

# SAM'S XPRESS CAR WASH EXCESS LAND

FOUNDRY  
COMMERCIAL

±0.82 AC

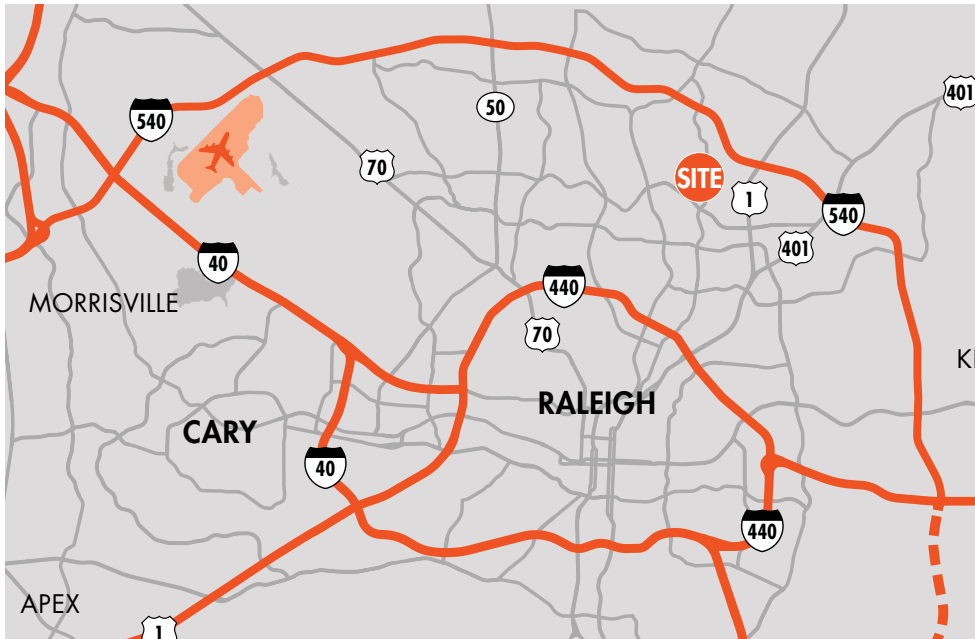
**2316 DIXIE FOREST ROAD**  
RALEIGH, NC 27615

FOR LEASE | ±0.82 AC



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2316 DIXIE FOREST ROAD, RALEIGH, NC 27615








## PROPERTY FEATURES






- Heavily traveled North Raleigh location
- Pad ready with utilities and detention to the site.
- Directly across from Millbrook High School with 2,354 students
- Access points to Dixie Forest Road, Spring Forest Road, and Atlantic Avenue

## DEMOGRAPHICS

### 1 MILE RADIUS

	10,076 ESTIMATED POPULATION 2023
	39.3 MEDIAN AGE
	\$79,305 MEDIAN HOUSEHOLD INCOME
	8,412 TOTAL EMPLOYEES
	\$346,987 MEDIAN HOME VALUE 2023

### 3 MILE RADIUS

	95,256 ESTIMATED POPULATION 2023
	38.0 MEDIAN AGE
	\$83,844 MEDIAN HOUSEHOLD INCOME
	67,639 TOTAL EMPLOYEES
	\$340,090 MEDIAN HOME VALUE 2023

### 5 MILE RADIUS

	218,860 ESTIMATED POPULATION 2023		124,828 TOTAL EMPLOYEES
	38.9 MEDIAN AGE		\$388,433 MEDIAN HOME VALUE 2023
	\$100,077 MEDIAN HOUSEHOLD INCOME		

## AREA RETAILERS



FOR MORE INFORMATION, PLEASE CONTACT:

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## PHOTOS



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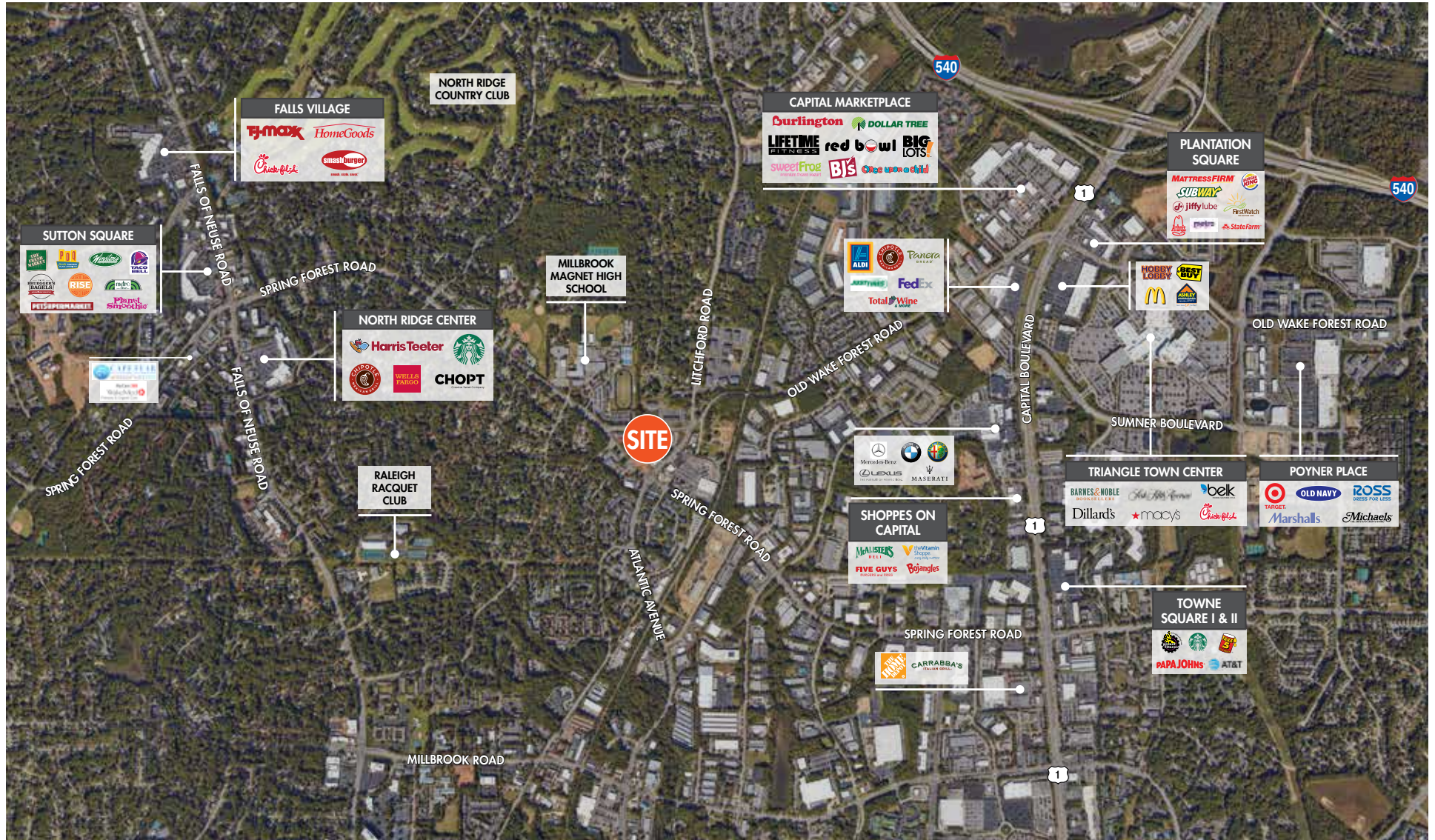
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