

# york

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FOR SALE



# [ 612 W PEACE ST ]

PROPERTY FOR SALE IN DOWNTOWN RALEIGH

# LOCATION

1194 sf free standing building is located on .11 acres on West Peace Street directly across from Starbucks and Mellow Mushroom Pizza. It is 2 blocks east of Broughton High School and 3 blocks east of Cameron Village and 1 2 blocks west of Smokey Hollow (Publix). It is also within walking distance to Glenwood South and Fred Fletcher Park.

# PROPERTY FEATRES

- 1194 sf free standing office/retail building
- Remodeled in 2019 including new HVAC and electrical
- 5 parking spaces on site
- Bus stop 300 ft from Property
- Detached storage shed behind Premises
- Excellent visibility on Peace Street with 16,005 cars per day
- Pedestrian sidewalk adjacent to Property

# SALES PRICE

**\$720,000.00**





### CAMERON VILLAGE

- HARRIS TEETER
- CAVA
- TAZZA
- BAILEY'S FINE JEWELRY
- CHOPT
- CHICK FILA
- ABC

BROUGHTON HIGH SCHOOL

612 W PEACE STREET

SAINT MARY'S SCHOOL

### GLENWOOD SOUTH

- BEER GARDEN
- ALE HOUSE
- CORTEZ
- THAIPHOON BISTRO
- HIBERNIAN IRISH PUB
- GOOGLE FIBER
- 42ND ST OYSTER BAR
- LA SANTA

400 H TOWER



### SEABOARD STATION

- BAD DADDY'S
- SOLA SALON STUDIOS
- DONATO'S PIZZA

HILLSBOROUGH ST

NC LEGISLATURE

NC MUSEUM OF SCIENCE

CAMPBELL LAW SCHOOL

STATE CAPITOL

### WAREHOUSE DISTRICT

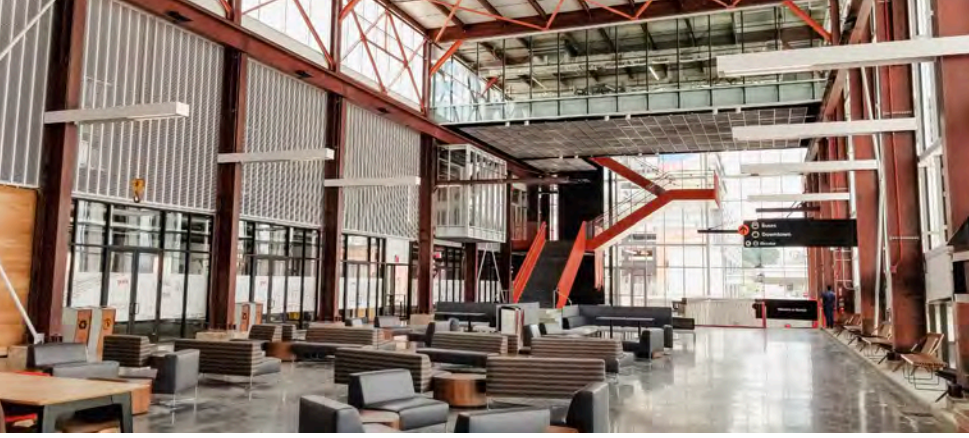
- WEAVER STREET MARKET
- MORGAN STREET FOOD HALL
- CITRIX
- RALIGH DENIM WORKSHOP
- VIDERI CHOCOLATE FACTORY
- CAM RALEIGH
- JOSE AND SONS

RALEIGH UNION TRAIN STATION

### THE DILLON

- URBAN OUTFITTERS
- OAK STEAKHOUSE
- OKU SUSHI
- BARCELONA
- HEIRLOOM COFFEE





# RALEIGH ACCOLADES

- 2020 # 2 Best in Quality of Life in the World
- 2019 #2nd among the most family-friendly cities
- 2019 4th Best Place to Live in America
- 2018 #3 in The 50 best Places in America for starting a business
- 2018 #2 in Best City to live right now
- 2018 #3 in America's Top 20 Boomtowns

- NUMBEO  
- Homes.com  
- wallethub.com



## 2019 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	16,850	104,147	233,649
Households	9,188	41,144	97,115
Avg. Household Income	\$109,851	\$98,495	\$87,140
Daytime Poplation	3,204	7,573	16,939

