



FOUNDRA
COMMERCIAL

4020 SUMNER BOULEVARD

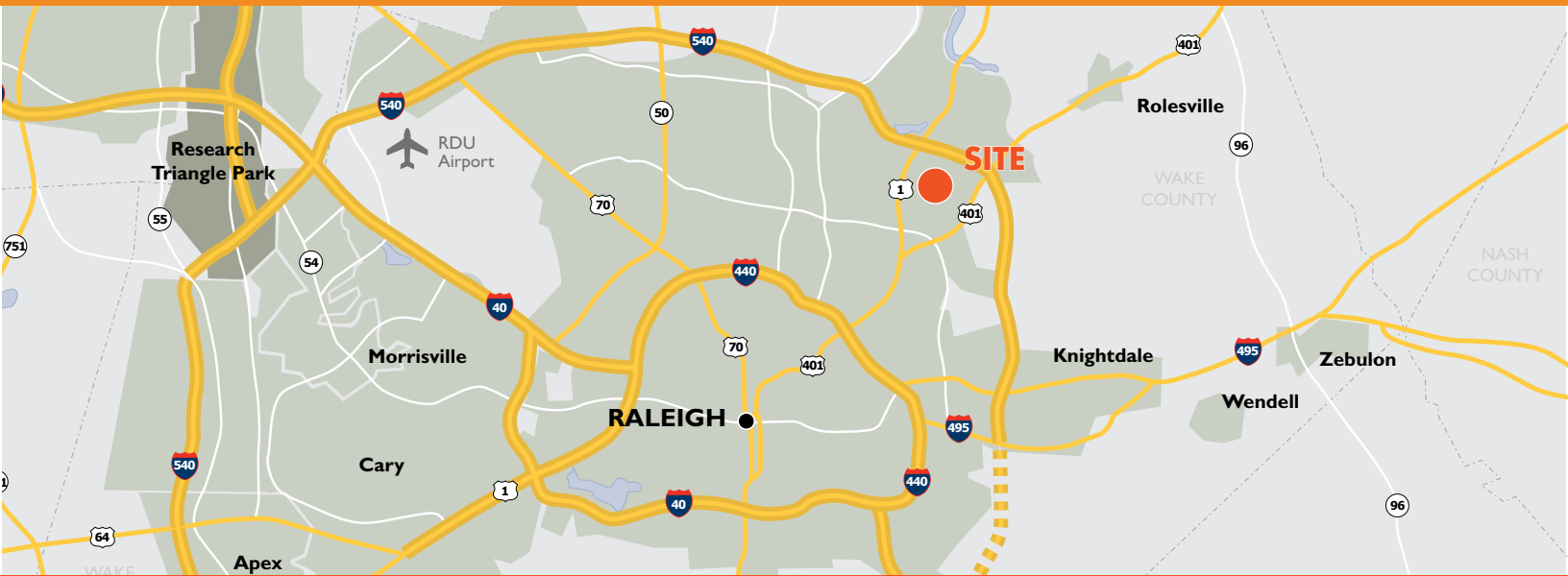
RALEIGH, NC 27616

COMMERCIAL LAND FOR SALE

±1.92 ACRES

4020 SUMNER BOULEVARD

COMMERCIAL LAND FOR SALE



Foundry Commercial is pleased to present approximately 1.92 acres of partially development land located along Sumner Boulevard adjacent to Triangle Town Center and Poyner Place shopping centers. The property is located off US 1 and in close proximity to I-540, and U.S. 401. The property is 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 and commercial land used with a height restriction up to four stories. The property has been conceptually drawn for up to 13,500 SF of commercial space.

PROPERTY FEATURES

LAND SIZE	1.92 Acres
PIN #	1726791264
TIMING	Immediately
ZONING	Commercial Mixed Use (CX-4-CU)
UTILITIES	Municipal water and sewer
LIST PRICE	\$1,150,000 (\$13.75 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:

KARL HUDSON IV, CCIM
 Partner, Land Services
 (919) 987 1012
karl.hudson@foundrycommercial.com

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2301 Sugar Bush Road, Suite 220
 Raleigh, NC 27612

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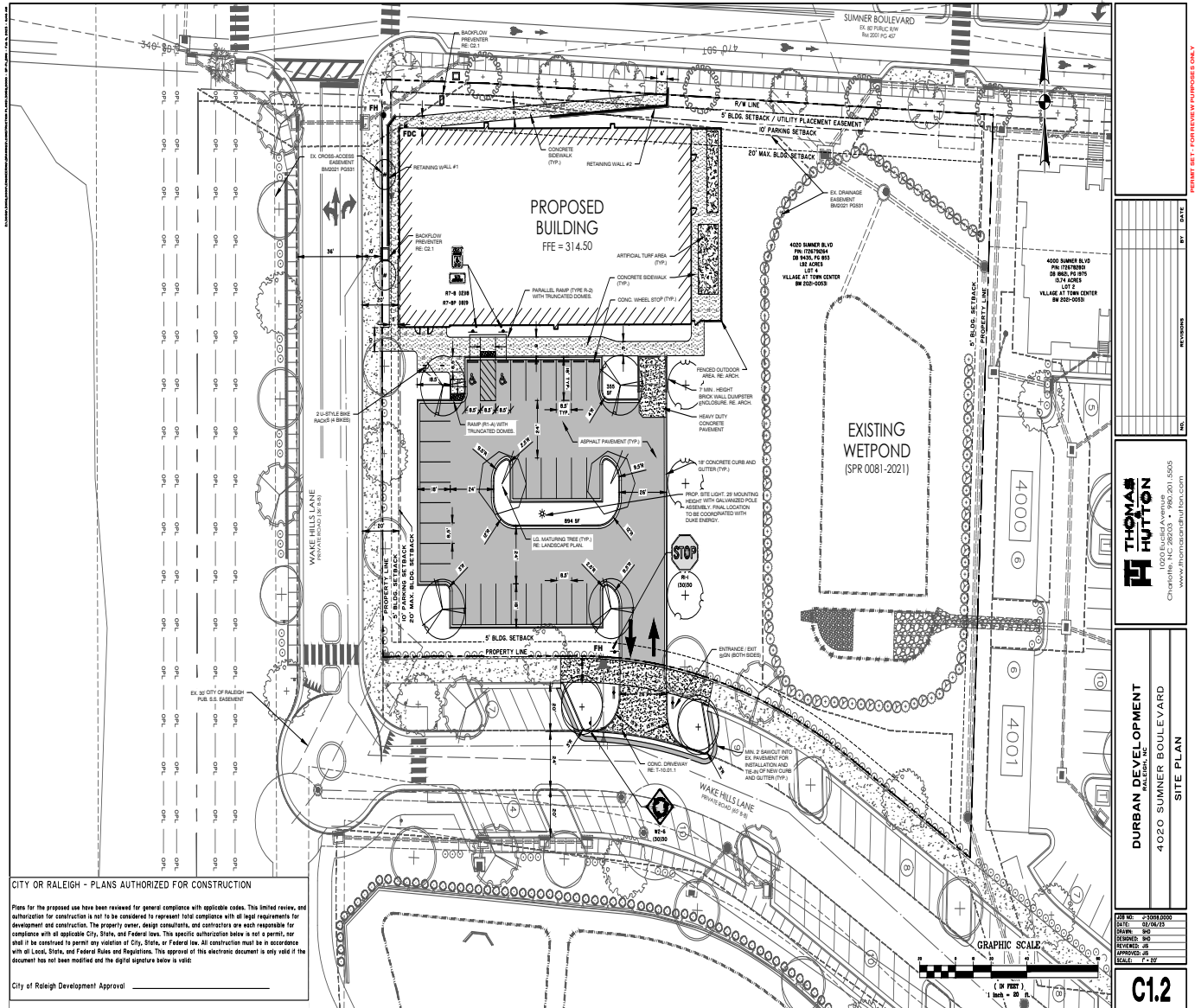
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COMMERCIAL LAND FOR SALE

SITE PLAN

CONCEPTUALLY DRAWN FOR 13,500 SF OF RETAIL SPACE



For more information, please contact:

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PLAT

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LOCATION



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