

FOR SALE > LAND

3708 Rock Quarry Rd.

Raleigh, NC 27610



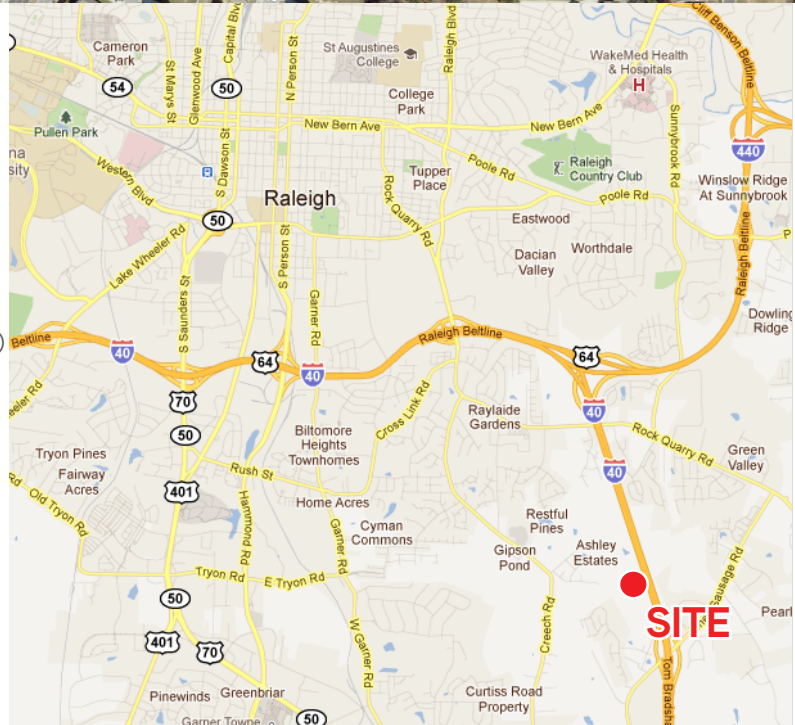
Site is located near Walnut Creek Elementary which makes it a great location for a day care center!



- LOCATION** > Frontage on Rock Quarry Rd & Sunnybrook Rd
> Stoplight location with excellent visibility
> Close to I-40, I-440, US 64 and US 264
- ACREAGE** > ± 2.35 Acres
- SALE PRICE** > \$495,000
- ZONING** > R-6; Being zoned to Rx-3 (32 units max, no retail)
- BEST USES** > Retail, Day care, Office, Townhomes
- UTILITIES** > City of Raleigh

DEMOGRAPHICS: 5 MILE RADIUS FROM SITE:

- > Total Population: 142,855
> Medium Household income: \$46,516



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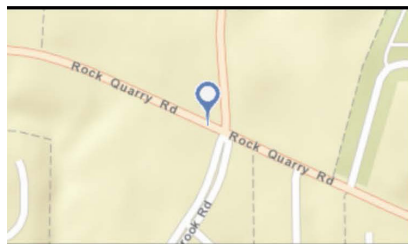
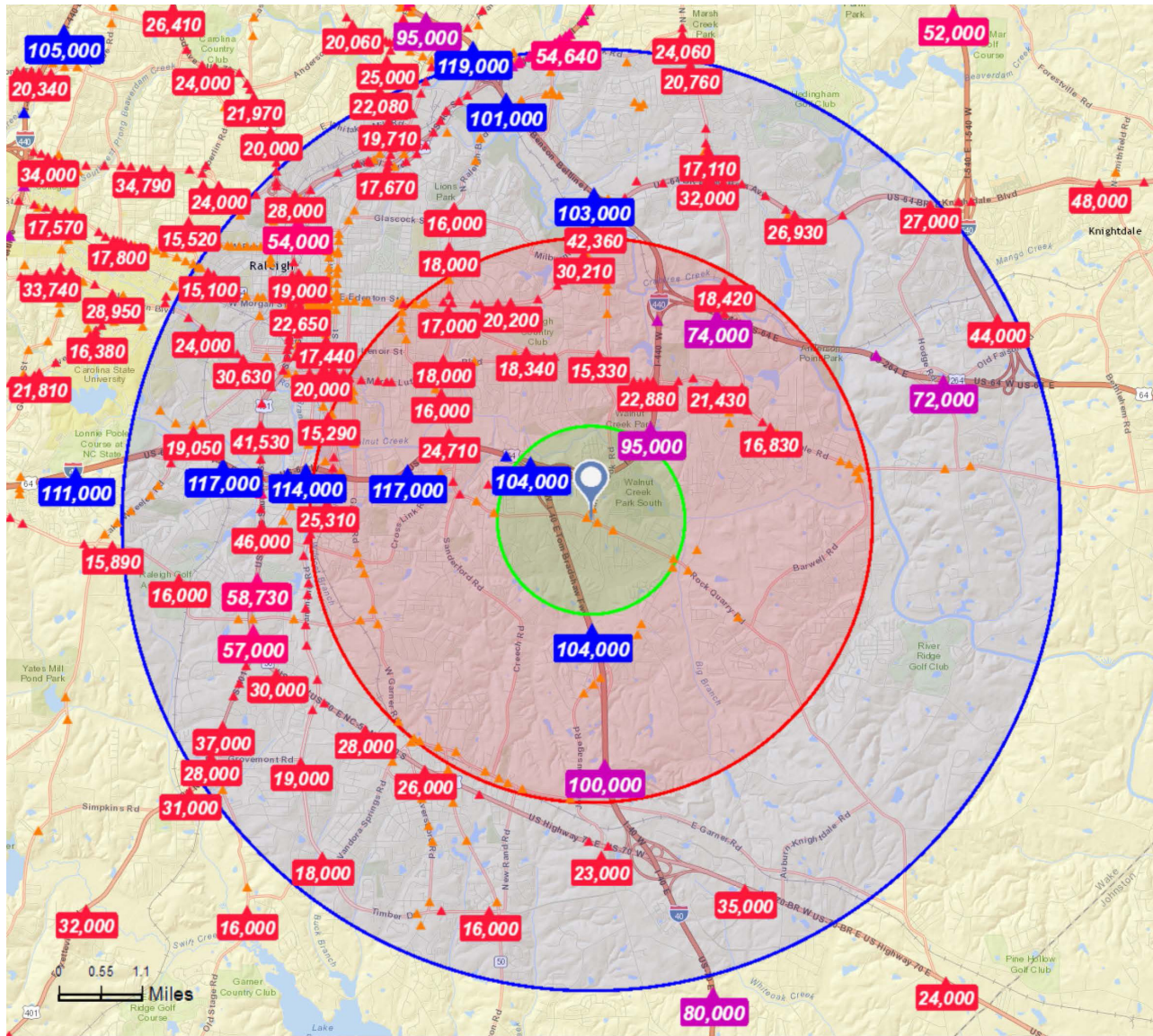
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Traffic Counts: 1, 3, and 5 Mile Radius



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2015 Market Planning Solutions, Inc.

DISCLAIMER: No warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.

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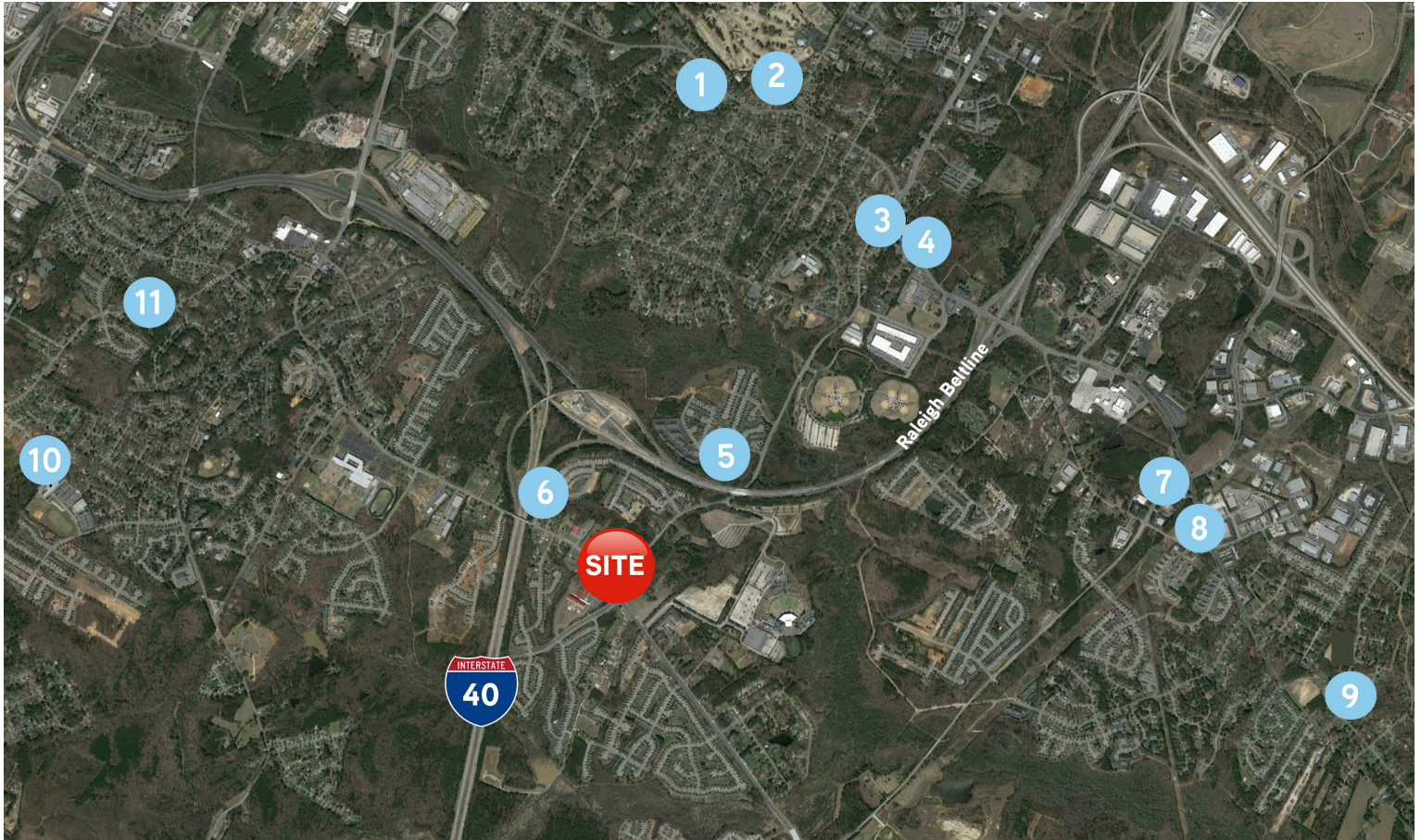
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Childcare centers within a 5 mile radius from the site.



- | | | | |
|---|--|----|---|
| 1 | Kreepers-N-Krawlers - 2733 Community Dr, Raleigh | 7 | Faith Assembly Child Development - 821 S. New Hope Rd., Raleigh |
| 2 | St. Joseph Pre-school - 2817 Poole Rd. Raleigh | 8 | Appletree Day Care - 4604 Poole Rd., Raleigh |
| 3 | Kid's First Academy Inc. - 3308 Poole Rd. #108, Raleigh | 9 | Growing Well Child Care Center - 1400 Rock Dr., Raleigh |
| 4 | Wanda's Little Hands Educational Center - 3400 Poole Rd. Raleigh | 10 | Upper Room Christian Academy - 3330 Idlewood Village Dr., Raleigh |
| 5 | Twiddle Bugs Child Development - 3500 Woodmeadow Pkwy, Raleigh | 11 | A Safe Place Childcare - 1216 Cross Link Rd., Raleigh |
| 6 | King's Kids - 3301 Rock Quarry Rd, Raleigh | | |

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