

# 610 HILLSBOROUGH STREET

Suite 103, Raleigh, NC 27603

## OFFICE/RETAIL CONDO

For Sale



AVAILABLE

### BRIAN WALLACE

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# york

## AVAILABLE SPACE FOR SALE

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### AVAILABILITY

- Suite 103 ± 1,447 SF Office/Retail Condo

### SALES PRICE

- \$560,000

### HOA DUES

- \$439.50/Month

Current tenant paying \$3,528/month; lease expires June 30, 2024.  
Inquire with broker for more information.

Located in the central Raleigh Submarket, near the intersection of Hillsborough Street and Glenwood Avenue.

## BUILDING DETAILS

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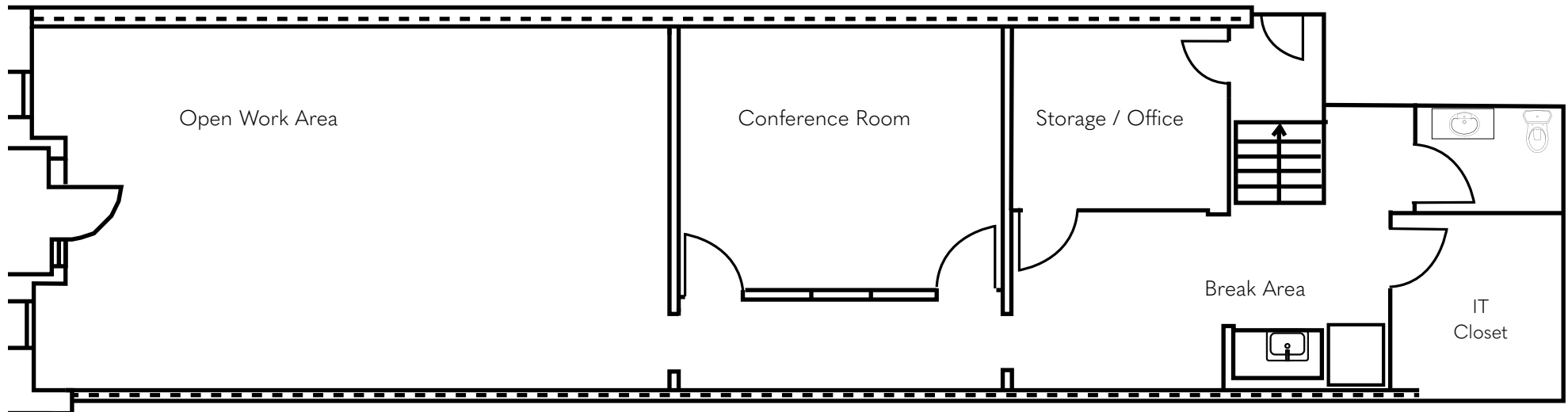
- Rare downtown street-level office/retail condo with parking
- Second-generation office space in good condition, perfect for creative, financial, or tech user
- Visible from the intersection of Hillsborough Street and Glenwood Avenue, which sees more than 15,000 cars per day
- Unique central location walkable from Glenwood South, Downtown, NCSU campus, and affluent Cameron Park neighborhood
- Furniture package available
- **Zoning:** NX-7 - The NX (neighborhood mixed) zoning is intended to provide for a variety of residential, retail, service and commercial uses within walking distance of residential neighborhoods.

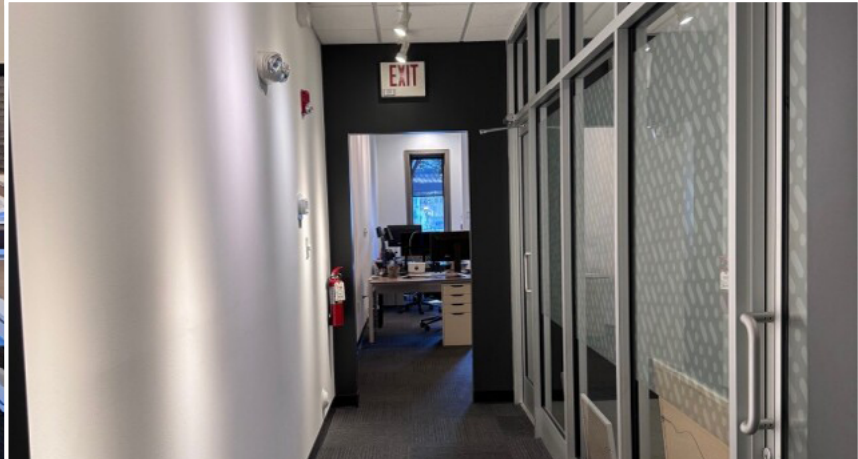
## FLOOR PLAN

### SUITE 103

±1,447 SF

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**FUTURE 400H**

**THE HUE**

**RED HAT AMPHITHEATER**

**CITRIX**

**ONE GLENWOOD**

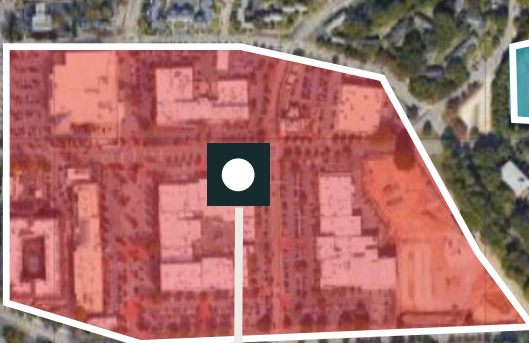
**AC HOTEL**

**THE CUPCAKE SHOPPE**

**SITE**

**CHAR GRILL**

**MOJITO LOUNGE**



**BROUGHTON HIGH SCHOOL**

**W. PEACE ST.**



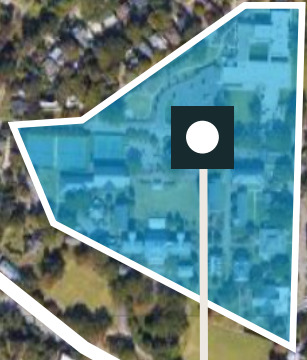
**CAMERON VILLAGE**  
+/- 539,313 SF  
*Walgreens* *Harris Teeter*  
**STARBUCKS** **BARNES & NOBLE**  
BOOKSELLERS

**PUBLIX**  
+/- 45,000 SF

**THE LONGLEAF HOTEL**

**DOWNTOWN RALEIGH**

**HILLSBOROUGH ST.**



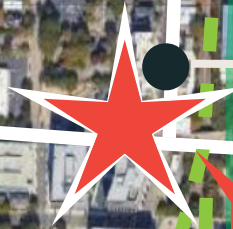
**GLENWOOD AVE.**

**AC HOTEL**

**HOLIDAY INN**

**HILLSBOROUGH STREET CORRIDOR**

**SAINT MARY'S SCHOOL**



**SITE**

**RAILROAD**

**THE CASSO HOTEL**

## 2023 DEMOGRAPHICS (610 HILLSBOROUGH STREET, RALEIGH)

MILE RADIUS	POPULATION	HOUSEHOLDS	HOUSEHOLD INCOME	DAYTIME POPULATION
1	16,122	8,756	\$138,575	42,025
3	105,400	42,675	\$122,976	77,923
5	224,944	93,612	\$114,366	171,678

## RALEIGH ACCOLADES

- |  |   |
|--|---|
| <b>#5</b> HOTTEST JOB MARKET IN THE NATION<br>The Wall Street Journal · April 2023 | <b>#4</b> BEST US CITY FOR WORK/LIFE BALANCE & MENTAL HEALTH<br>Coworking Cafe · January 2023 |
| <b>#8</b> FASTEST GROWING U.S. TECH HUBS FOR IT TALENT<br>CIO · April 2023         | <b>#2</b> BEST CITY TO RETIRE IN NORTH CAROLINA<br>U.S. News and World Report · May 2023      |
| <b>#2</b> BEST CITY TO LIVE IN AMERICA<br>StudyFinds · May 2023                    | <b>#11</b> SAFEST LARGE CITY IN THE U.S.<br>MoneyGeek · June 2023                             |

## RALEIGH PROFILE, 2020 CENSUS

<b>194,917</b> Number of Households	<b>469,502</b> Total Population	<b>35</b> Median Age
<b>21.6 MIN.</b> Mean Commute Time	<b>\$340,200</b> Median Property Value	<b>53.9%</b> Bachelor's Degree or Higher
<b>\$74,612</b> Median Household Income	<b>20.6%</b> Moved Since Previous Year	<b>53%</b> Housing Units Occupied by Owner