

# FLEX SPACE **FOR** SALE

**ADDRESS**

1129 Corporation Parkway, Suite 111  
Raleigh NC 27610



1,400  
SQFT



Dedicated  
Parking



Local  
Amenities



Excellent  
Location

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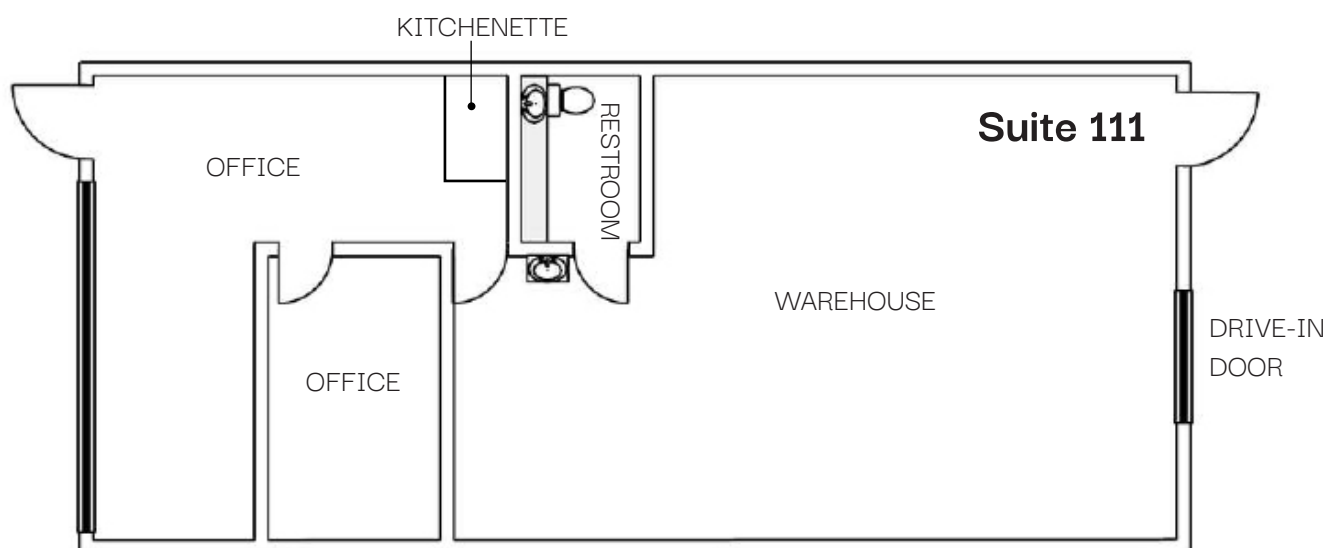
**Purchase Price**

# \$360,000

## Features

Located near the I-440 Beltline, just off New Bern Ave/US 64 Bypass, this versatile flex space offers a blend of office and warehouse, designed to meet diverse business needs.

- **Suite 111 | ± 1,400 SF**
- **Purchase Price: \$360,000**
- **Association Dues: \$160/mo**
- Onsite Property Management
- Spectrum Internet, Security System
- 1/3 Open Office Space with Kitchenette and 2/3 Heated Warehouse with Restroom and Utility Sink
- Warehouse 14'9" Clear Ceiling Height
- Rear Roll-Up 10'x12' Drive-in Door



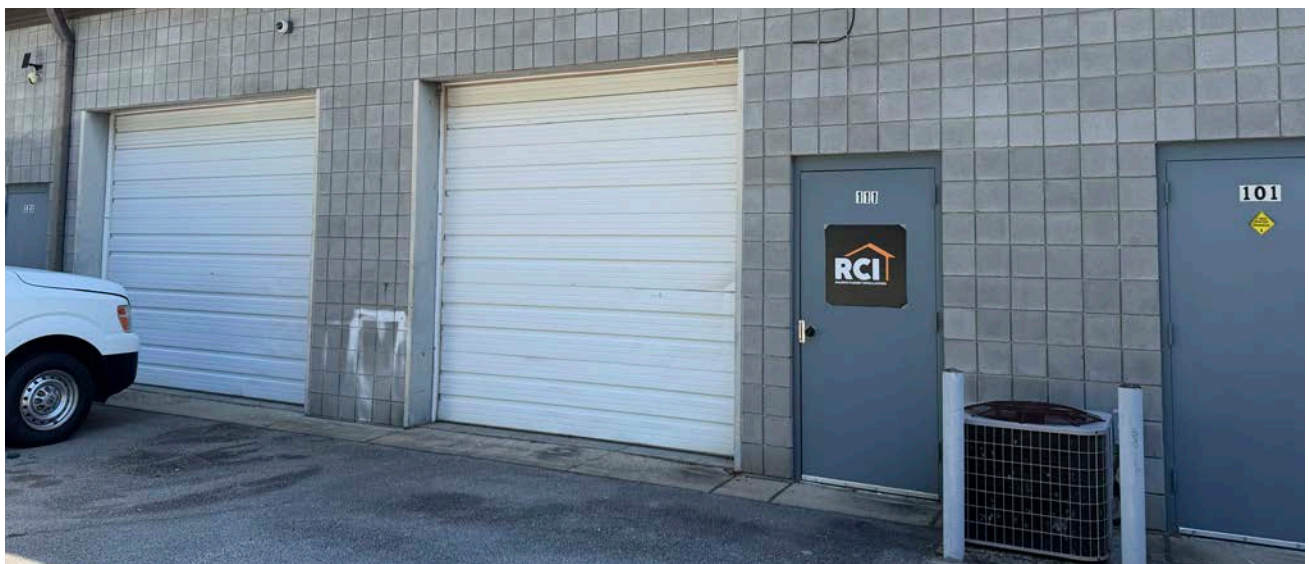
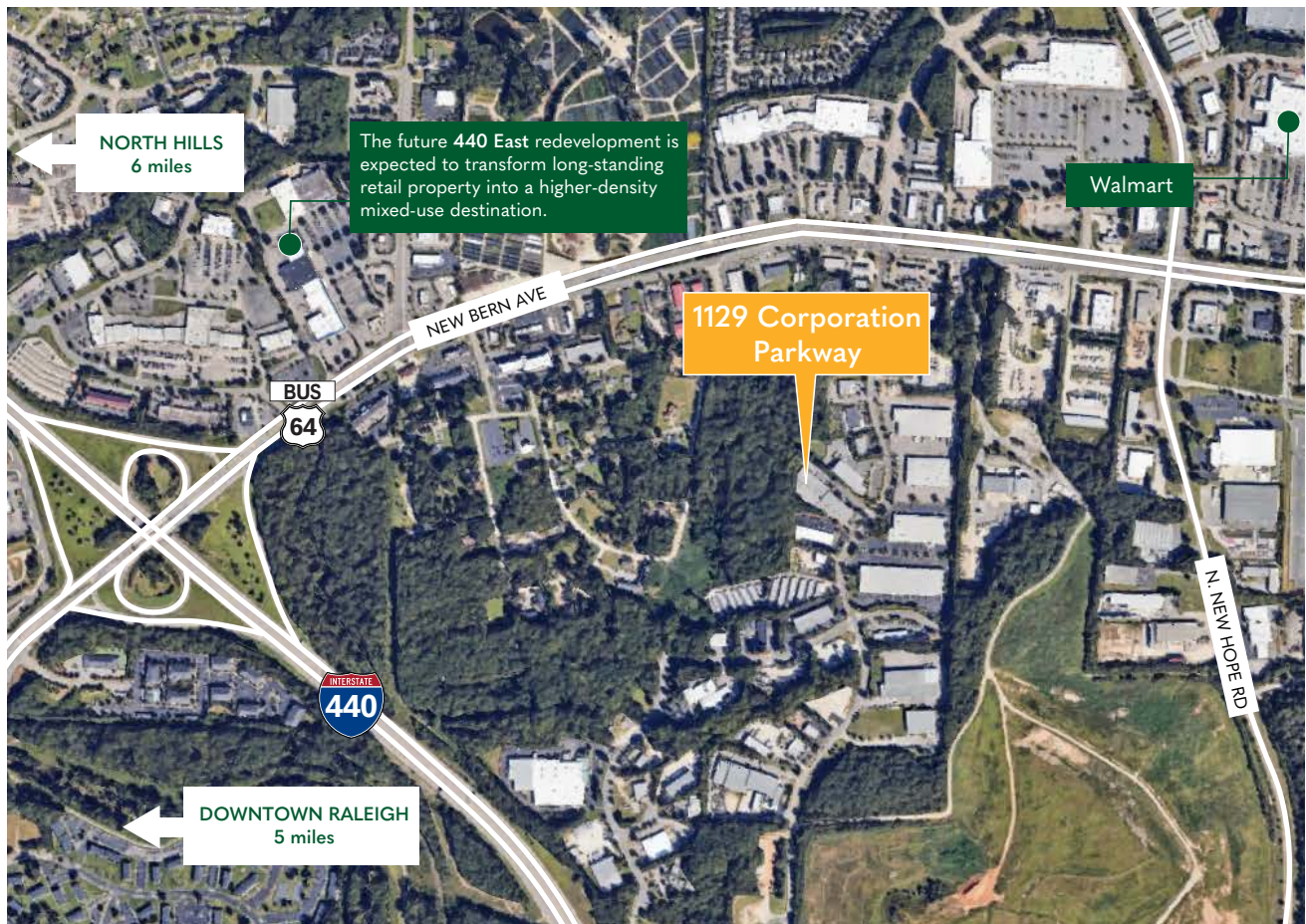
## Inside View





## Area Amenities

Positioned in a prime East Raleigh location with easy access to major routes, the property is a perfect opportunity for businesses seeking convenience, visibility, and room to grow. 1129 Corporation Parkway is surrounded by a variety of dining, retail, and service amenities, while Downtown Raleigh and other key destinations are just a short drive away - providing added convenience for employees and visitors alike.



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## City of Raleigh

Raleigh consistently ranks among the fastest-growing cities in the nation, fueled by a diverse economy and strong job market. Known as part of the renowned Research Triangle, it is home to a highly educated workforce, major universities, and numerous technology and life science companies. The city offers a vibrant quality of life, with award-winning dining, cultural attractions, and abundant green space. With its combination of business opportunity and lifestyle appeal, Raleigh continues to attract top talent, investment, and corporate growth.

### Demographics

June 2026

| [1129 Corporation Parkway]<br>[Raleigh, NC] |                                                       | 1 mi<br>radius | 3 mi<br>radius | 5 mi<br>radius |
|---------------------------------------------|-------------------------------------------------------|----------------|----------------|----------------|
| POPULATION                                  | 2025 Estimated Population                             | 5,532          | 72,836         | 222,884        |
|                                             | 2030 Projected Population                             | 5,820          | 76,243         | 240,087        |
|                                             | 2020 Census Population                                | 5,700          | 68,580         | 199,665        |
|                                             | 2010 Census Population                                | 5,635          | 61,523         | 170,825        |
|                                             | Projected Annual Growth 2025 to 2030                  | 1.0%           | 0.9%           | 1.5%           |
|                                             | Historical Annual Growth 2010 to 2025                 | -0.1%          | 1.2%           | 2.0%           |
|                                             | 2025 Median Age                                       | 33.2           | 35.1           | 34.6           |
| HOUSEHOLDS                                  | 2025 Estimated Households                             | 2,121          | 28,930         | 92,119         |
|                                             | 2030 Projected Households                             | 2,286          | 31,001         | 101,931        |
|                                             | 2020 Census Households                                | 2,116          | 26,614         | 78,871         |
|                                             | 2010 Census Households                                | 2,028          | 23,119         | 64,598         |
|                                             | Projected Annual Growth 2025 to 2030                  | 1.6%           | 1.4%           | 2.1%           |
|                                             | Historical Annual Growth 2010 to 2025                 | 0.3%           | 1.7%           | 2.8%           |
|                                             |                                                       | 17.0%          | 15.5%          |                |
| INCOME                                      | 2025 Estimated Average Household Income               | \$82,823       | \$103,015      | \$118,929      |
|                                             | 2025 Estimated Median Household Income                | \$63,785       | \$84,185       | \$93,303       |
|                                             | 2025 Estimated Per Capita Income                      | \$31,982       | \$41,057       | \$49,261       |
| EDUCATION                                   | 2025 Estimated Elementary (Grade Level 0 to 8)        | 9.4%           | 6.8%           | 5.6%           |
|                                             | 2025 Estimated Some High School (Grade Level 9 to 11) | 2.6%           | 4.7%           | 4.9%           |
|                                             | 2025 Estimated High School Graduate                   | 28.8%          | 21.8%          | 19.6%          |
|                                             | 2025 Estimated Some College                           | 22.0%          | 18.1%          | 16.1%          |
|                                             | 2025 Estimated Associates Degree Only                 | 8.7%           | 7.2%           | 7.2%           |
|                                             | 2025 Estimated Bachelors Degree Only                  | 20.3%          | 25.3%          | 28.7%          |
|                                             | 2025 Estimated Graduate Degree                        | 8.3%           | 16.0%          | 17.7%          |
| BUSINESS                                    | 2025 Estimated Total Businesses                       | 481            | 3,646          | 14,175         |
|                                             | 2025 Estimated Total Employees                        | 4,241          | 34,968         | 133,271        |
|                                             | 2025 Estimated Employee Population per Business       | 8.8            | 9.6            | 9.4            |
|                                             | 2025 Estimated Residential Population per Business    | 11.5           | 20.0           | 15.7           |