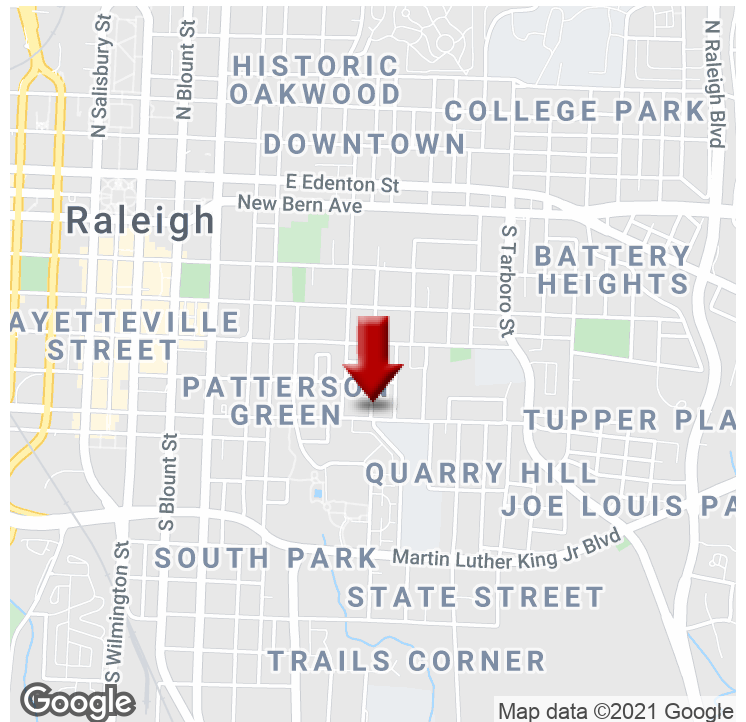


## RETAIL FOR SALE

# STREET FRONT RETAIL CORNER STORE/OFFICE

601 E. Lenoir Street, Raleigh, NC 27601-2461



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$450,000
<b>LOT SIZE:</b>	0.14 Acres
<b>BUILDING SIZE:</b>	1,628 SF
<b>RENOVATED:</b>	2012
<b>ZONING:</b>	NB - Neighborhood Business
<b>MARKET:</b>	Downtown Raleigh
<b>TRAFFIC COUNT:</b>	4,100
<b>PRICE / SF:</b>	\$276.41

### PROPERTY OVERVIEW

This highly visible street corner property is located in downtown Raleigh just east of the business district, and is convenient to the local community for retail and/or small office use. It's perfect for a convenience store and/or small office user that wants to be close to the downtown Raleigh community.

### LOCATION OVERVIEW

The retail property is across from Ligon Magnet Middle School and in the neighborhood of John Chavis Memorial Park and Hunter Elementary School. Shaw University, Duke Energy Center for the Performing Art and Moore Square business district are a short walk to the West.

### PROPERTY HIGHLIGHTS

- 1628 SF
- Zoned Neighborhood Business (NB)
- Very Walkable

**KW COMMERCIAL**  
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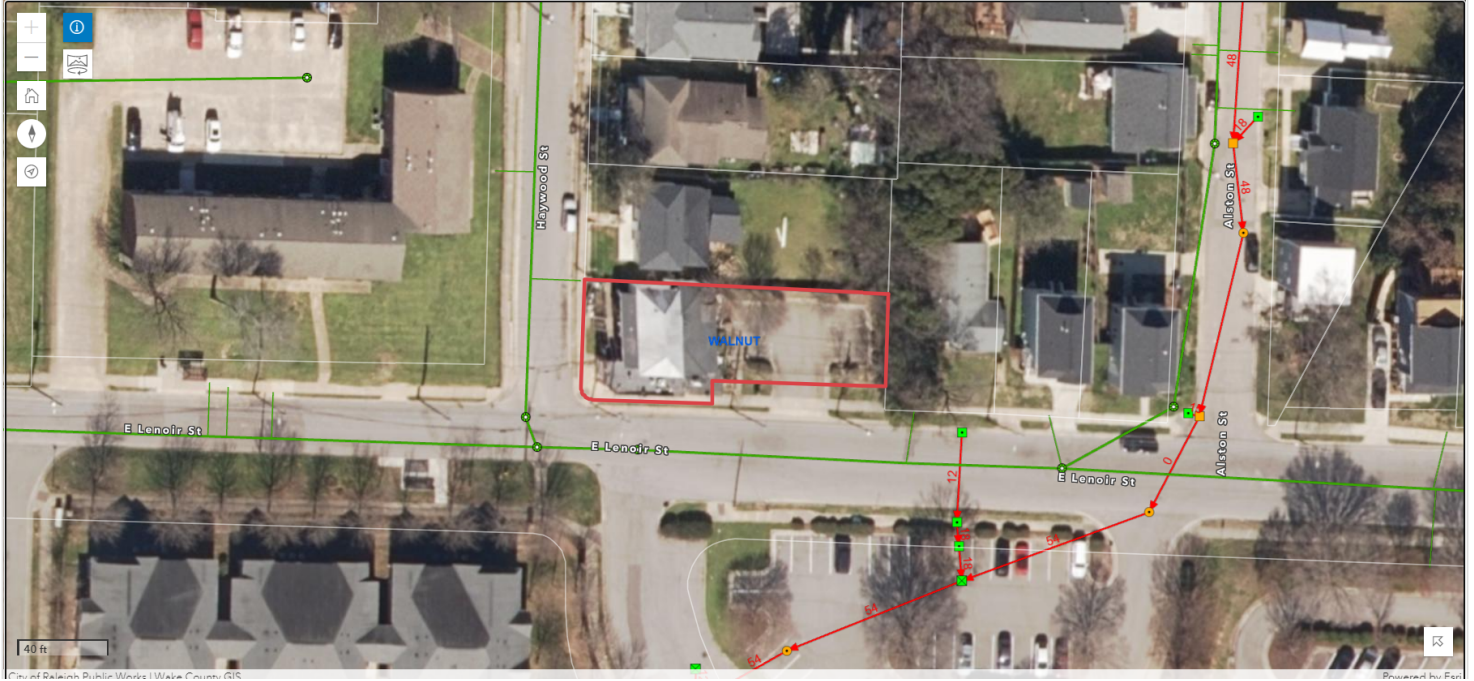
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### iMAPS



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Map data ©2021 Google

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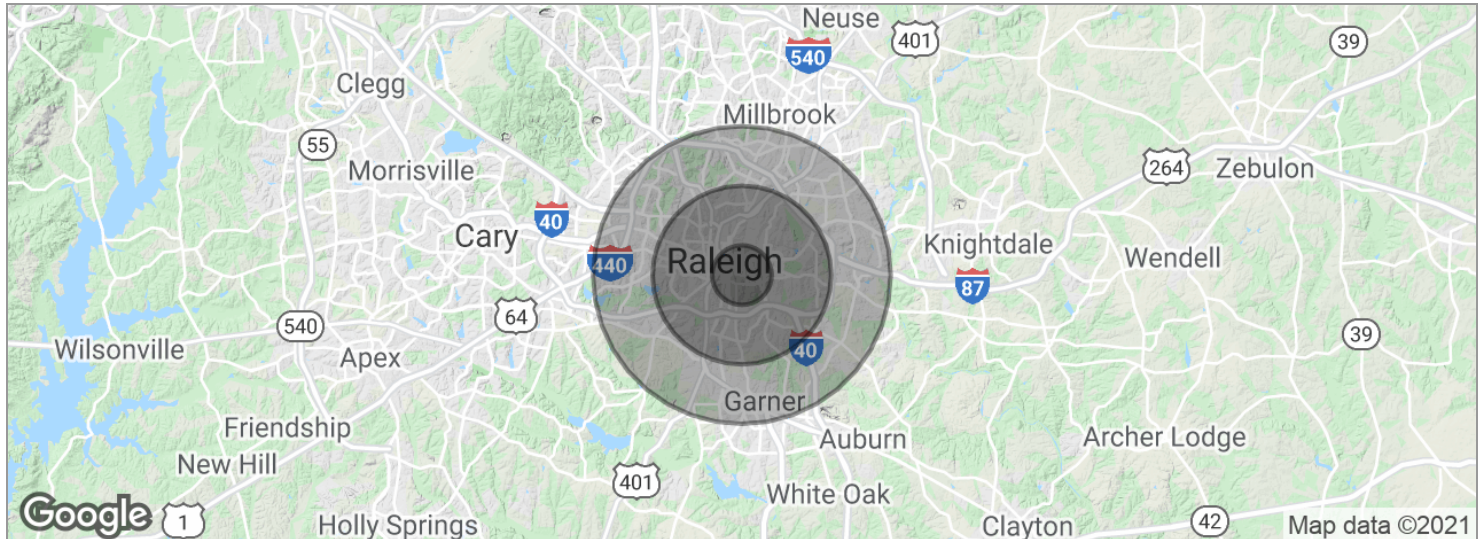
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,275	86,489	190,408
Median age	30.3	31.4	31.9
Median age (male)	28.7	30.9	30.9
Median age (Female)	31.3	32.5	33.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,111	32,658	72,220
# of persons per HH	3.2	2.6	2.6
Average HH income	\$33,831	\$52,447	\$61,699
Average house value	\$192,735	\$238,512	\$277,039

\* Demographic data derived from 2010 US Census

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