

FOR SALE

CALL FOR OFFERS

March 21, 2023



PRIME LOCATION | FIVE POINTS

FOR SALE

1514 GLENWOOD AVENUE

Raleigh, NC 27608



**CAPITAL
ASSOCIATES®**

1514 GLENWOOD AVENUE

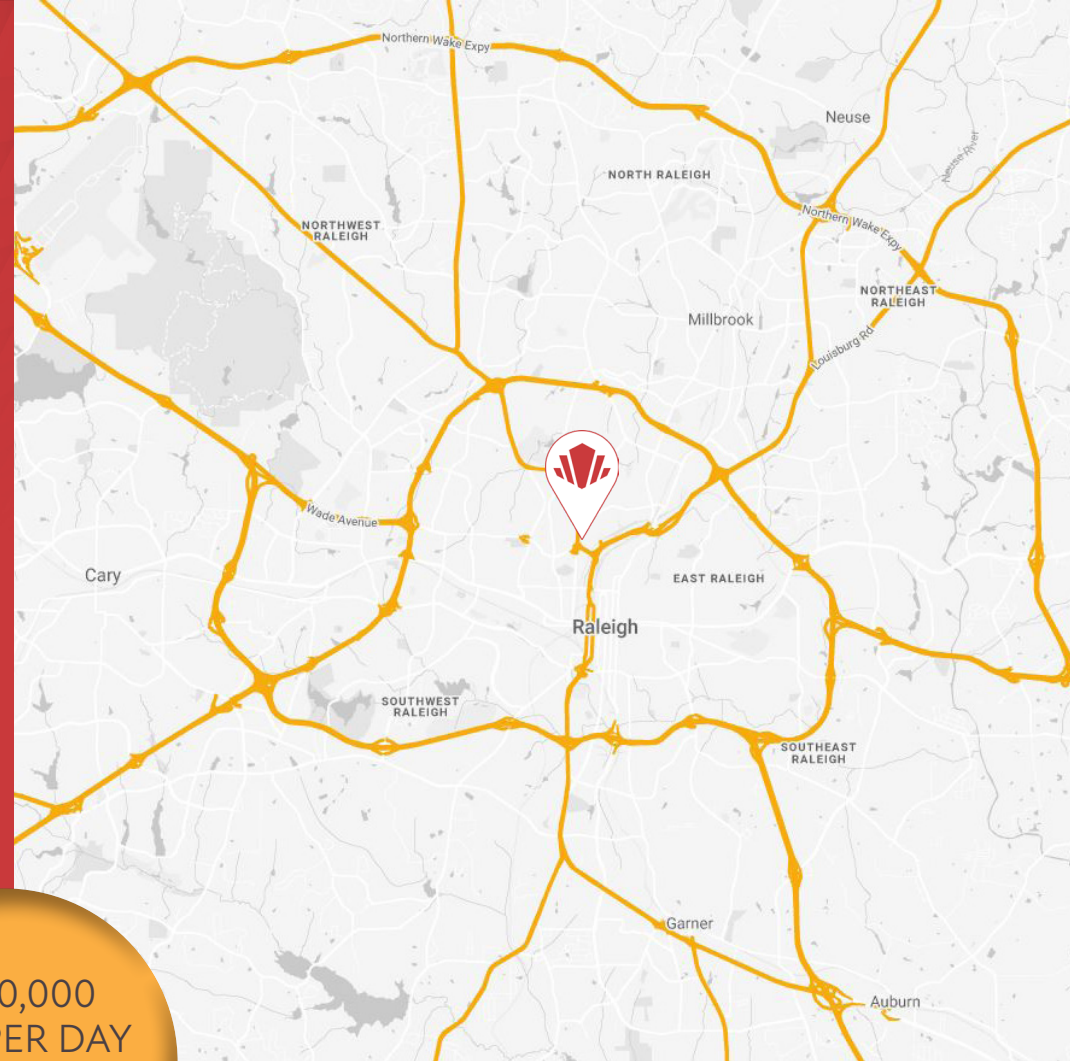
Raleigh, NC 27608

1514 Glenwood Avenue sits prominently near Raleigh's Five Points epicenter, adjacent to the Wade Ave/Glenwood Ave interchange. Located at the intersection of Roanoke Park Dr and Glenwood Ave (at the stop light), this is a rare opportunity to own a prime piece of Raleigh real estate, consisting of 4,422 SF, with shared parking behind it and a large private lot on Glenwood Ave. This property encompasses .32 acres facing Glenwood Ave. Maximum exposure!

This 2-story building has been immaculately maintained, and contains large efficient floor plates.

ADDRESS	1514 Glenwood Avenue
PIN	1704560283
SIZE	4,422 SF
YEAR BUILT	1920
ADDITION/RENOVATION	2002
ZONING	OX-3
ACREAGE	0.32
PARKING	Private lot facing Glenwood Ave and shared parking behind building
SALE PRICE	Available upon request

+/- 40,000
CARS PER DAY
ON GLENWOOD
AVENUE



CLOSE TO EVERYTHING

2 minutes	Downtown Raleigh
4 minutes	Village District
7 minutes	North Hills
7 minutes	NC State University
8 minutes	Pullen Park
16 minutes	RDU International Airport



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INTERIOR

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- 1st floor existing build-out – Medical use
- 2nd floor existing build-out – General office
- Short walk to the many shops, restaurants, cafes, and nightlife that Five Points offers
- Maximum signage exposure



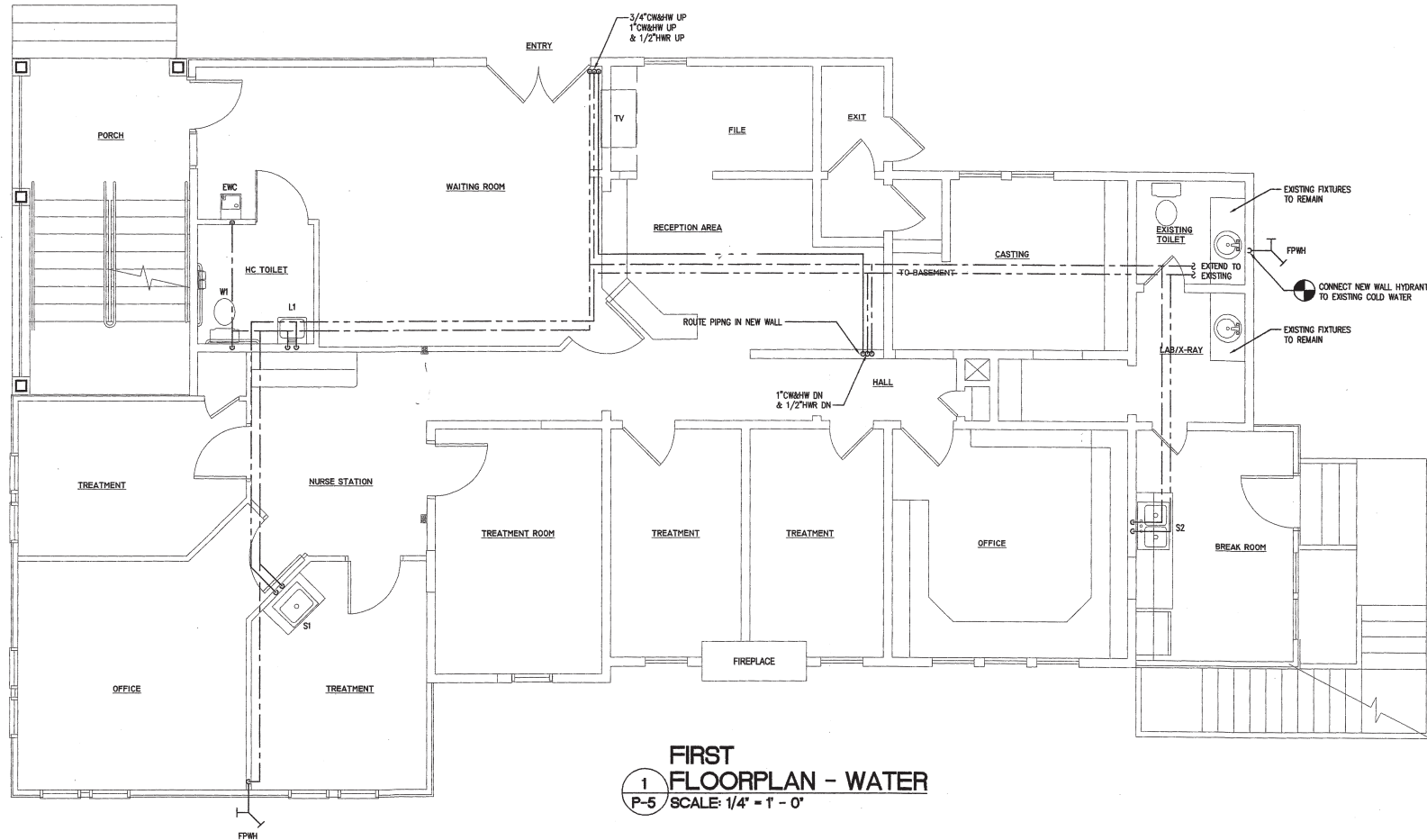
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FLOOR PLANS

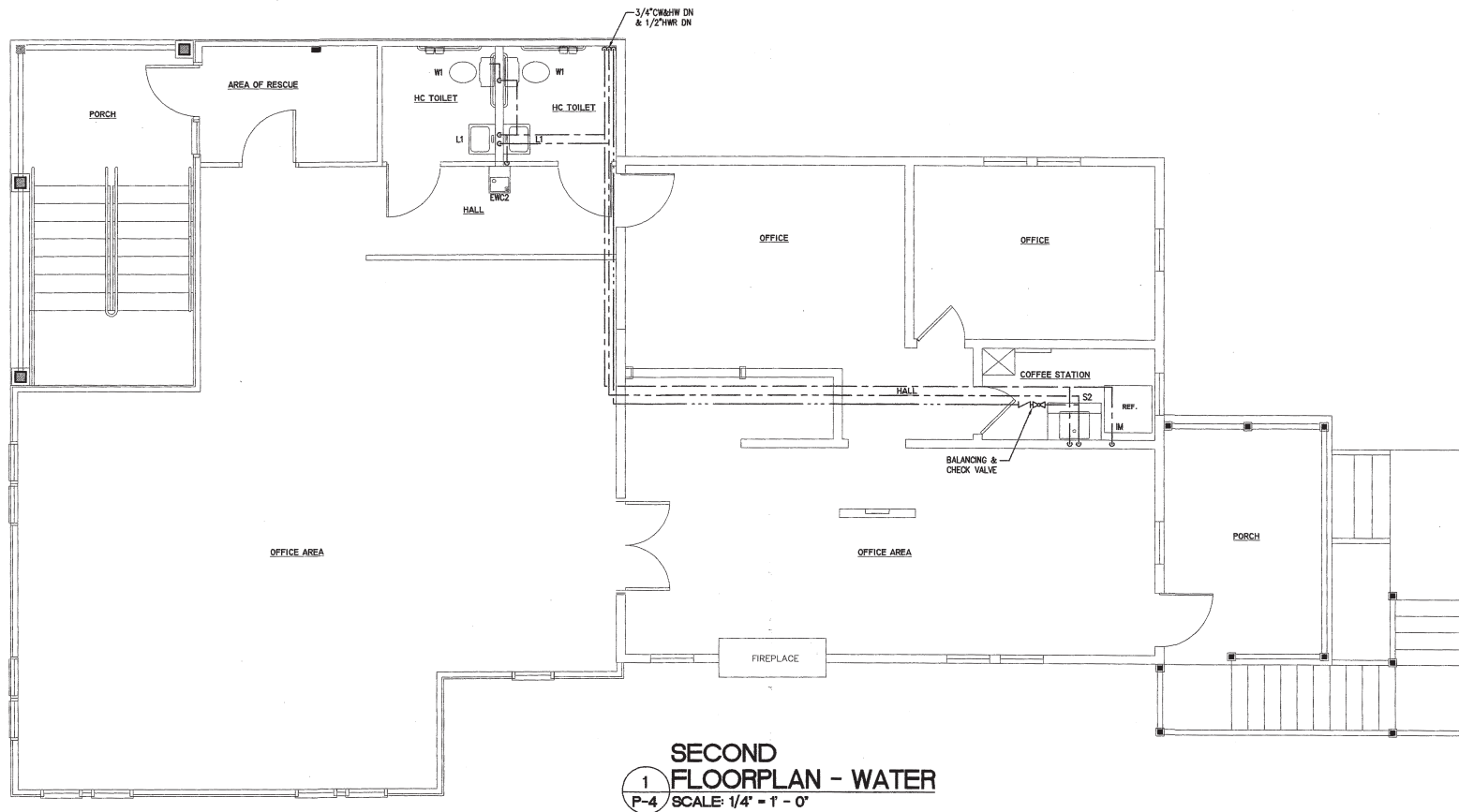
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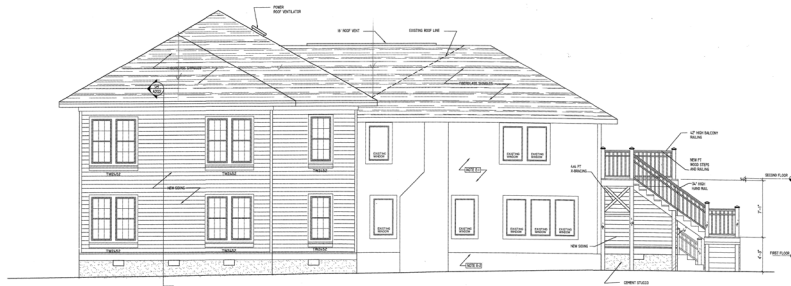




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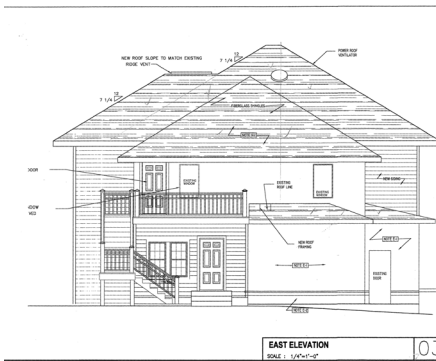
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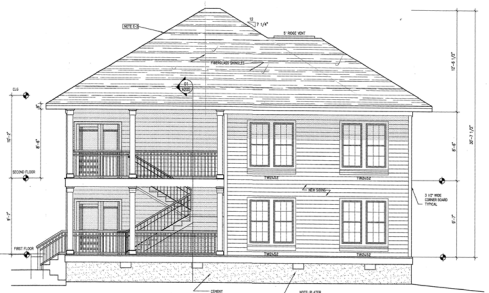
SOUTH ELEVATION
SCALE: 1/8"=1'-0"

01



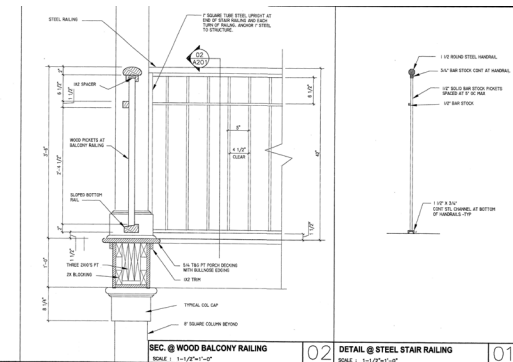
EAST ELEVATION
SCALE: 1/8"=1'-0"

03



WEST ELEVATION
SCALE: 1/8"=1'-0"

02



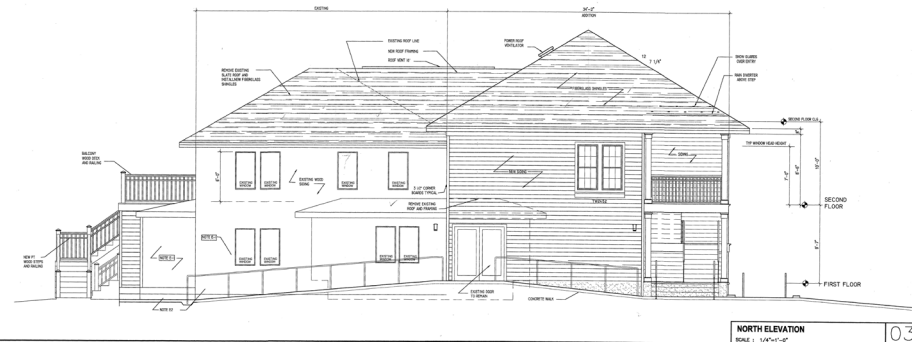
SEC @ WOOD BALCONY RAILING
SCALE: 1/2"=1'-0"

DETAIL @ STEEL STAIR RAILING
SCALE: 1/2"=1'-0"

01

BUILDING UPDATES

- Addition/Renovation 2002
- New roof in late 2022



NORTH ELEVATION
SCALE: 1/8"=1'-0"

03

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POINTS OF INTEREST

Bloomsbury Bistro

Lonerider Brewing

Hayes Barton Cafe and Dessertery

Lily's Pizza

NOFO @ The Pig

Tic Toc Escape Rooms

Gallery 5

First National Bank

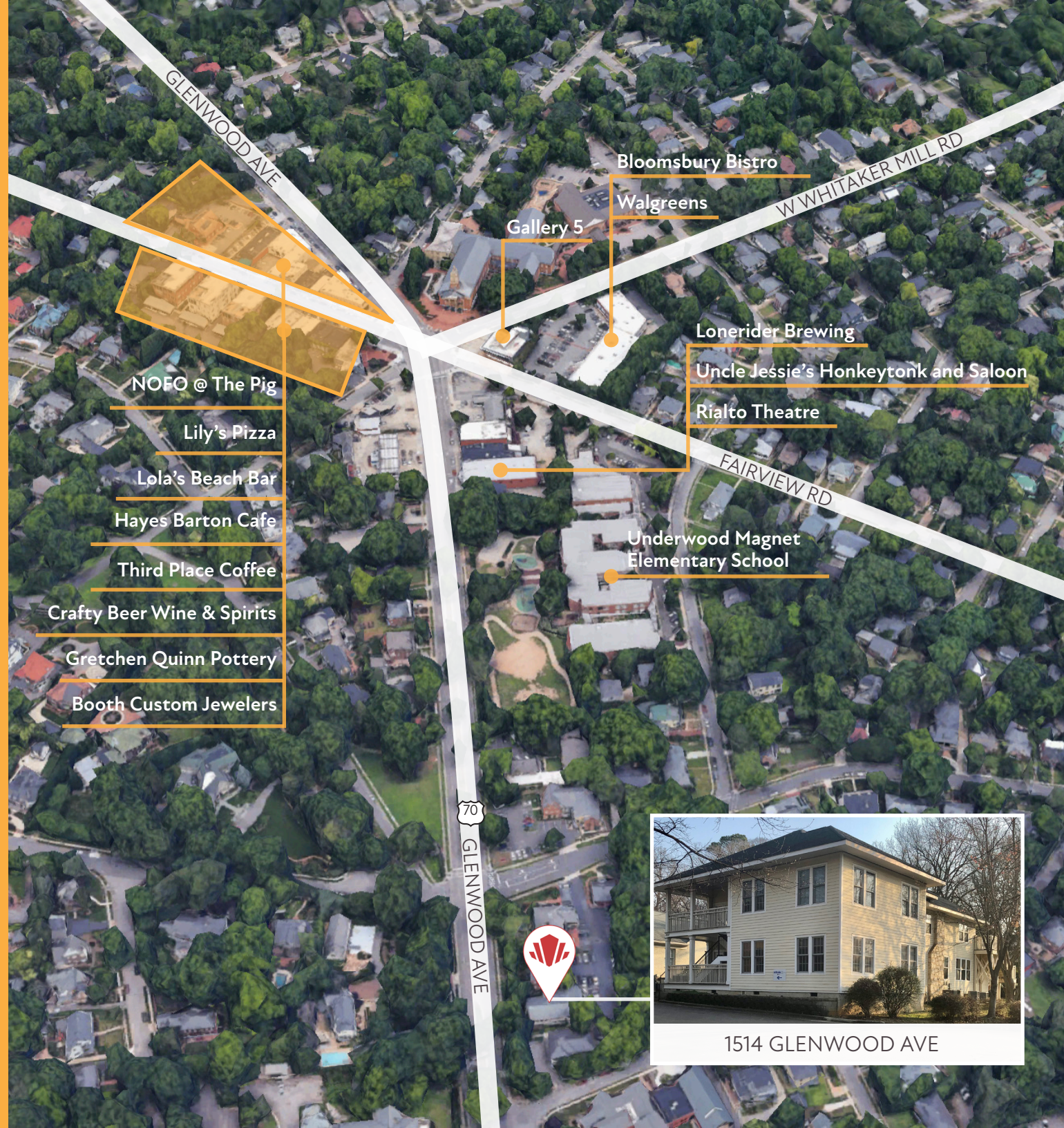
Crafty Beer, Wine, and Spirits

The Third Place Coffee Shop

Fifth Third Bank

Mark Christopher Salon

BP Gas



GLENWOOD AVE

Bloomsbury Bistro

Walgreens

Gallery 5

W WHITAKER MILL RD

Lonerider Brewing

Uncle Jessie's Honkeytonk and Saloon

Rialto Theatre

FAIRVIEW RD

Underwood Magnet Elementary School

NOFO @ The Pig

Lily's Pizza

Lola's Beach Bar

Hayes Barton Cafe

Third Place Coffee

Crafty Beer Wine & Spirits

Gretchen Quinn Pottery

Booth Custom Jewelers

78

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