



1313

HILLSBOROUGH

FOR SALE

\$2,620,000

BROKERS

BRIAN WALLACE

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UNIQUE OPPORTUNITY

Site offers prime restaurant space or redevelopment opportunity



EXCELLENT LOCATION

Proximity to NCSU with over 36,000 students, faculty & staff



ABUNDANT PARKING

19 spaces on .29 acres of well-positioned commercial real estate

york

ADDRESS

2108 Clark Avenue, Raleigh, NC 27605

ONLINE

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HILLSBOROUGH



PROPERTY OVERVIEW

Unique Opportunity to own the iconic IHOP restaurant sitting on prime Hillsborough Street real estate ripe for redevelopment.

Located between Downtown Raleigh and NC State University, this .29 acre site, zoned CX-5, sits .5 miles from Glenwood South, the Village District, NC State University, St. Mary's and Broughton high schools.

A buyer will have the option to redevelop the existing building or tear down and start new. This location offers maximum visibility with a traffic count of over

14,000 trips per day. The surrounding area includes popular restaurants, bars and shops which draw a diverse range of customers.

Recent development include market-rate apartments, student housing, Class-A office and hotels. New development projects within walking distance include Class-A office, hotels, retail, market-rate apartments and student housing.

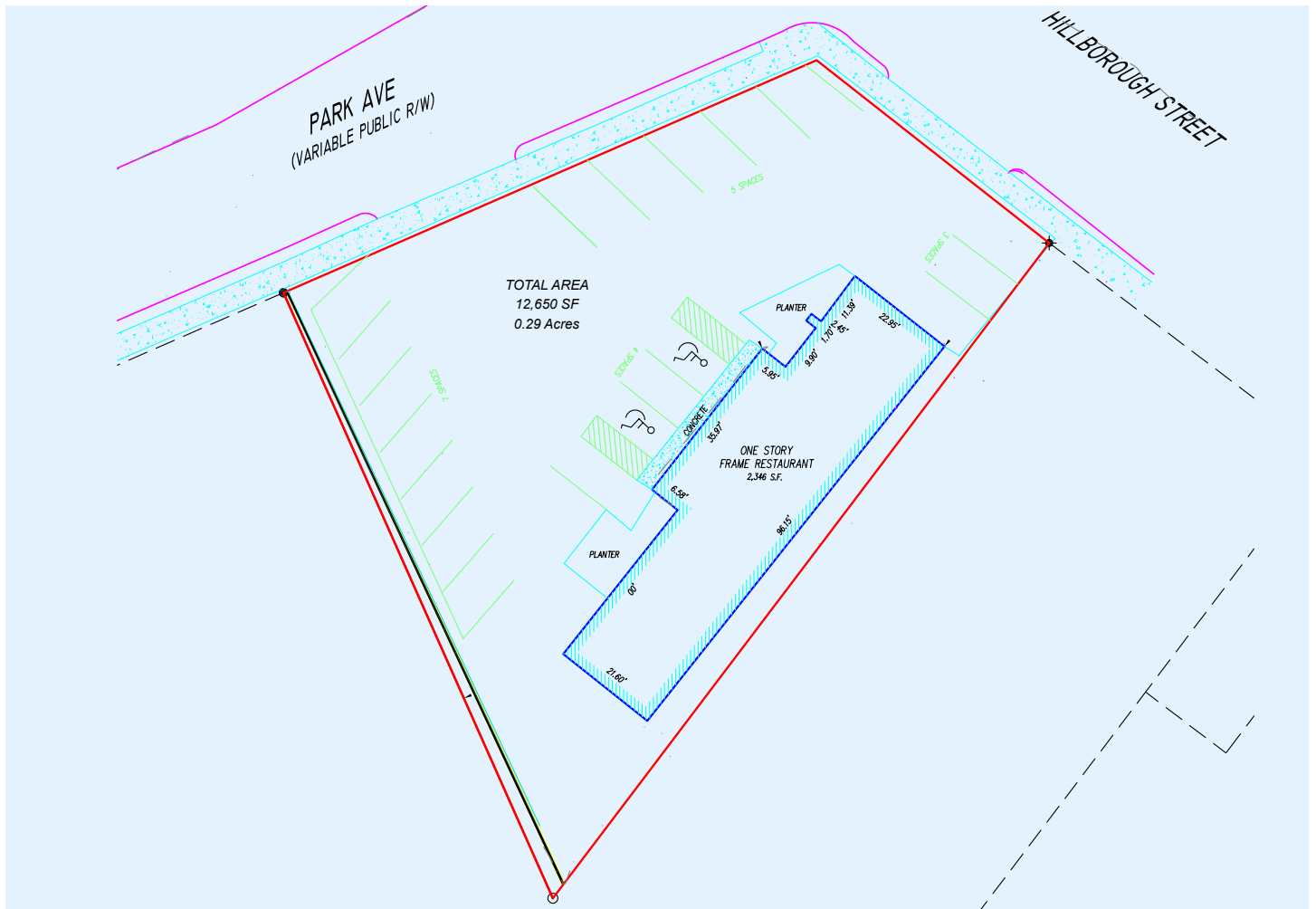


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OFFERING DETAILS

Price	\$2,620,000
Market	Raleigh, North Carolina
Bldg SQFT	2,346
Year Built	1967

Total Land Size	0.29 Acres
Zoning	CX-5
Parking Spaces	19

DISCLAIMER

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, York Properties, Inc. has not verified, and will not verify, any of the information contained herein, nor has York Properties, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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 **ADDITIONAL PHOTOS**

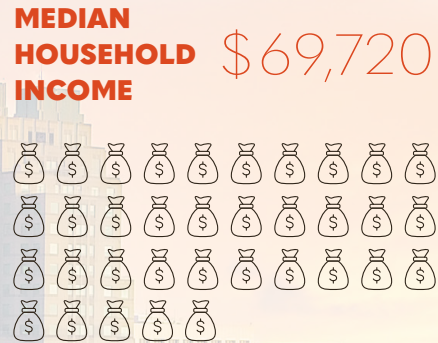
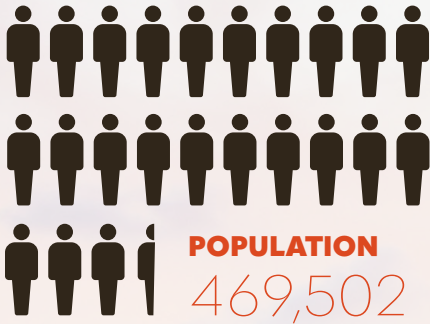


york

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RALEIGH CITY PROFILE



ACCOLADES

#3 BEST CITY FOR WORKING WOMEN

ApartmentList.com · 2022

#1 MOST LIVABLE CITY IN THE U.S.

Far & Wide · January 2023

#2 SPOT IN THE U.S. TO BE A REMOTE WORKER

Rent Cafe · December 2022

#8 MOST ATTRACTIVE MSA FOR MILLENIALS ACROSS THE U.S.

Commercial Cafe · July 2022

NEWS

CENTENNIAL CAMPUS CONTINUES GROWTH

"Under Armour, the \$5 billion a year sports equipment company that makes footwear, sports and casual apparel, is going to invest some \$1 million in opening a collaboration center with N.C. State at its Centennial Campus."

<https://wraltechwire.com/2023/03/29/ncsus-centennial-campus-continues-growth-spurt-with-225m-in-new-construction/>



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