



FOUNDRY
COMMERCIAL

4060 SUMNER BOULEVARD

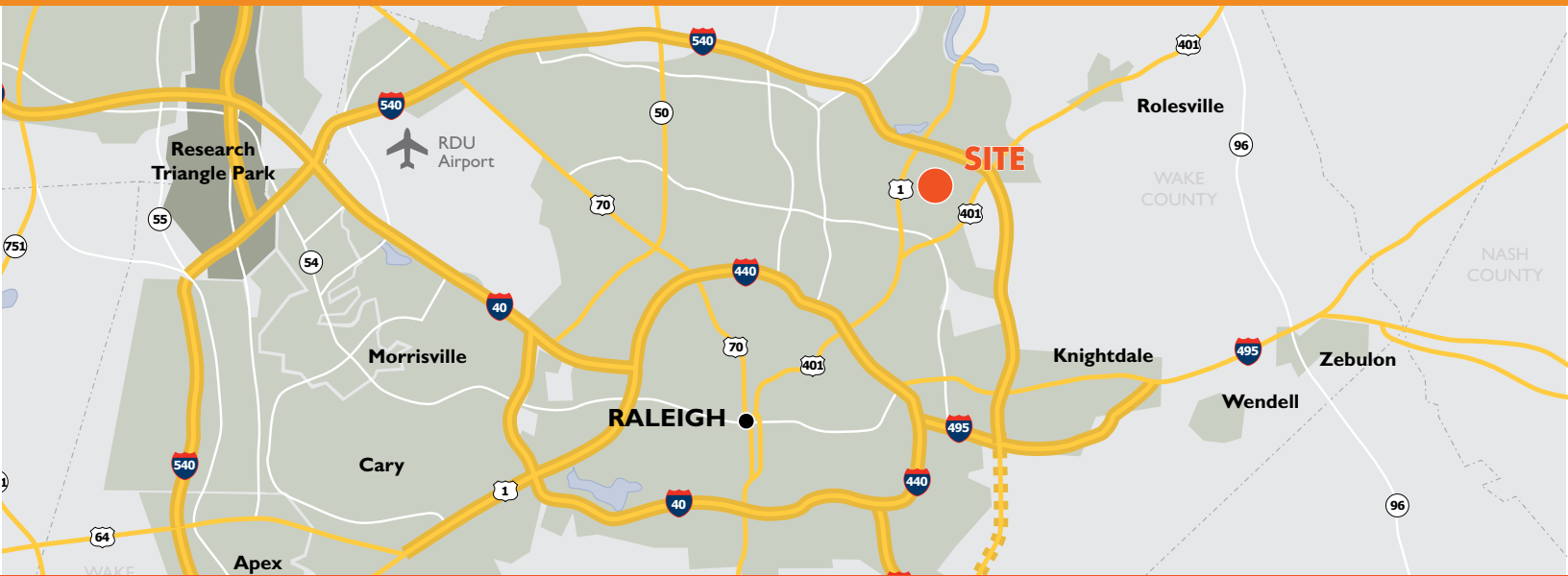
RALEIGH, NC

COMMERCIAL LAND FOR SALE

±1.19 ACRES

4060 SUMNER BOULEVARD

COMMERCIAL LAND FOR SALE



Foundry Commercial is pleased to present approximately 1.19 acres of land located along Sumner Boulevard adjacent to Triangle Town Center and Poyner Place shopping centers and in close proximity to I-540, and U.S. 401. Triangle Town Center and Poyner Place feature numerous amenities as well as a diverse collection of national, regional, and local retail tenants such as Belk, Saks Fifth Avenue, Dick's Sporting Goods, Old Navy, World Market, H&M, and Target. The Property is conveniently located in one of the fastest growing submarkets in the Triangle and allows a developer to take advantage of increased infrastructure, population growth and rising incomes. The site is located within the (CX-4-CU) Commercial Mixed Use zoning district within the City of Raleigh, which allows for a variety of retail, multifamily and commercial uses with a height restriction up to four stories.

PROPERTY FEATURES

LAND SIZE	1.19 Acres
PIN #	1726798276
TIMING	Immediately
ZONING	Commercial Mixed Use (CX-4-CU)
UTILITIES	Municipal water and sewer
LIST PRICE	\$933,055 (\$18.00 PSF)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2023 ESTIMATED POPULATION	8,269	86,665	195,691
2028 PROJECTED POPULATION	8,691	91,843	208,442
EST. HOUSEHOLD INCOME	\$74,516	\$95,136	\$114,851
EST. HOUSEHOLDS	3,362	34,146	80,293
DAYTIME POPULATION	6,515	35,158	105,326

TRAFFIC COUNTS

I-540	68,500 VPD
CAPITAL BOULEVARD/ROUTE 1	52,000 VPD

For more information, please contact:

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PLAT

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LOCATION



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