

OFFICE CONDO FOR SALE
3130 Fairhill Drive
Suite 106

GLENWOOD OFFICE COMMONS

Raleigh, NC 27612

PRESENTED BY:

EMMA LANTZ

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PROPERTY SUMMARY



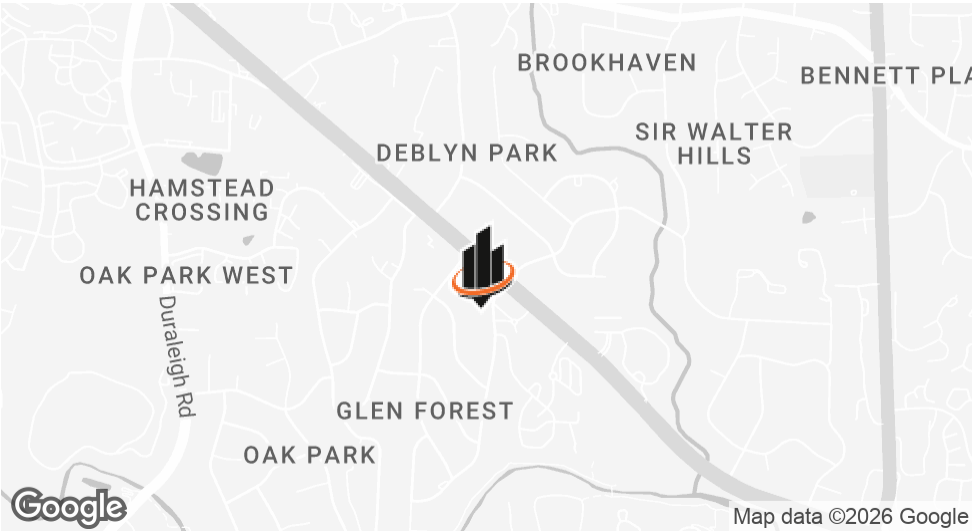
VIDEO

OFFERING SUMMARY

SALE PRICE:	\$500,000
SIZE:	±1,424

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PROPERTY DESCRIPTION

Located in Glenwood Office Commons, this ±1,424 SF office condominium presents a rare opportunity to acquire professionally maintained office space in one of Raleigh's premier commercial corridors. Designed with an efficient, functional layout, the suite is well suited for owner-users, professional service firms, medical practices, or investors seeking a high-quality asset in a proven location. Suite includes: conference room, break area, 2 enclosed offices and multiple work stations. Furniture is available to be included in the sale.

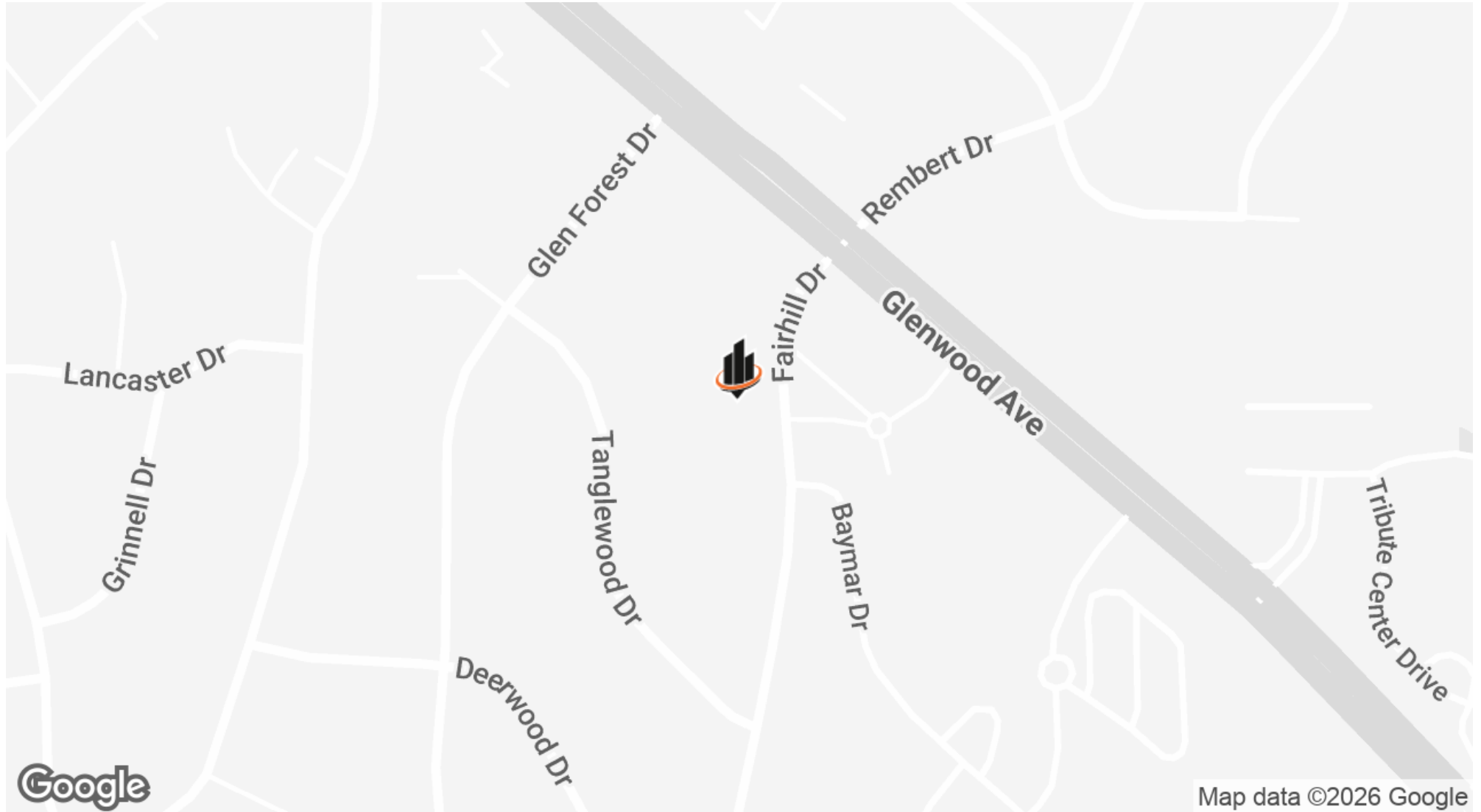
Exceptional accessibility to US-70 (Glenwood Avenue), I-440, and I-540 places the property just minutes from RDU International Airport, Downtown Raleigh, Crabtree Valley Mall, and the area's premier retail and business destinations. Combining a strategic location, strong surrounding demographics, and long-term ownership potential, this offering represents an outstanding opportunity within one of the Triangle's most established and desirable office markets.

ADDITIONAL PHOTOS



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LOCATION MAP



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SVN | RALEIGH

DEMOGRAPHICS MAP & REPORT

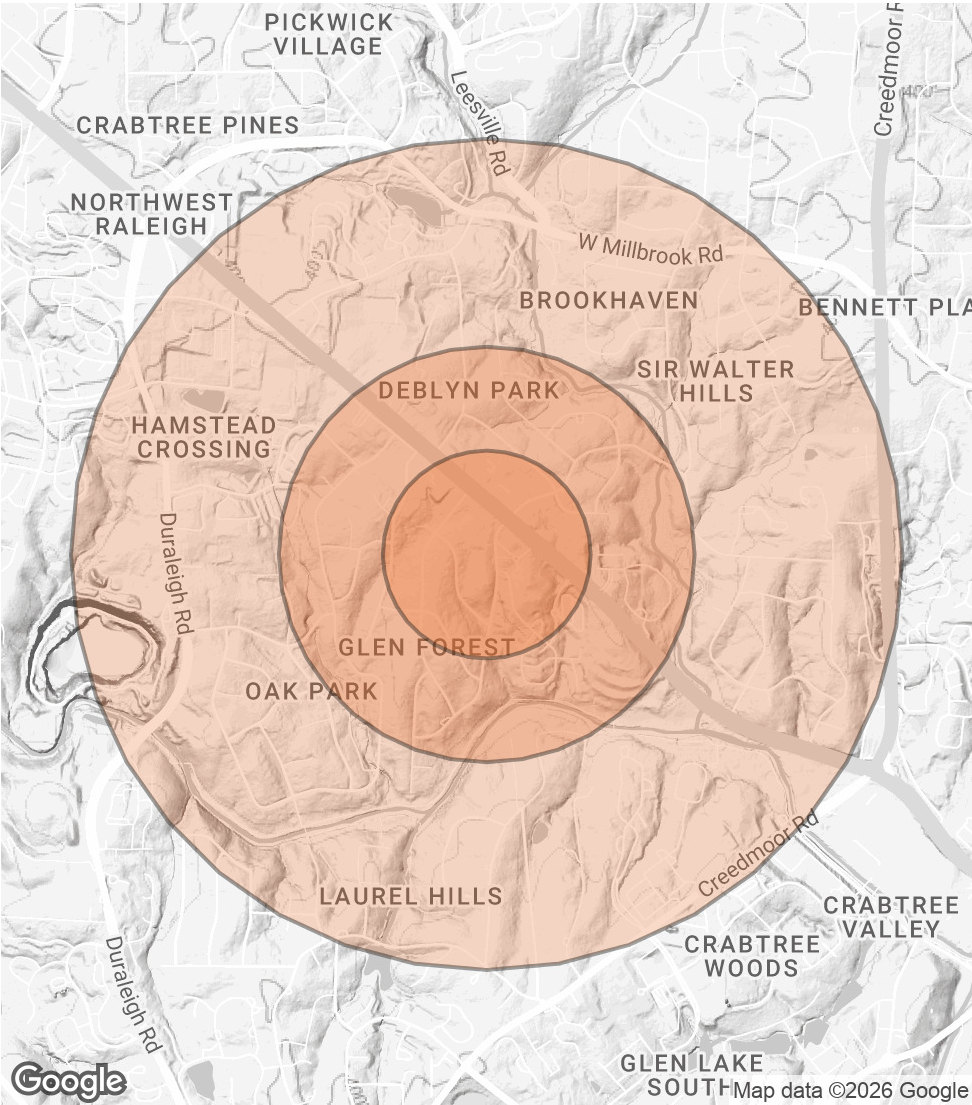
POPULATION 0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	494	2,121	8,864
AVERAGE AGE	38.7	37.7	39.1
AVERAGE AGE (MALE)	39.5	38.2	39.2
AVERAGE AGE (FEMALE)	38.3	37.3	39.6

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	263	1,067	4,220
# OF PERSONS PER HH	1.9	2.0	2.1
AVERAGE HH INCOME	\$113,238	\$111,132	\$126,589
AVERAGE HOUSE VALUE	\$465,434	\$460,338	\$510,414

2023 American Community Survey (ACS)



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