

5013 MEMORY ROAD

Raleigh, NC 27609



FOR SALE | \$820,000.00

PROPERTY OVERVIEW

Situated at the high-traffic intersection of E. Millbrook Road and Falls of Neuse Road, 5013 Memory Road is a current parking lot offering a prime development opportunity.

The property is zoned OX-3, allowing for office and mixed-use development up to three stories.

PROPERTY HIGHLIGHTS

- PIN: 1716438912.
- Located in Wake County.
- Convenient to major thoroughfares.
- Zoned as OX-3 (mixed-use)
- Lot size: ± 0.81 acres.
- Nearby emerging developments.



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(919) 828-9999

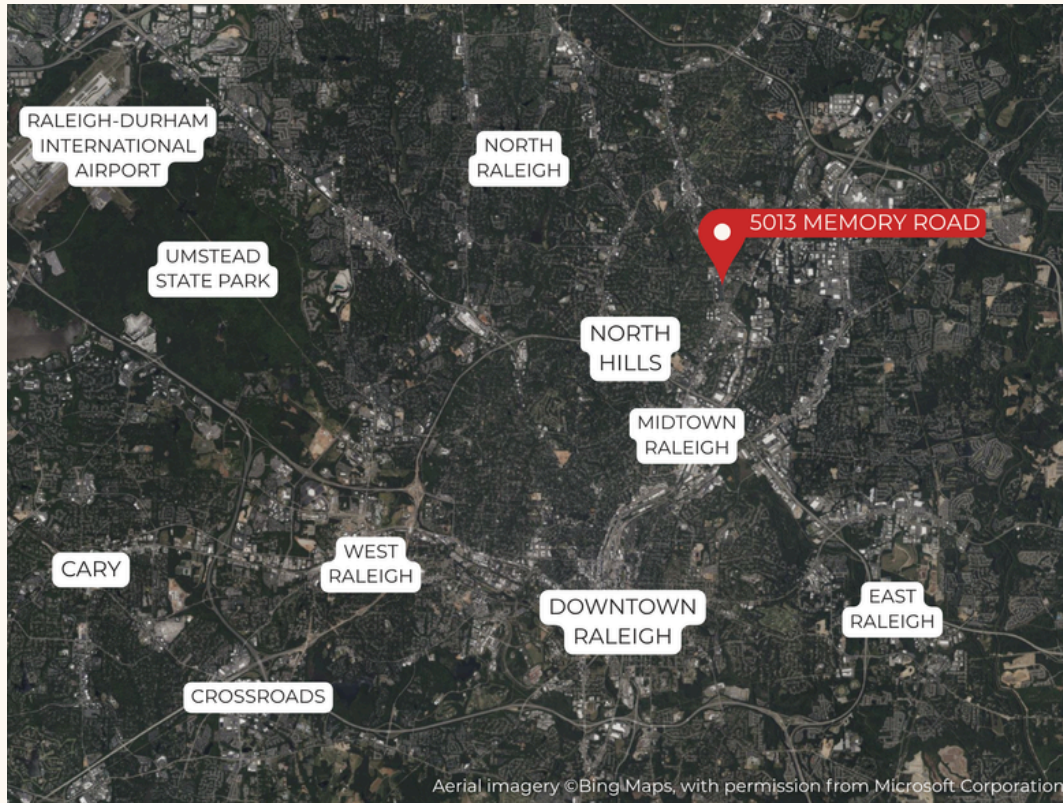
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SURROUNDING AREA



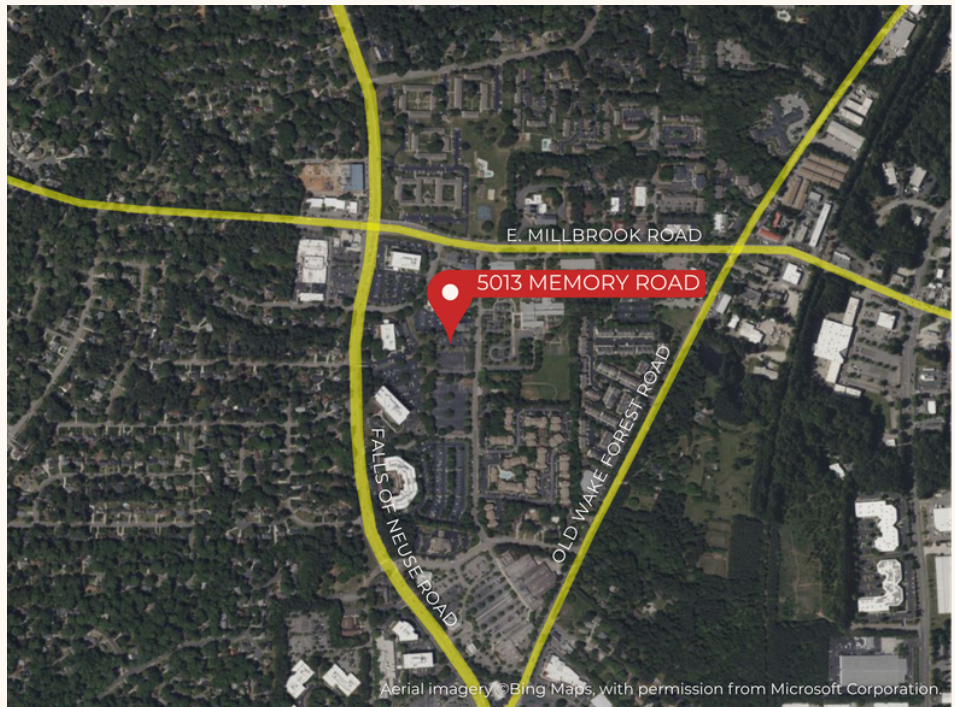
The area around 5013 Memory Road is experiencing continued growth, with nearby projects including a new retail addition at Quail Corners Shopping Center (1200 E. Millbrook Road) and a new medical office building (5111 Falls of Neuse Road). Additional walkable amenities include convenient access to a nearby bus line.

NEARBY DESTINATIONS

- Quail Corners Shopping Center (~0.3 miles).
- The Exchange (~1.9 miles).
- Midtown East (~2.2 miles).
- Capital Crossing (~2.3 miles).

NEARBY DISTRICTS & CITIES

- North Hills (~2.7 miles).
- Downtown Raleigh (~5.4 miles).
- Cary (~13.8 miles).
- Raleigh-Durham Intl. Airport (~15.5 miles).



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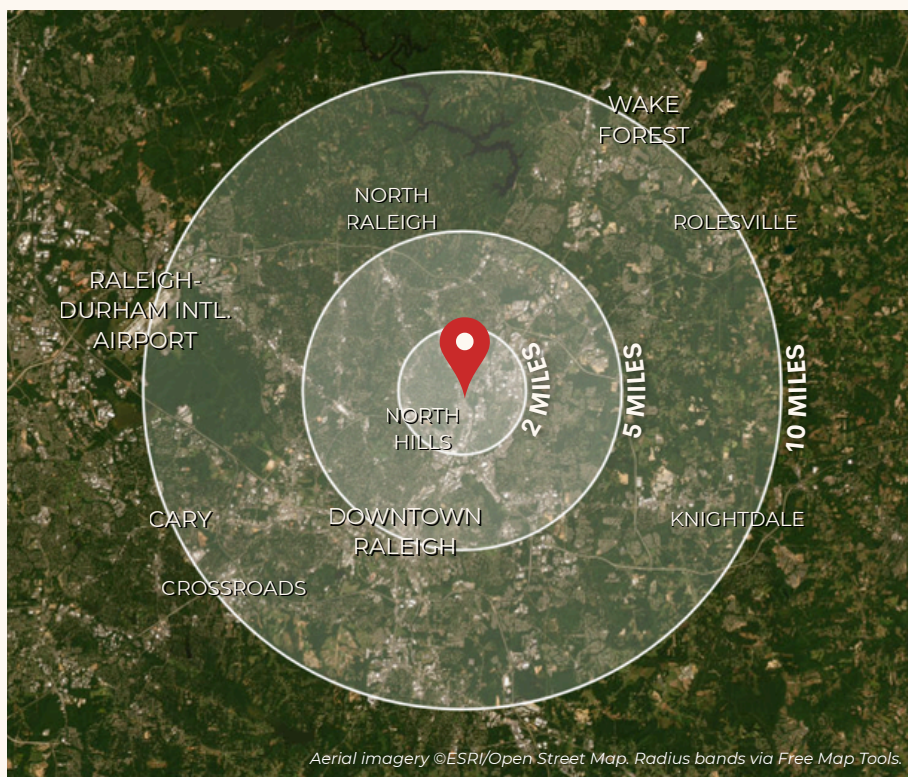


DEMOGRAPHICS & STATS

DEMOGRAPHICS

Radius Band	Population For 2025	Annual Projected Growth For 2025 - 2030	Median Household Income
2 miles	46,048	1.6%	\$73,183
5 miles	251,115	1.6%	\$89,126
10 miles	651,222	1.6%	\$90,725

RADIUS MAP



NEARBY TRAFFIC VOLUME

VOLUME PER DAY (VPD)

Counts were recorded in 2026.

- **Falls of Neuse Road & Cedarhurst Drive SOUTH**
 - **31,637 VPD**
 - 0.14 miles from 5013 Memory Road
- **E. Millbrook Road & Falls of Neuse Road WEST**
 - **16,309 VPD**
 - 0.17 miles from 5013 Memory Road

Demographics & traffic volume data are via CoStar Group for 5013 Memory Road.

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