

1839

CAPITAL BLVD

RALEIGH, NC

DOWNTOWN RALEIGH

OFFERED FOR SALE

*Prime Real Estate Along
Major Corridor Near
Downtown Raleigh*

CAPITAL BLVD 34,500 VPD

CONFIDENTIAL
OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS

1839

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RALEIGH, NC

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a former bank branch in Raleigh, NC. The offering provides investors or users the opportunity to own a 2,600 SF, 2nd generation bank in one of the city's premier and fastest growing neighborhoods in northeast Raleigh. The property previously operated as a First Citizens Bank.

With flexible zoning options, the property can accommodate a variety of uses or retail types. Located in a high-traffic region, 1839 Capital Boulevard benefits from excellent visibility and accessibility. This is an ideal investment for those seeking to establish a presence in one of North Carolina's most dynamic markets.



2,600
SQUARE FEET



FAST
GROWING
AREA



FLEXIBLE
ZONING OPTIONS

ASSET SNAPSHOT

Address	1839 Capital Blvd, Raleigh, NC 27604
Property Offering	Vacant Bank Branch
Building Size (GLA)	2,600 SF (With drive-through)
Land Size	0.64 Acres
Year Built	1961
Zoning	IX-3
Parking	~20 Spaces



262,848 PEOPLE
IN 5 MILE RADIUS



\$128,356 AHHI
IN 3 MILE RADIUS



34,500 VPD
CAPITAL BLVD



DENSE & AFFLUENT SURROUNDING DEMOGRAPHICS

Site is positioned in a highly populated area with over 100k people in a 3-mile radius | 1 & 3 mile radius average household income exceeds \$105K outpacing the national average (\$80,610)



GREAT VISIBILITY

Positioned on northbound and southbound Capital Blvd maximizing visibility | Ingress and Egress off of Capital Boulevard (34K VPD)



A TOP PERFORMING MARKET NATIONALLY

Raleigh, NC ranked #3 in 2023 of best residential markets (Rocket Mortgage) | Raleigh forecasts a 44% job growth over the next 10 years (3.0% growth from 2021 to 2022) | Raleigh ranked #3 in best places to live for 2023-2024 (U.S. News)



POSITIONED IN A STRONG RETAIL NODE

Over 1.2MSF of retail space in a 1-mile radius boasting an vacancy rate of 1.2% | Nearby retailers include: Wegmans, Costco, and various auto repair stores



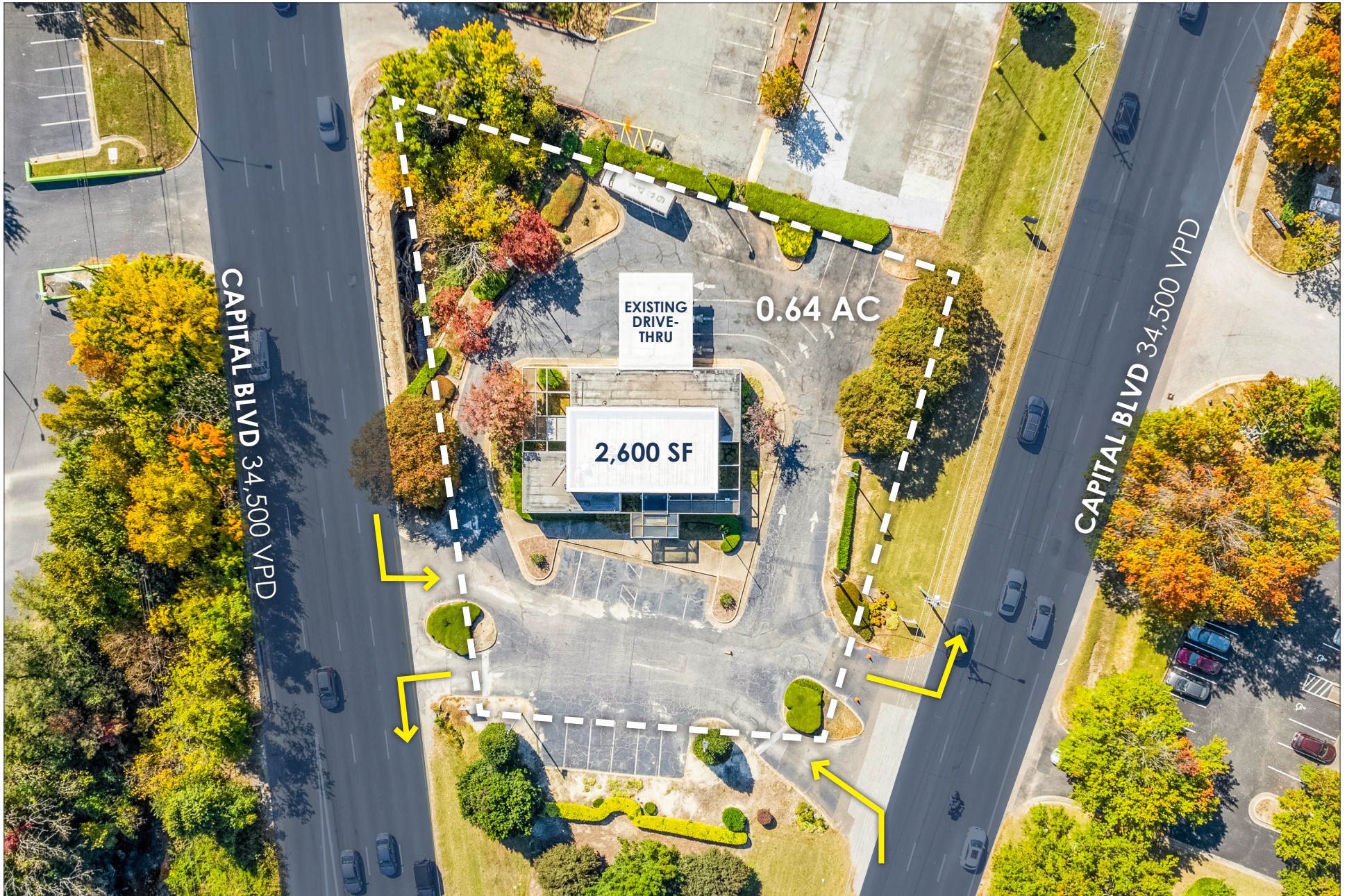
FLEXIBLE ZONING

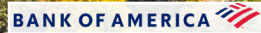
Property is zoned in the IX-3 (Industrial Mixed Use - 3 stories max) zoning provides expansive redevelopment opportunities



FORMER BANK BRANCH W/ DRIVE THROUGH

Former bank with drive through allows flexibility to re-use the building for different tenant types





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NORTH HILLS

**Advance
Auto Parts**
HEADQUARTERS

BRAND NEW MAIN
DISTRICT CONSTRUCTION

RH 50,000 SF
RESTORATION HARDWARE ANCHOR

Channel House
CLASS A APT BUILDING
WITHIN THE SECOND PHASE OF THE
NORTH HILLS INNOVATION DISTRICT

TRADER JOE'S
COSTCO
WHOLESALE

Wegmans



RIW
RALEIGH IRON WORKS
19-AC MIXED-USE
DEVELOPMENT

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DOWNTOWN RALEIGH

2.5 MILES FROM ASSET

Raleigh, NC is a part of the Research Triangle (Raleigh-Durham-Chapel Hill area) labled for its proximity to three major research universities—Duke, The University of North Carolina at Chapel Hill, and North Carolina State University—as well as being a hub for technology and biotech companies.

Raleigh continues to show consistent population growth YoY and offers a robust job market for the surrounding communities.

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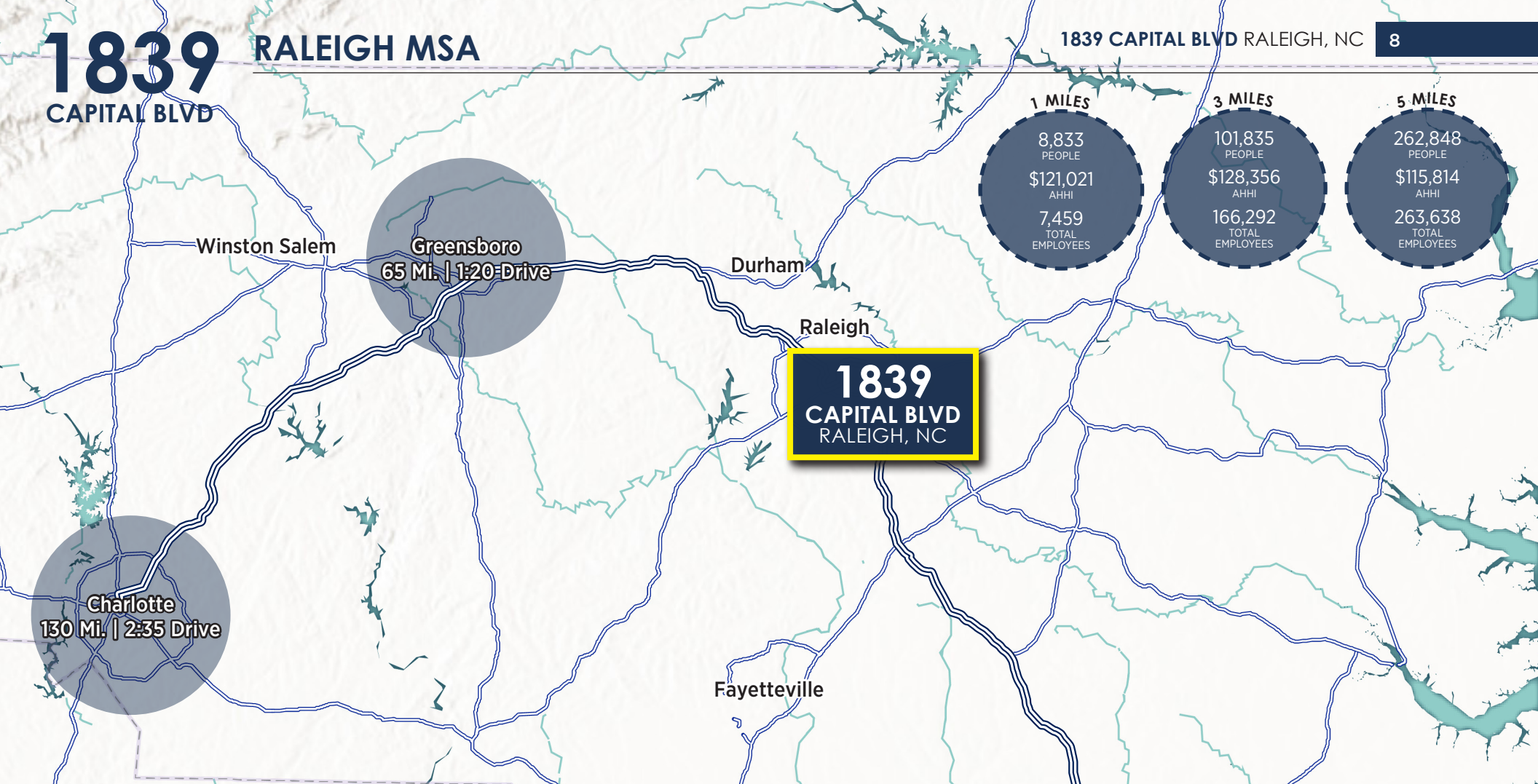


1839 CAPITAL BLVD

RALEIGH MSA

1839 CAPITAL BLVD RALEIGH, NC

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Raleigh, North Carolina, the capital city of the state, exudes a unique blend of Southern charm, modern innovation, and cultural vibrancy. As part of the Research Triangle region, alongside Durham and Chapel Hill, Raleigh thrives as a hub for education, technology, and research. Renowned for its diverse and well-educated population, the city boasts a lively arts scene, with numerous museums, theaters, and music venues. The historic downtown area showcases a mix of contemporary skyscrapers and beautifully preserved historic buildings, offering a picturesque urban landscape. Residents and visitors alike can enjoy the city's extensive green spaces, including Pullen Park and William B. Umstead State Park, providing recreational opportunities and a welcome escape from the urban bustle. Raleigh's reputation as a welcoming and dynamic city continues to attract businesses, professionals, and families seeking a high quality of life and a progressive community.



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