



**AVISON
YOUNG**

LAND FOR SALE

Airport Boulevard

Morrisville, NC 27560

Partnership. Performance.

Opportunity

Excellent location for an office or flex space tenant. Approximately 9.01 acres located in an area of continuing growth in Wake County.

Available for Sale

Type	Land
Size	9.01 Acres
Location	Conveniently located near the Raleigh Durham International Airport
Price	\$1,600,000
Zoning	CC (Corridor Commercial)

Banks A. Hunter, CCIM

Principal

919.420.1555

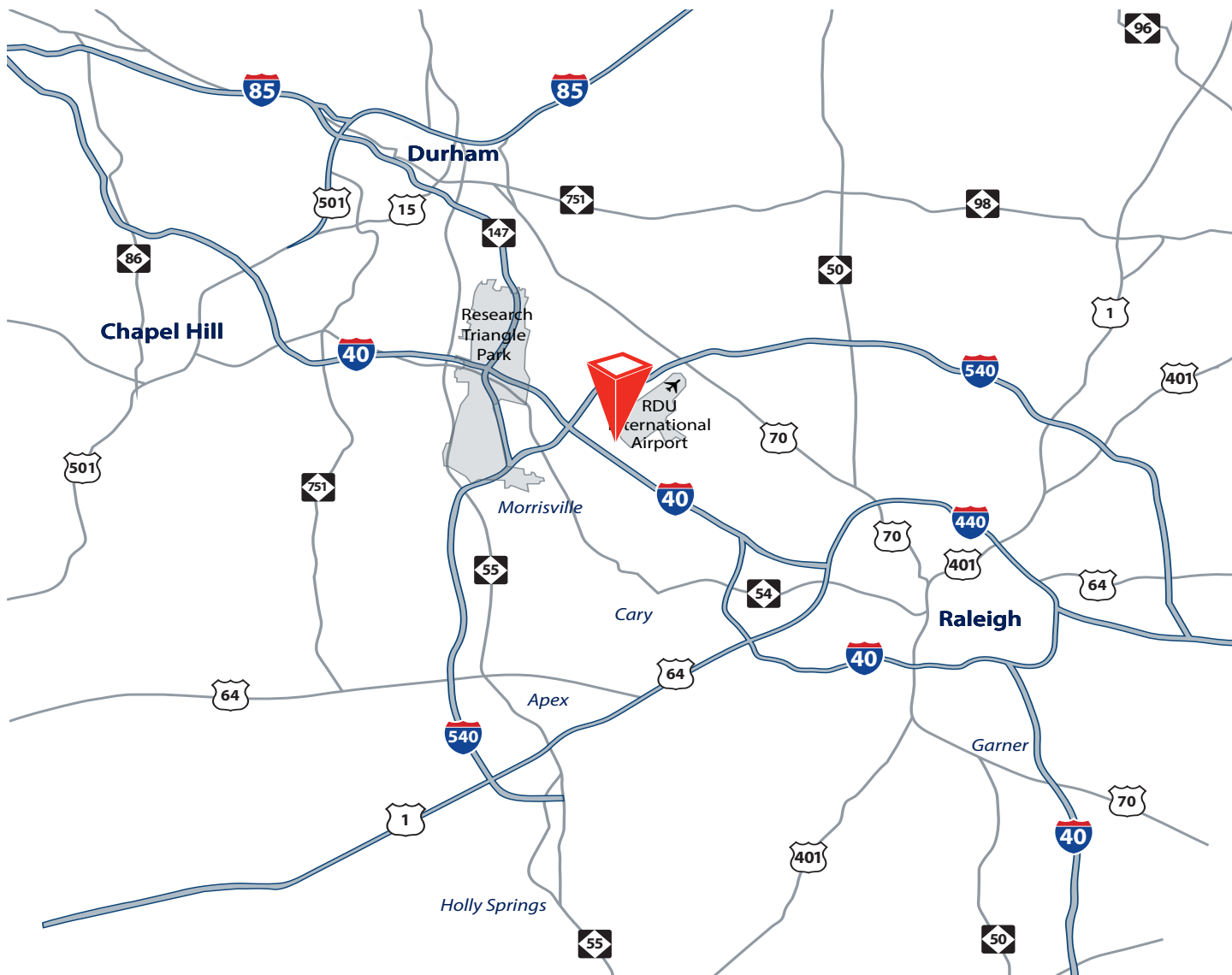
banks.hunter@avisonyoung.com



Platinum member

Airport Boulevard

Morrisville, NC 27560



Traffic Counts

2017 Traffic Counts (Per STDB)	Vehicles Per Day
Airport Boulevard	14,000
Chapel Hill Road	15,000

2018 Demographics

(Esri)	5 Minutes	10 Minutes	15 Minutes
Total Population	12,562	74,090	248,527
Total Households	5,308	30,876	101,295
Average Household Income	\$99,574	\$118,507	\$109,279



Banks A. Hunter, CCIM
Principal

919.420.1555

banks.hunter@avisonyoung.com

5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607 | 919.785.3434 | avisonyoung.com

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.