

## REDEVELOPMENT OPPORTUNITY FOR SALE

# FORMER SWIFT CREEK FIRE DEPARTMENT

2931 Jones Franklin Rd, Raleigh, NC 27518



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$195,000
<b>AVAILABLE SF:</b>	Almost 3,000 SF
<b>LOT SIZE:</b>	0.65 Acres
<b>ZONING:</b>	R40 with Commercial Land Class
<b>MARKET:</b>	Cary
<b>SUBMARKET:</b>	Swift Creek
<b>TRAFFIC COUNT:</b>	15,565

### PROPERTY OVERVIEW

Ready for redevelopment, this 0.65 acre lot is the former home of the Swift Creek Fire department. The property has a building just shy of 3000 SF with three (3) roll up doors and plenty of outdoor space. The current owners uses it as a private warehouse and shop. Take a look at the recent survey to determine how you would like to redevelop: multifamily, small business commercial, stand alone flex, etc. The property is zoned R-40 and has a Commercial Land Class.

### LOCATION OVERVIEW

Former Swift Creek Fire Department located at the intersection of Jones Franklin and Holly Springs Roads across the street from Colonial Baptist Church and next to Swift Creek Shopping Center. The property is convenient to Walnut Street and Tryons Road thus convenient to Crossroads Mall and neighboring commercial centers. Major commuting corridors of I-440/40, Route 1 and Route 64 are within a 5 minute drive. WakeMed Cary is less than 10 minutes on Tryon and beautiful Lake Johnson and NC State University are barely 15 minutes away.

### PROPERTY HIGHLIGHTS

- High Traffic Counts: 15,500+
- Very Convenient Location
- Priced for an easy Sale!
- <http://bit.ly/FormerSwiftCreekFD>

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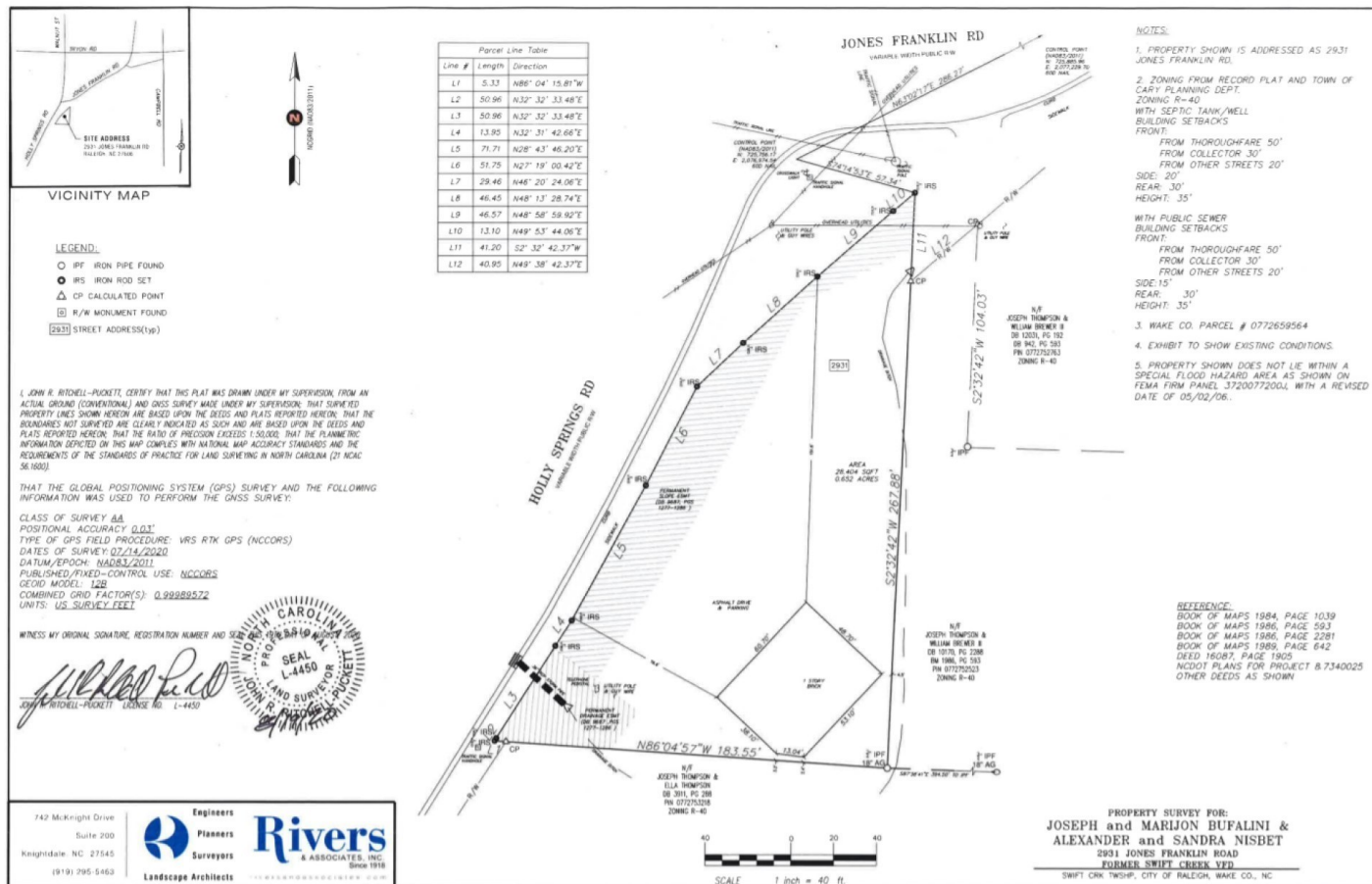
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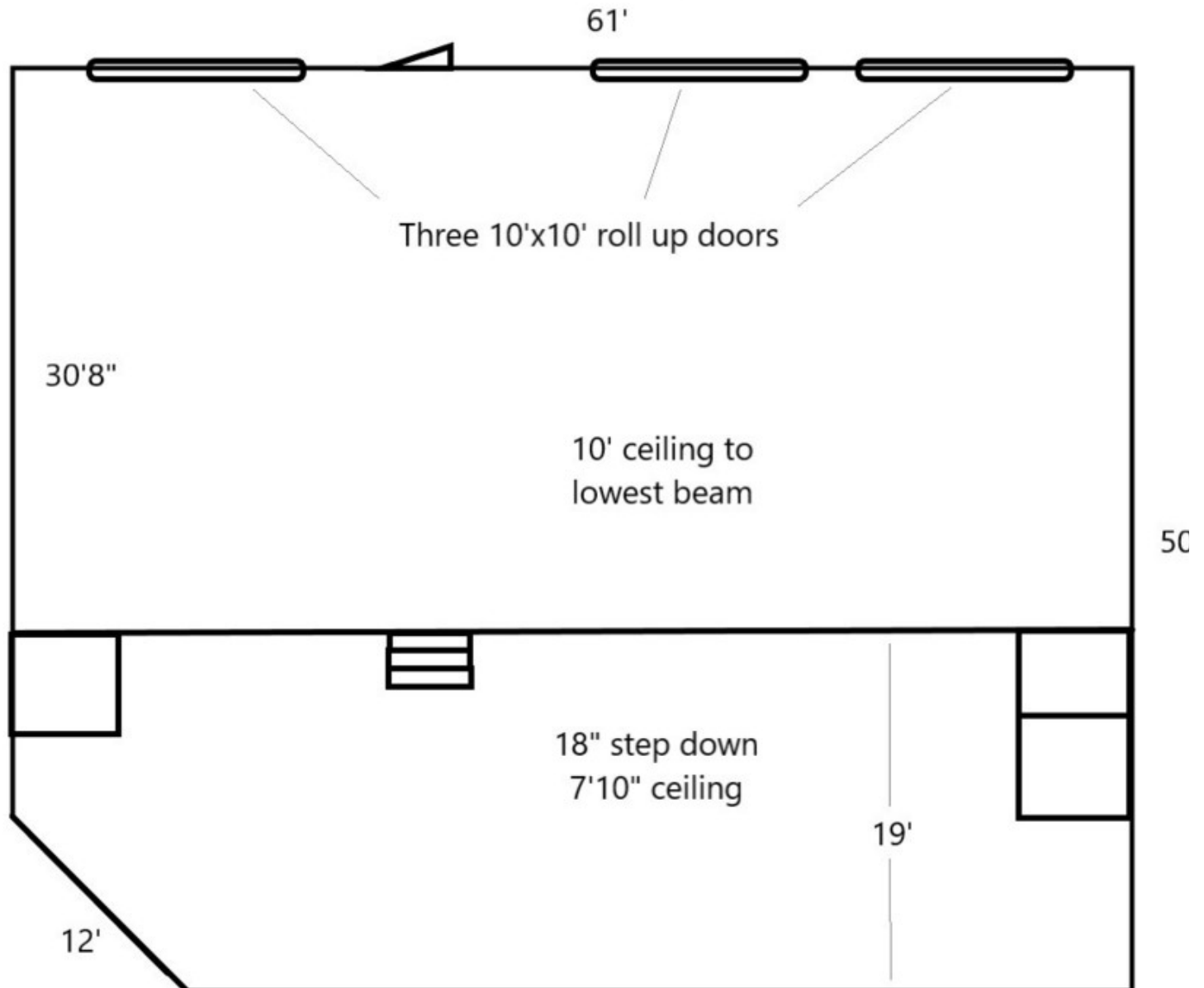
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Old Swift Creek Fire Department



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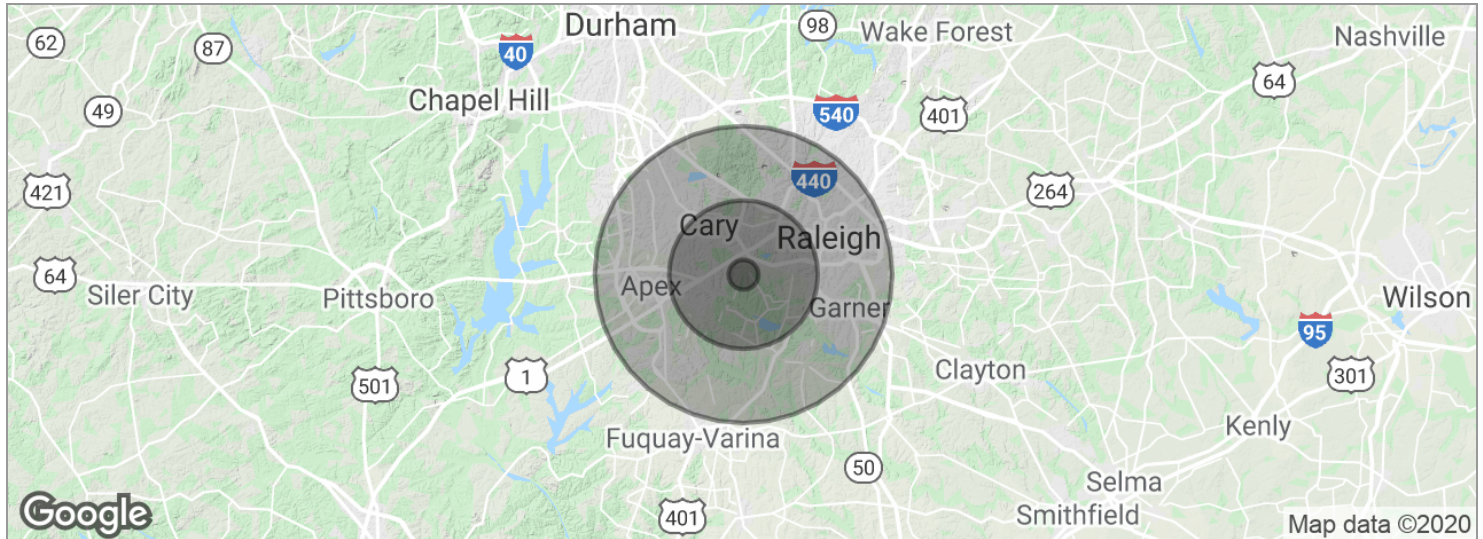
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,826	135,546	508,501
Median age	35.2	34.5	34.3
Median age (male)	38.1	33.9	33.6
Median age (Female)	34.5	35.0	35.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,657	53,044	196,752
# of persons per HH	2.3	2.6	2.6
Average HH income	\$114,775	\$83,765	\$84,813
Average house value	\$343,890	\$305,404	\$302,337

\* Demographic data derived from 2010 US Census

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