



TRADEMARK
PROPERTIES

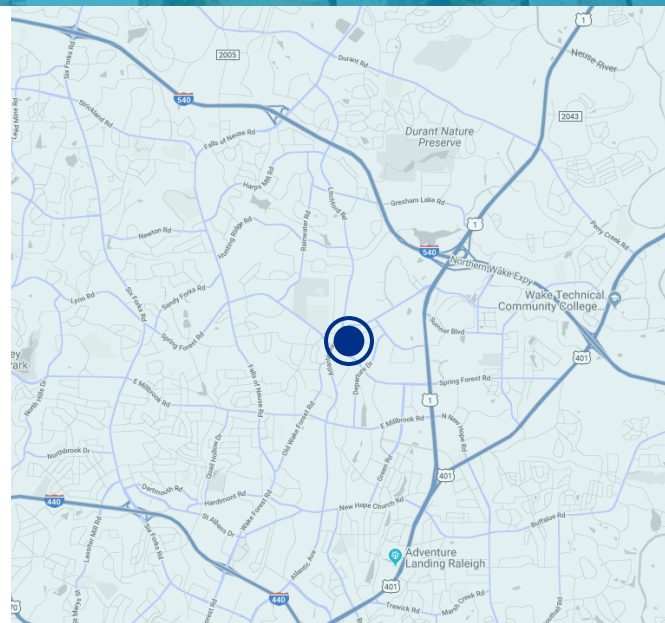
**NORTH RALEIGH
REDEVELOPMENT OPPORTUNITY**

**6110, 6112, 6116, 6120
OLD WAKE FOREST ROAD
RALEIGH, NC 27615**



ABOUT THE PROPERTY

- Four parcels totaling 4.38 acres for sale
- *Located in a Qualified OZ, Census Tract Number 37183054018*
- Great for redevelopment opportunity
- Located on Old Wake Forest Road near the intersection of Litchford Road
- Parcels are zoned OX-3
- Properties have wells & septic tanks with public water & sewer on the street
- Zoning allows office, institutional, and multifamily development



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PARCEL 1

- 6120 Old Wake Forest Rd
- 1.13 acres
- Building size: 870 SF
- Built in 1950

PARCEL 2

- 6116 Old Wake Forest Rd
- 1.11 acres
- Building size: 900 SF
- Built in 1950

PARCEL 3

- 6112 Old Wake Forest Rd
- 1.08 acres
- Building size: 1,759 SF
- Built in 1933

PARCEL 4

- 6110 Old Wake Forest Rd
- 1.06 acres
- Building size: 796 SF
- Built in 1934

SALES PRICE: \$825,000

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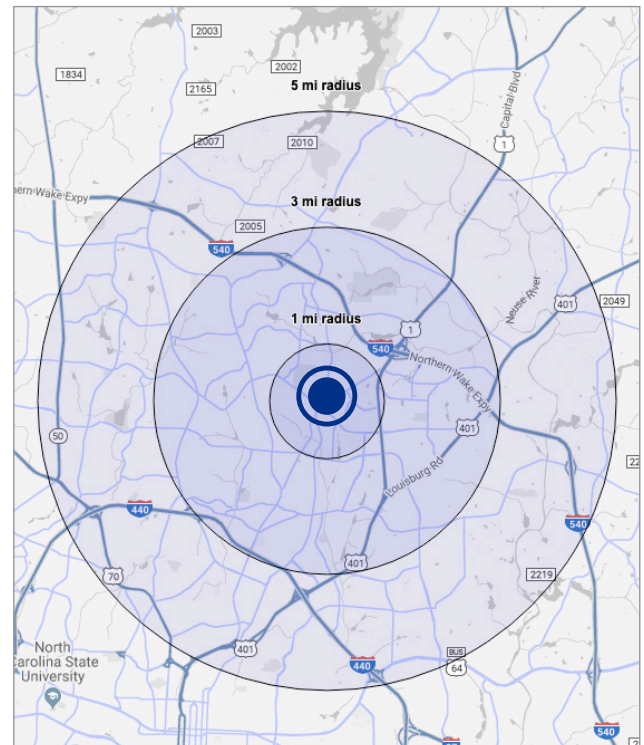
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OX-3 ZONING

OX- (Office Mixed-Use): This district is intended to provide for a variety of office and employment uses while allowing for housing and ancillary retail. Limited retail and service-related options are allowed subject to use standards that restrict the size and scale of each use. OX- is not intended to provide for areas exclusively dominated by office or employment uses but provide for developments that balance employment and housing options with access to convenience retail services and goods. OX- can serve as a land use transition between other mixed use districts and residential neighborhoods.

DEMOGRAPHICS

	3-Mile Radius	5-Mile Radius	10-Mile Radius
POPULATION			
2019 Estimated Population	8,198	93,267	212,818
2024 Project Population	9,053	102,826	235,014
HOUSEHOLDS			
2019 Estimated Households	3,966	39,317	89,580
2024 Projected Households	4,398	43,514	99,228
INCOME			
2019 Estimated Average Household Income	\$80,475	\$77,828	\$97,196
2024 Projected Average Household Income	\$86,366	\$83,840	\$105,087



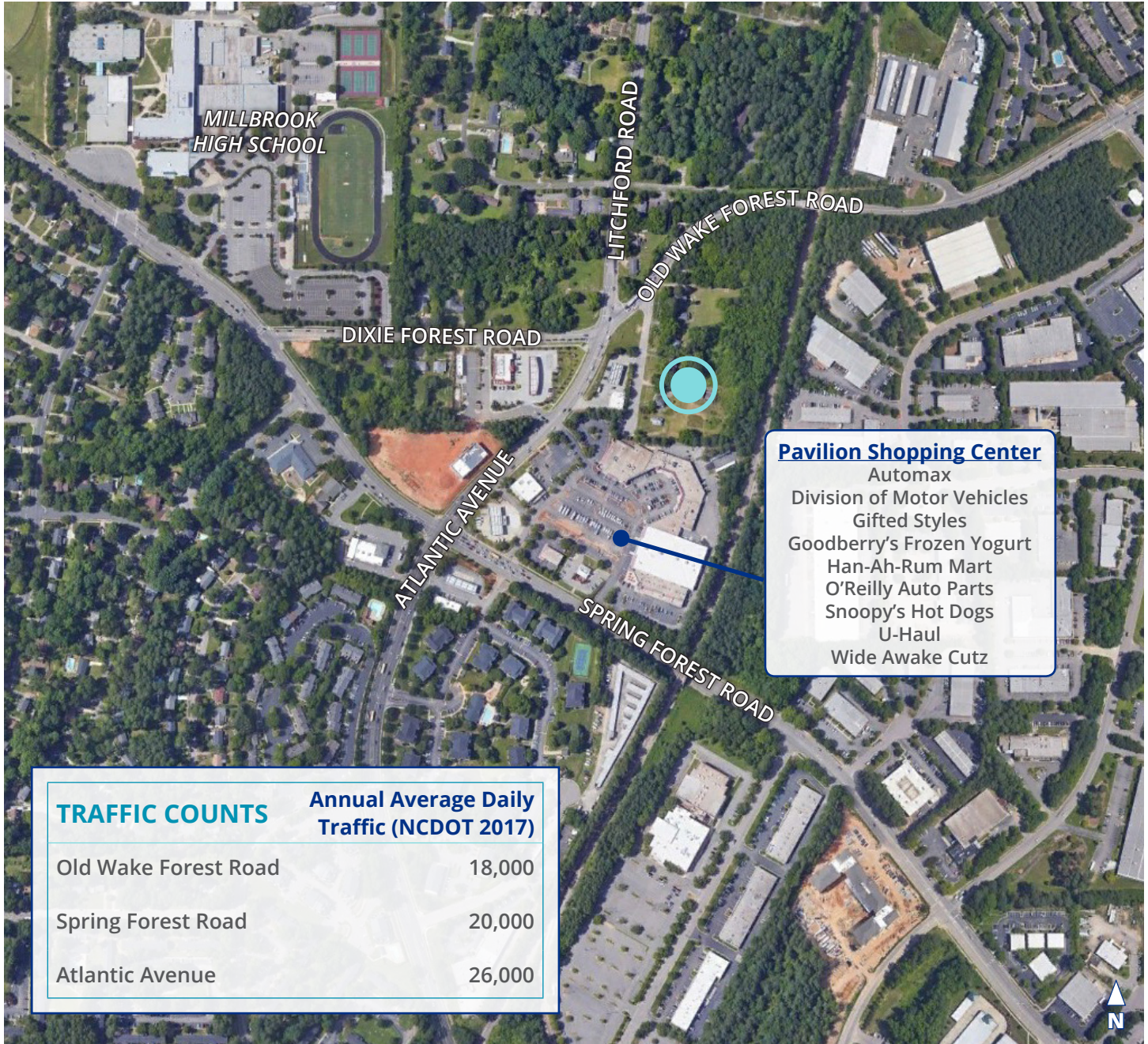
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AERIAL



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