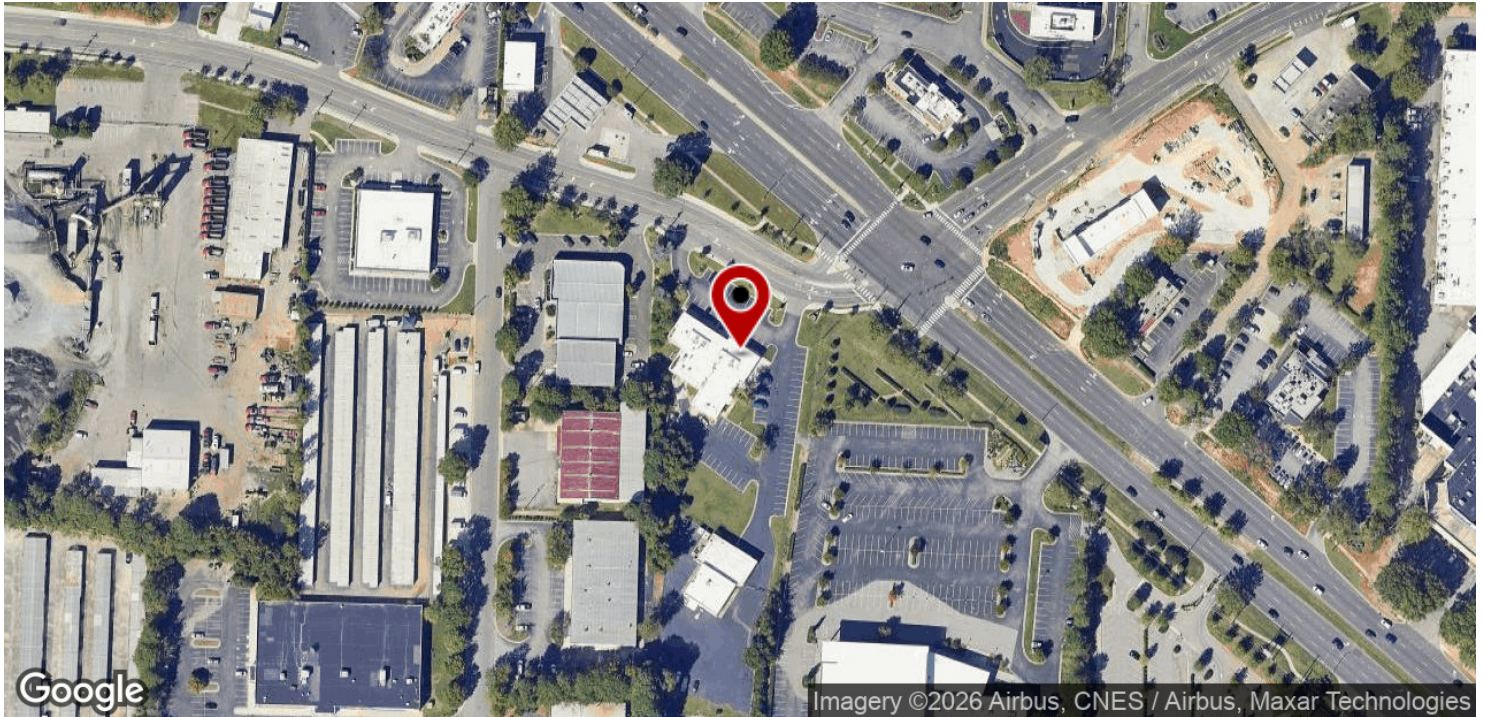
Each Office Independently Owned and Operated

# 2.70 ACRES PROPERTY FOR SALE

2.70 ACRES | INCOME-PRODUCING & REDEVELOPMENT OPPORTUNITY | NATIONAL TENANT ANCHORED



6425 & 6429 Glenwood Ave, Raleigh, NC 27612



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@vgrealty.com

NC #247850

**KW COMMERCIAL**

245 NC-54 Suite 101

Durham, NC 27713

Each Office Independently Owned and Operated

# 2.70 ACRES PROPERTY FOR SALE

INCOME-PRODUCING & REDEVELOPMENT OPPORTUNITY | NATIONAL TENANT ANCHORED



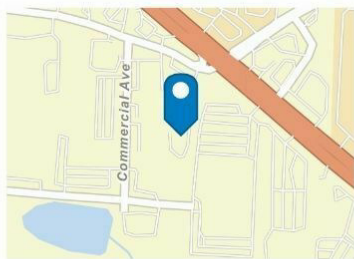
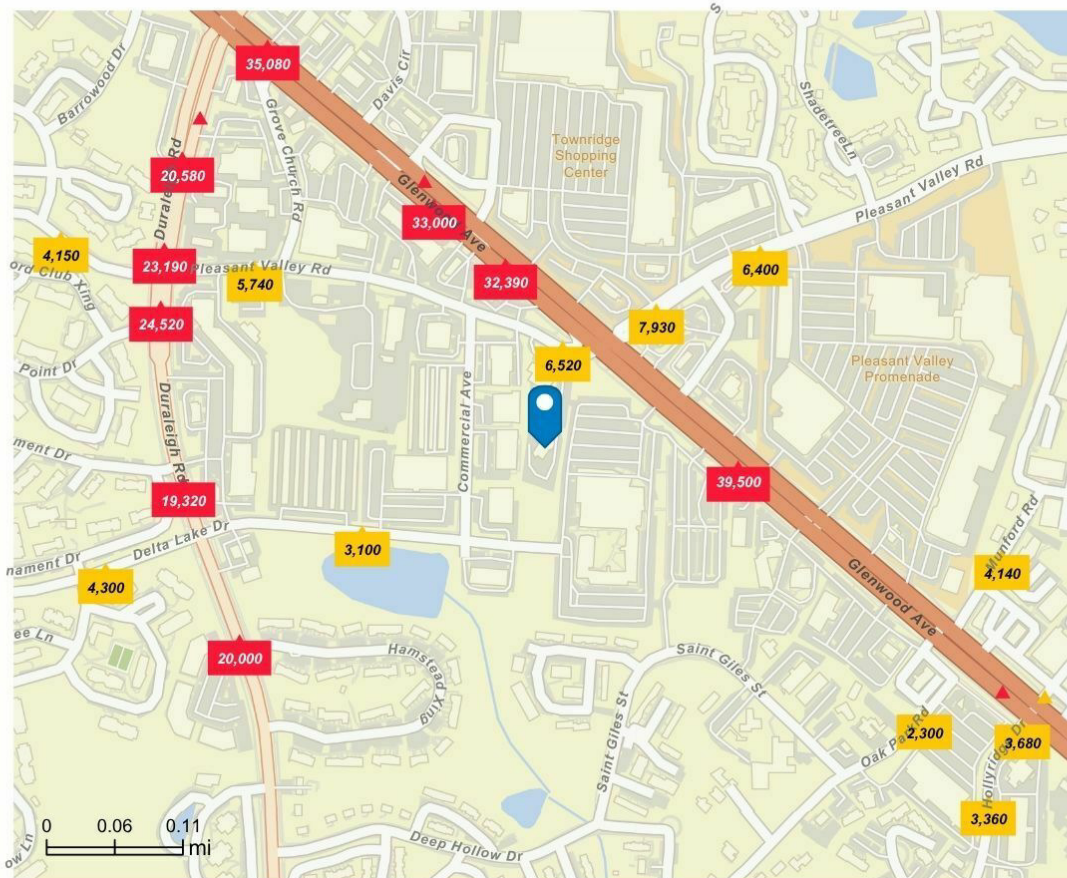
6425 & 6429 Glenwood Ave, Raleigh, NC 27612

## Traffic Count Map - Close Up

6425 & 6429 Glenwood Ave, Raleigh, North Carolina, 27612

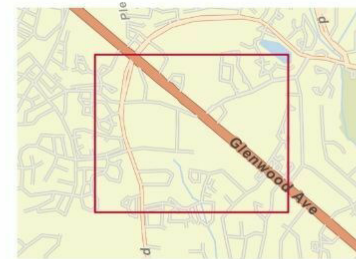


Rings: 1, 3, 5 mile radii



### 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



Source: Traffic Counts (2025)

© 2026 Esri

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@vcrealty.com  
 NC #247850

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

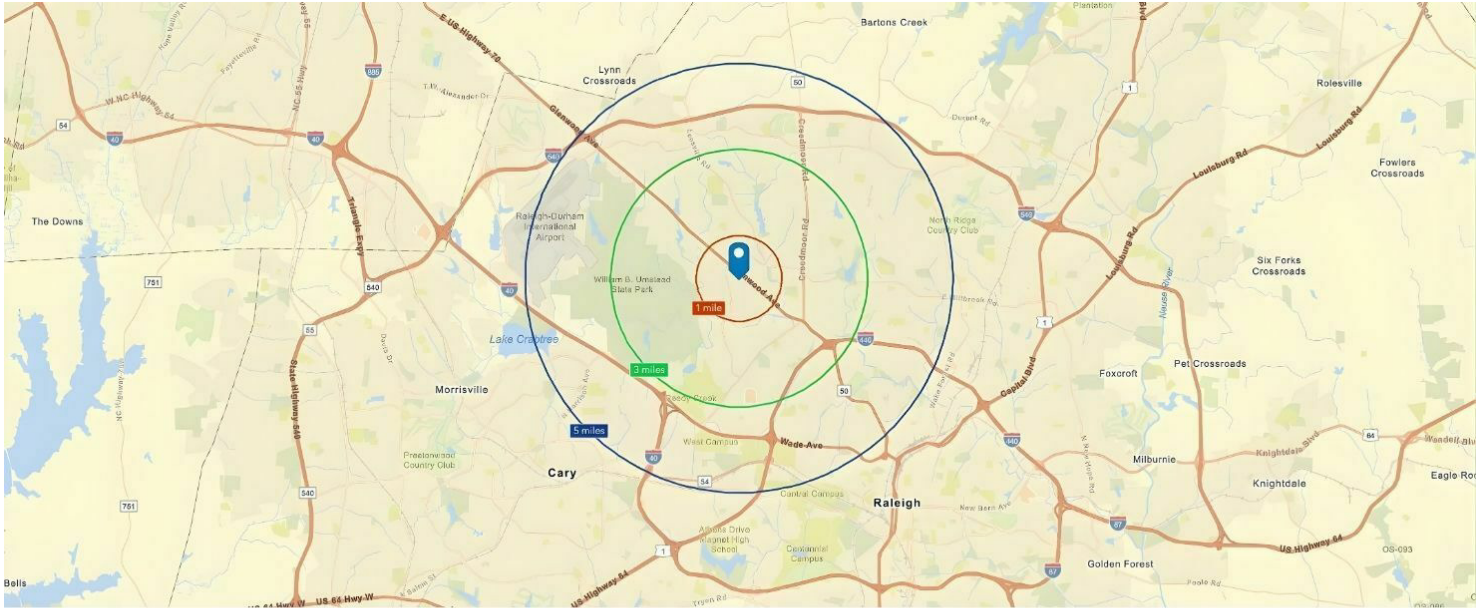
Each Office Independently Owned and Operated

# 2.70 ACRES PROPERTY FOR SALE

INCOME-PRODUCING & REDEVELOPMENT OPPORTUNITY | NATIONAL TENANT ANCHORED



6425 & 6429 Glenwood Ave, Raleigh, NC 27612



	1 MILE	3 MILES	5 MILES	
<b>2025 Estimated Population</b>	10,828	75,700	168,684	<b>POPULATION</b>
<b>2030 Projected Population</b>	10,703	75,969	171,974	
<b>2025 Estimated Household</b>	5,484	36,815	79,629	<b>HOUSEHOLD</b>
<b>2030 Projected Household</b>	5,459	37,518	82,669	
<b>2030 Estimated Owner Occupied Housing</b>	2,324	18,601	42,241	<b>HOUSING</b>
<b>2030 Estimated Renter Occupied Housing</b>	3,135	18,918	40,428	
<b>2025 Estimated Total Business</b>	562	3,548	10,683	<b>BUSINESS</b>
<b>2025 Estimated Total Employees</b>	5,438	39,179	120,591	<b>EMPLOYEES</b>

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@vgrealty.com  
 NC #247850

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

Each Office Independently Owned and Operated