



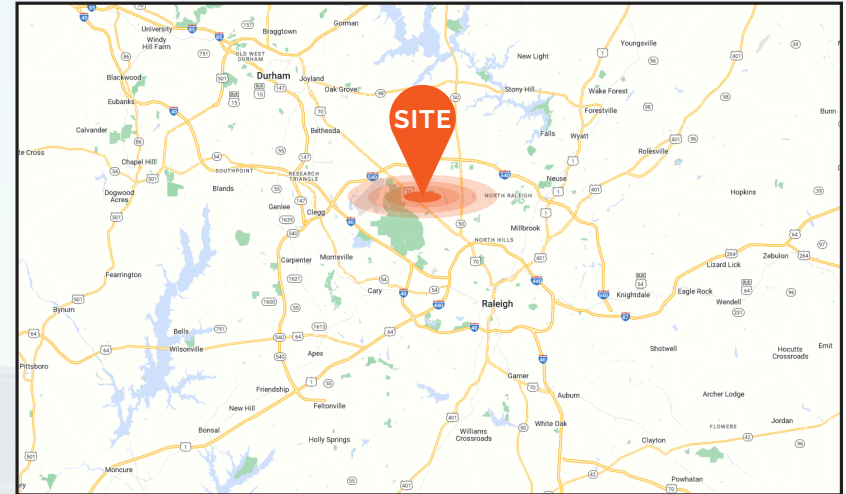
4820 GROVE BARTON ROAD
Raleigh, NC 27613

**FOR SALE | COMMERCIAL
LAND DEVELOPMENT OPPORTUNITY**

PROPERTY INFORMATION

Cinema Grove

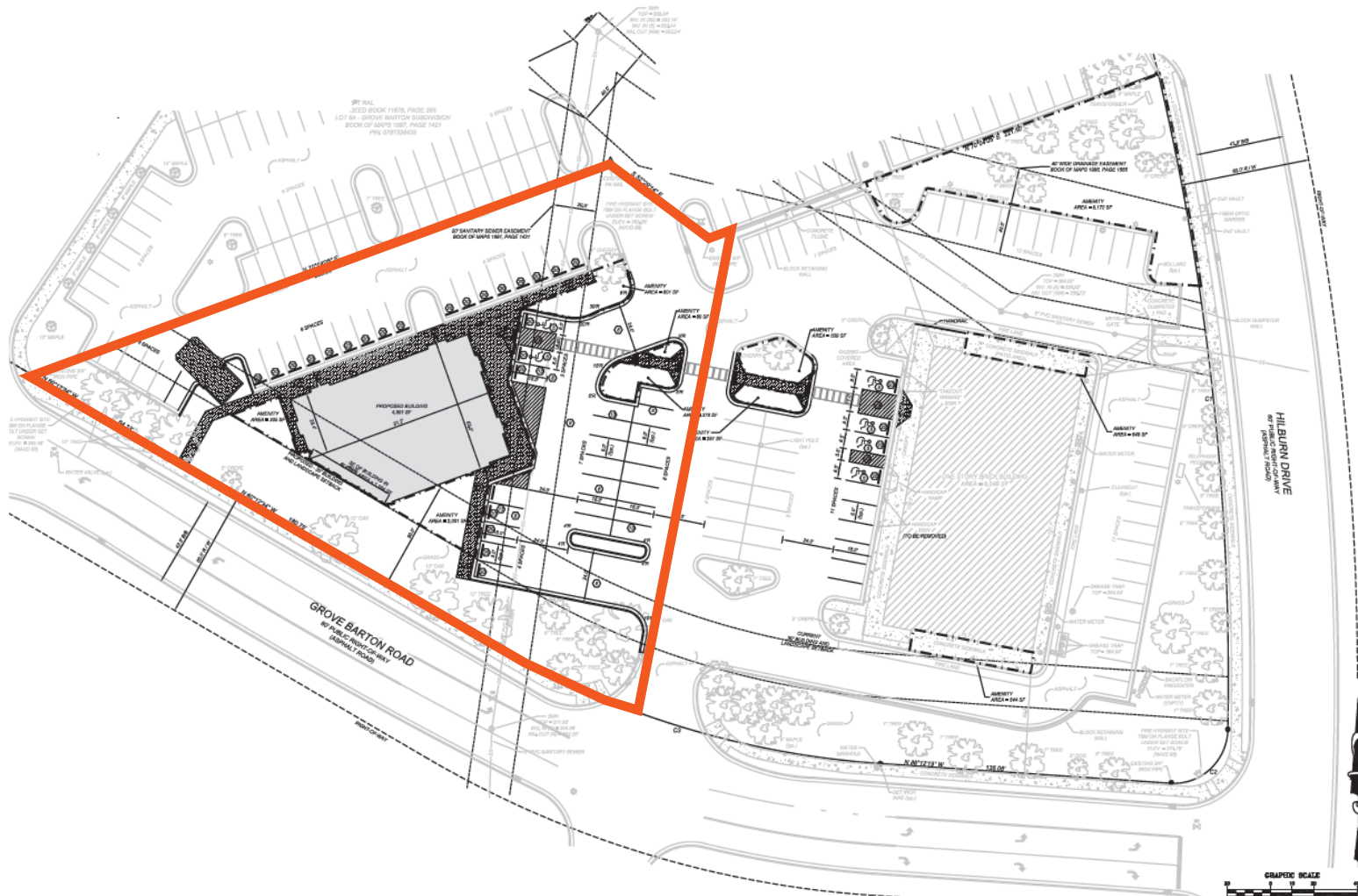
Address	4820 Grove Barton Road Raleigh, NC
Acreage	± 1.0 AC
Location	Raleigh, NC
Zoning	CX-3-PK
Frontage	Grove Barton Rd
Utilities	Electric: Available Gas: Available Water: Available Sewer: Available
Sale Price	Contact Broker
Description	Site was previously approved for approximately ±11,000 SF of suburban retail/office space. The prior site plan approval has expired and would require new approval. A parking lot agreement is in place with surrounding parking lots. Curb cuts, parking, and landscaping already in place.



Located near the intersection of Glenwood Avenue and Lynn Road, this property is ideally located in a high traffic retail corridor. The lot is well positioned beside the Cinemark Raleigh Grande movie theatre and across from Target and Lowes Home Improvement.



PRIOR SITE PLAN



Prior approval has expired; plan shown for conceptual/reference purposes only and is subject to current governmental review and approval.



LOCATION HIGHLIGHTS

Property is ideally situated in an active shopping plaza at the corner of Glenwood Avenue and Lynn Road, conveniently located halfway between I-440 and I-540 in Raleigh. Positioned in a vibrant retail corridor, the property is 15 minutes from downtown Raleigh, 15 minutes from Raleigh-Durham International Airport and 20 minutes from downtown Durham.

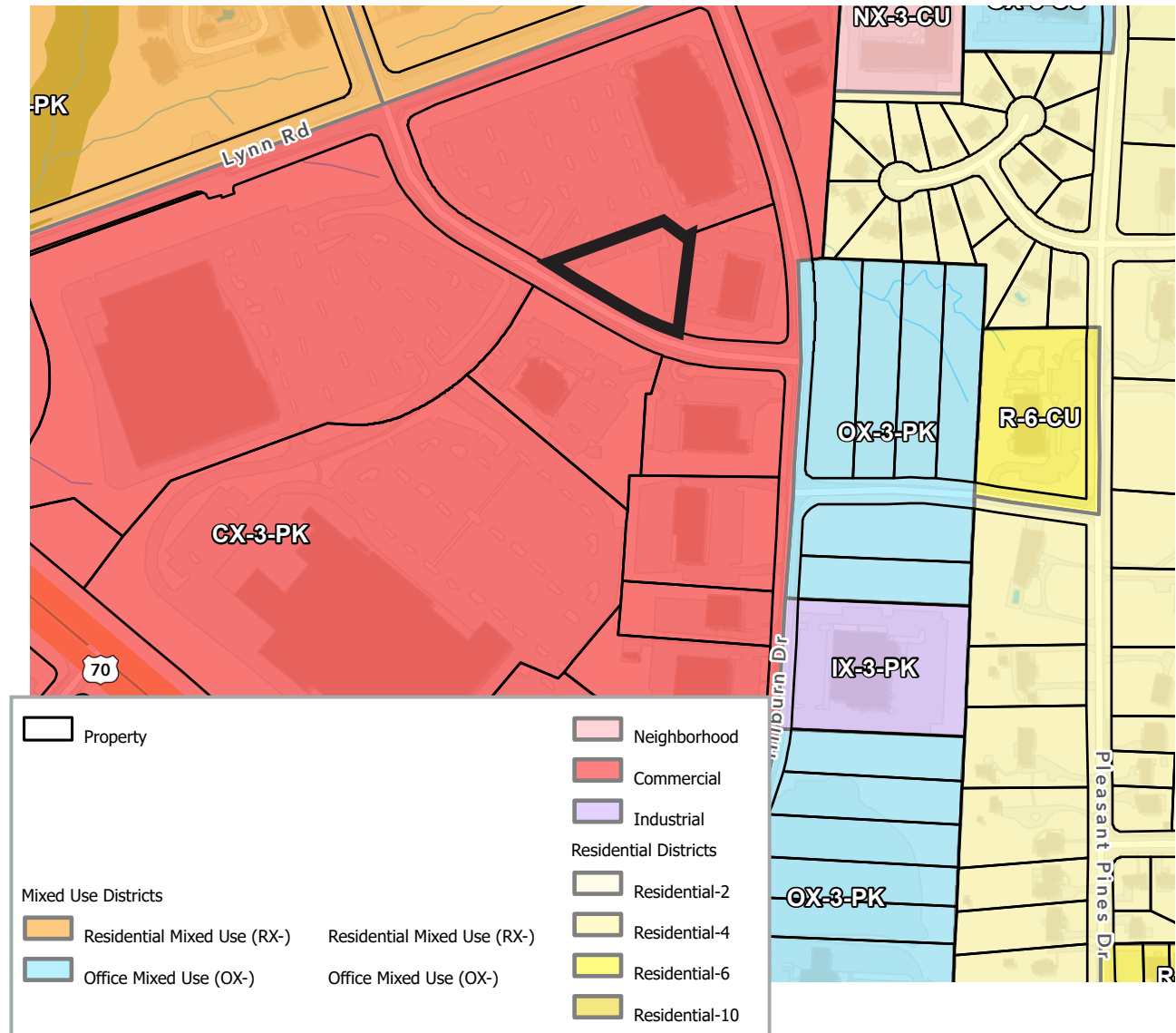


Current Zoning

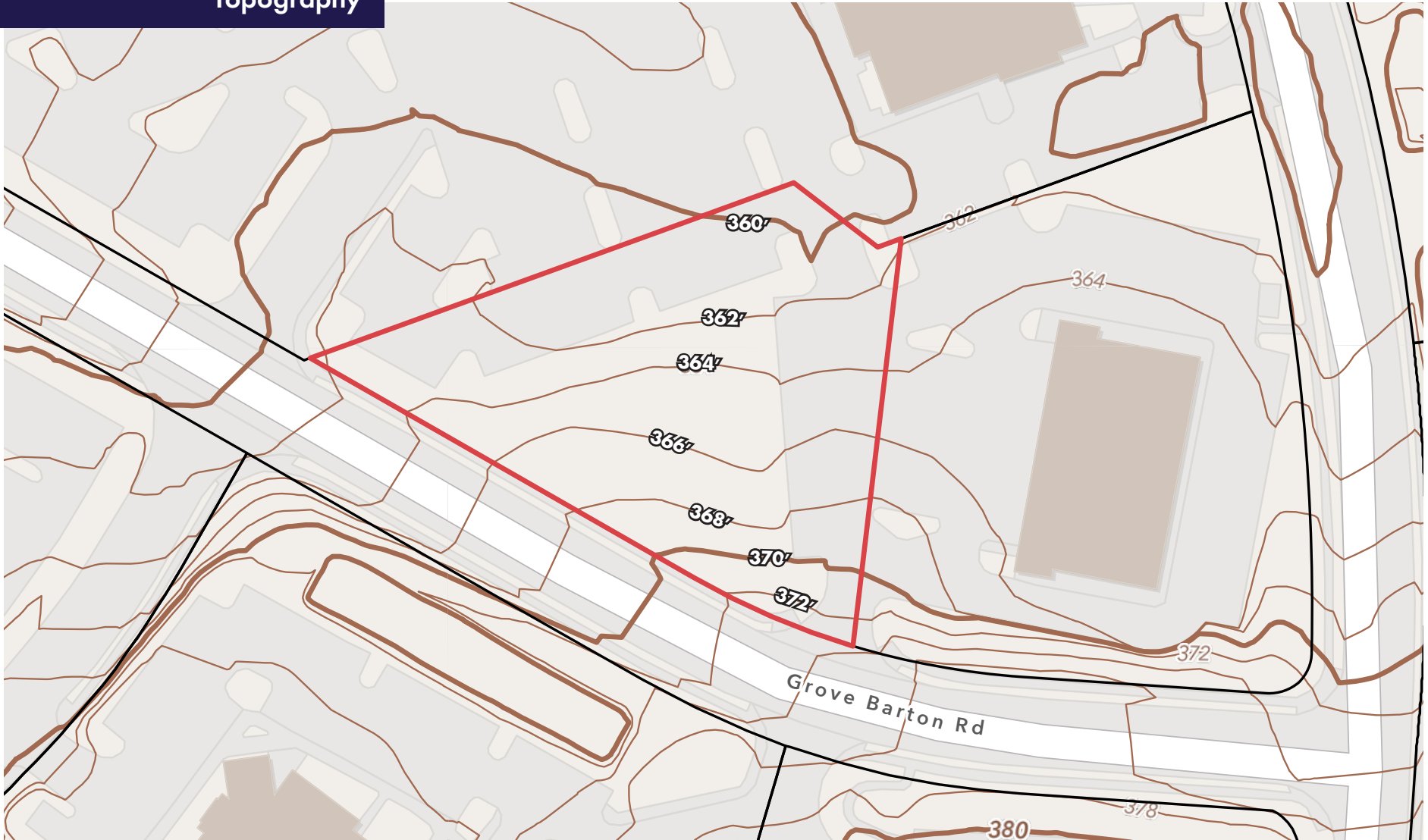
CX-3-PK - Commercial Mixed Use Parkway

Commercial Mixed Use is intended to provide for a variety of residential, retail, service and commercial uses.

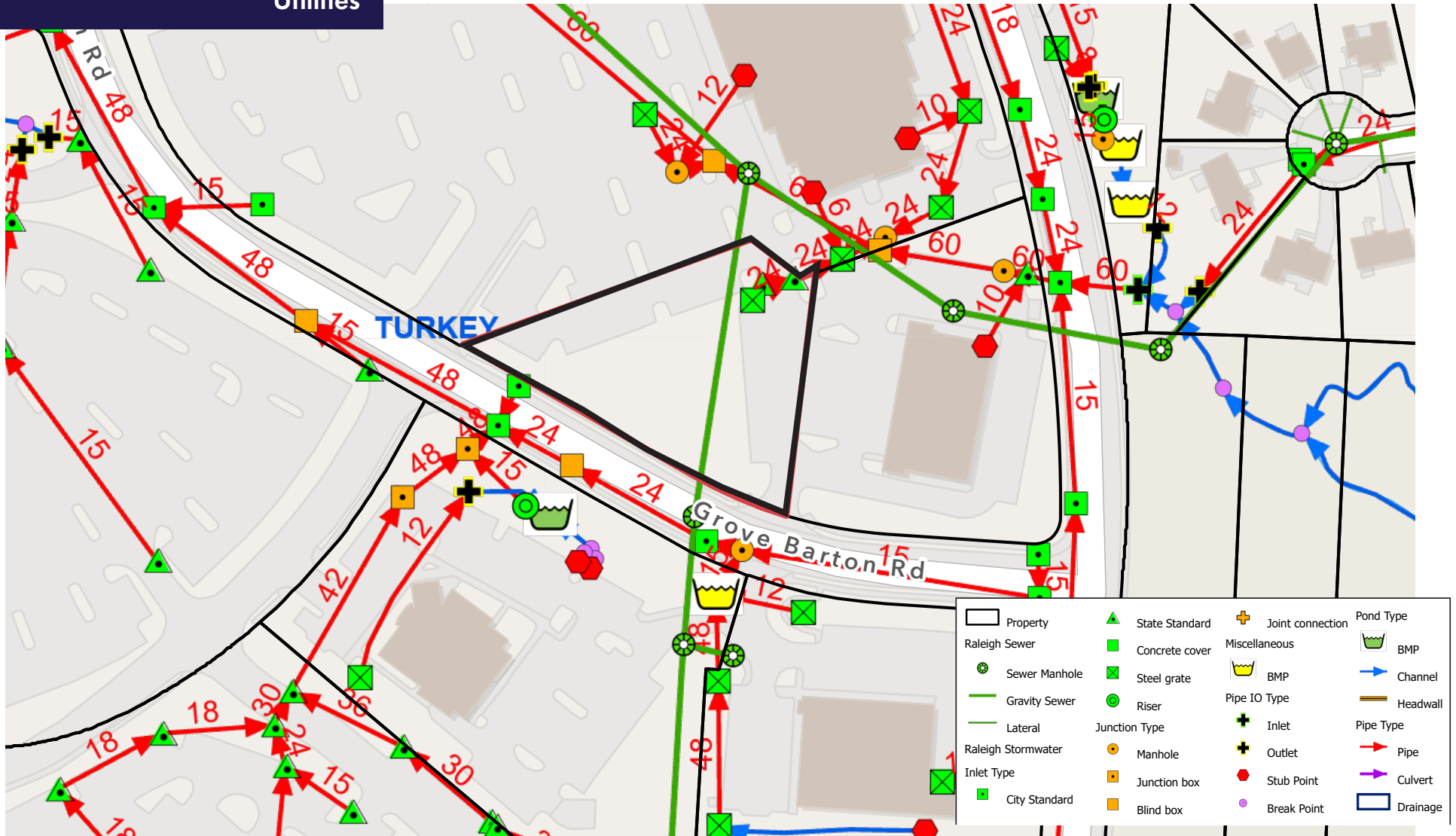
Parkway (PK) provides for a heavily landscaped buffer between the roadway and adjacent development to ensure a continuous green corridor along the street right-of-way.



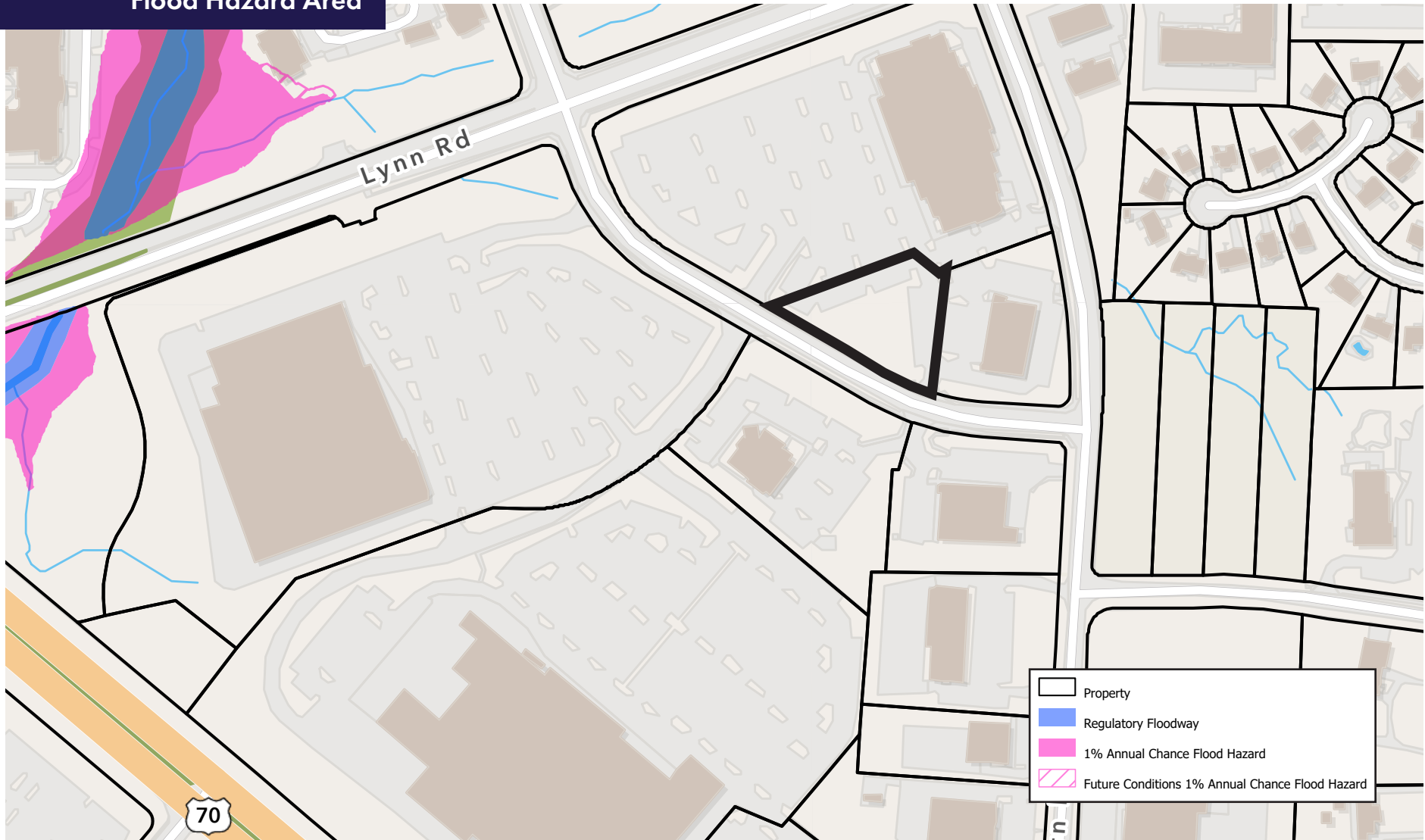
Topography



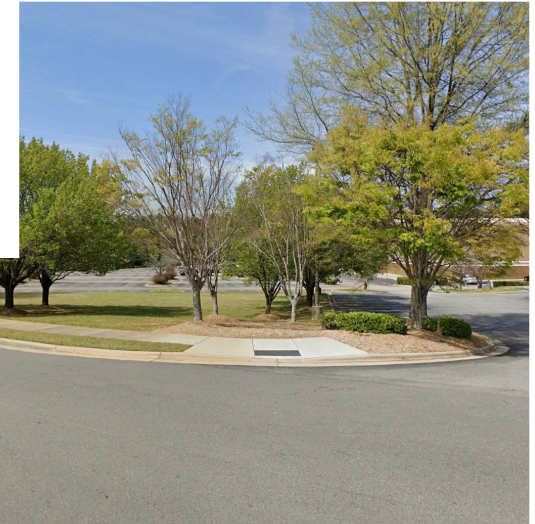
Utilities



Flood Hazard Area



Property Photos



DEMOGRAPHICS

POPULATION	1-MILE	3-MILES	5-MILES
2020 Population	13,898	64,908	149,524
2026 Population	13,692	65,309	153,995
2031 Population	13,774	66,676	159,230
2026-2031 Annual Rate	0.12%	0.42%	0.67%
2026 Median Age	36.4	39.2	39.2
HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2020 Households	7,037	30,187	68,788
2026 Total Households	7,119	31,367	73,460
2031 Total Households	7,252	32,486	77,327
2026-2031 Annual Rate	0.37%	0.70%	1.03%
2026 Average Household Size	1.92	2.06	2.08
HOUSING	1-MILE	3-MILES	5-MILES
2026 Total Housing Units	7,416	33,026	77,915
2026 Owner Occupied Housing Units	45.4%	49.3%	50.8%
2026 Renter Occupied Housing Units	50.6%	45.6%	43.5%
2026 Vacant Housing Units	4.0%	5.0%	5.7%

DAYTIME POPULATION	1-MILE	3-MILES	5-MILES
2026 Daytime Population	11,271	71,428	202,802
Workers	6,258	43,908	136,373
Residents	5,013	27,520	66,429
MEDIAN HOUSEHOLD INCOME	1-MILE	3-MILES	5-MILES
2026 Median Household Income	\$102,760	\$112,562	\$115,547
2031 Median Household Income	\$114,773	\$130,671	\$133,741
2026 Average Household Income	\$137,833	\$157,601	\$161,538
PER CAPITA INCOME	1-MILE	3-MILES	5-MILES
2026 Per Capita Income	\$68,149	\$76,071	\$76,998
2031 Per Capita Income	\$77,746	\$87,737	\$88,632
EDUCATION	1-MILE	3-MILES	5-MILES
Associate's Degree	8.7%	8.1%	7.3%
Bachelor's Degree	40.0%	39.0%	39.9%
Graduate/Professional Degree	23.6%	29.2%	28.4%



Area Map



RALEIGH QUICK FACTS

REGIONAL GROWTH

THE REGION BY THE NUMBERS

NO. 1

Top State for Business
(North Carolina)
CNBC, 2025

NO. 1

Best Performing City
(Raleigh, N.C.)
Milken Institute, 2025



117 people

added to population per day

24 **93**

are born here

move here

Source: U.S. Census Bureau CBSA-EST2024-ALLDATA, 3/2025 (Raleigh-Durham CMSA)

Wake County Employment by Industry Sector Q1 2025

Total Employment: 725,163

Public Administration & Other Services: 68,057

Leisure & Hospitality: 74,893

Education & Health Services: 96,970

Professional & Business Services: 147,689

Financial Activities: 46,084

Government: 95,377

Natural Resources & Mining: 2,055

Construction: 51,502

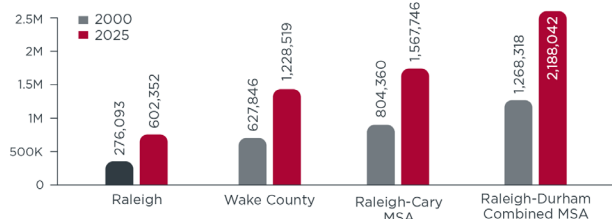
Manufacturing: 24,592

Trade, Transportation & Utilities: 119,108

Information: 25,836

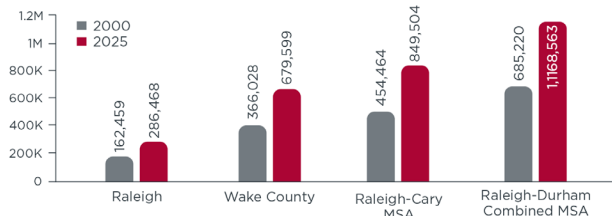
Source: Bureau of Labor Statistics (BLS) Quarterly Census of Employment and Wages (QCEW)

Population Growth



Source: U.S. Census Bureau, Population Estimates Program (PEP)

Labor Force Growth



Source: Bureau of Labor Statistics (BLS) Local Area Unemployment Statistics (LAUS)


#1

Best County to Live
in NC

Niche, May 2026


#1

Best US City for
Gen Z in 2026

CommercialCafe's, August 2026


#3

Nationally for
Resident Satisfaction

Gensler, November 2025


#3

Best State Capital to
Live In

WalletHub, February 2026

Demographics

Population	506,306
Labor Force	286,340
Unemployment Rate	3.2%
Bachelors Degree or Higher	57.2%
Raleigh Land Area	147.6 Sq Miles
2025 Housing Units	234,750
Owner-Occupied Housing Units	49.6%
Renter-Occupied Housing Units	50.4%
Vacant Housing Units	6.7%
2025 Median Household Income	\$90,201
Average Work Commute Time	23 minutes

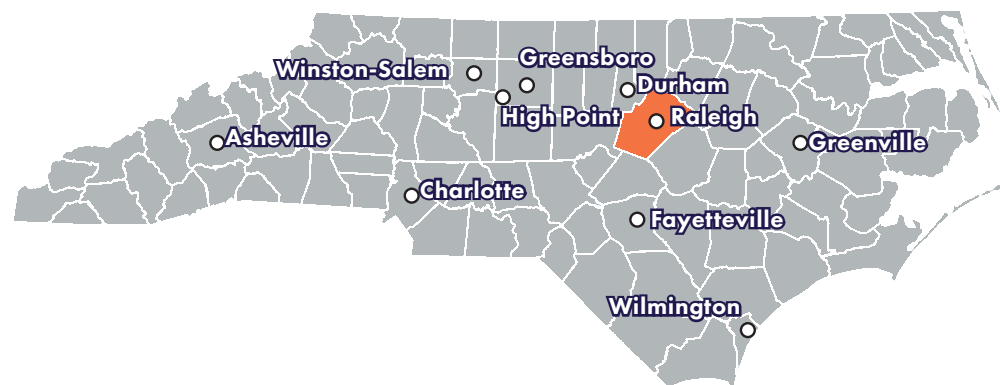
Sources: raleigh-wake.org, zoomprospector.com



WAKE COUNTY QUICK FACTS

Wake County is the largest county in the Research Triangle region of North Carolina and is home to Raleigh, North Carolina's state capital. This dynamic region is home to a wide range of businesses, including Fortune 500 giants and thousands of small and mid-sized companies in the life science and technology industries.

As one of the nation's fastest-growing regions, Wake County offers the ideal blend of cost, comfort, and culture, plus thousands of diverse jobs. Wake County is home to more than 1.25 million people, and 13 different communities spread across 850 square miles. The region adds 117 new people every day, 93 of which move here and 24 are born here. With 58.4% of the population having a bachelor's degree or higher — almost double the state and national average — Wake County is one of the best places to live and work in the world.



By the Numbers 2024-2025

\$1.7B

Investment

1,459

New Jobs

169

New Projects

7,483

Residential
Permits Issued

240

Non-residential
Permits Issued

2024-2025 Business Development Announcements



AMGEN

Industry: Life Sciences
Advanced Manufacturing
Jobs: 370 | Investment: \$1B



BUILDOPS

Industry: Technology
Information Technology
Jobs: 291 | Investment: \$600K



GENENTECH

Industry: Life Sciences
Advanced Manufacturing
Jobs: 420 | Investment: \$700M

Source raleigh-wake.org/business-advantages/about-wake-county

