

FOR SALE

# 1380 CAPITAL BOULEVARD

4.45 ACRES



PRICE \$3,900,000

Rare ITB land development opportunity is conveniently located less than a mile from Downtown Raleigh, offering high visibility.

## PROPERTY HIGHLIGHTS

- Approximately 2.95 useable acres
- Vacant Land, former truck parking for Harris Wholesale delivery trucks
- Access to Capital Blvd from the bridge between Public Storage and the Colorgraphics building, access easement in front of Public Storage
- Zoned IX-5 (Industrial Mixed Use, up to 5 stories)
- PIN: 1704756665

## CONTACT

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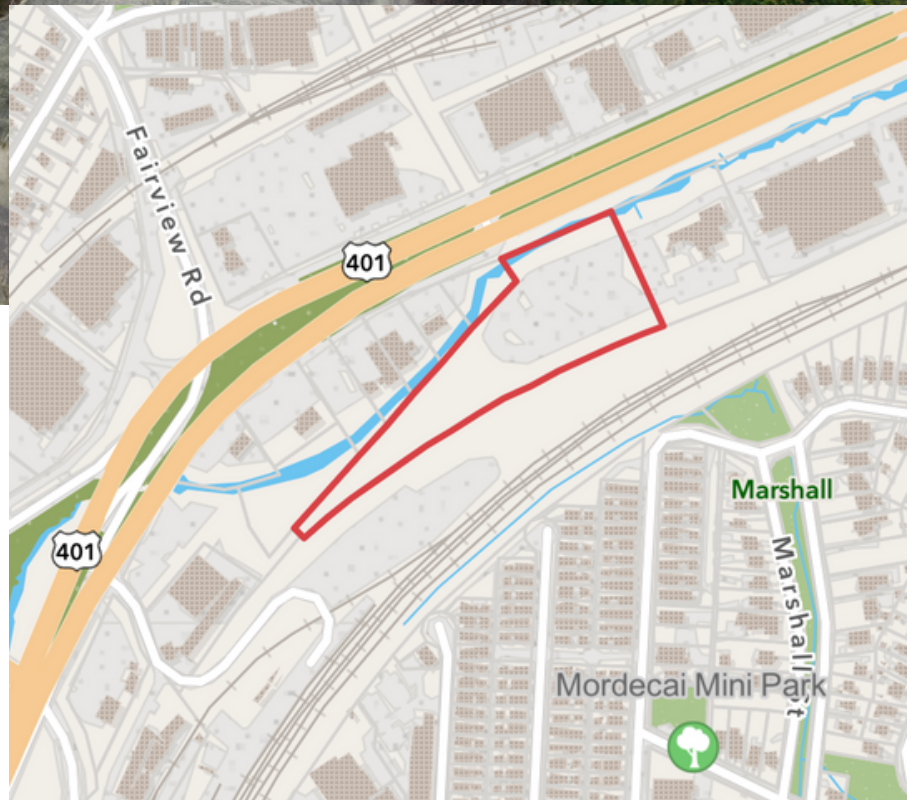


**HARRISPARK**  
PROPERTIES

608 Gaston St #200  
Raleigh, NC 27603

WWW.HARRISPARK.COM





## DEMOGRAPHICS - 1 MILE

<b>POPULATION</b>	13,691
<b>MEDIAN HH INCOME</b>	\$110,569
<b>TOTAL BUSINESSES</b>	1,208
<b>MEDIAN AGE</b>	38.4
<b>EMPLOYED POPULATION</b>	98.5%



