

1120 SAWMILL ROAD

FOR PURCHASE | RALEIGH, NC



NAITRI PROPERTIES

PROPERTY OVERVIEW

Beautiful free standing North Raleigh building for sale in an idyllic park like setting near the intersection of Sawmill Road and Lead Mine Road. Building is currently used as a church but was previously a day care.

ADDRESS	1120 Sawmill Road Raleigh, NC 27615
BUILDING SIZE	Approximately 6,579 RSF
LOT SIZE	Approximately 5.21 acres
PURCHASE PRICE	\$1,900,000 (\$288.90/SF)
ZONING	R-4
PARKING	8.29:1,000 SF
HIGHLIGHTS	<ul style="list-style-type: none">• Multiple outdoor play areas with a firepit• Large covered patio• Scenic wooded setting with walking trails leading to adjacent Baker Pond• Full size commercial kitchen• Laundry Room with Washer and Dryer• 6 individual restrooms• Mixture of classrooms and open space, including a large entry space• Across the street from Greystone Village which provides access to 3 lakes with walking trails and the Greystone Club which features a community pool, tennis, basketball, and volleyball courts.

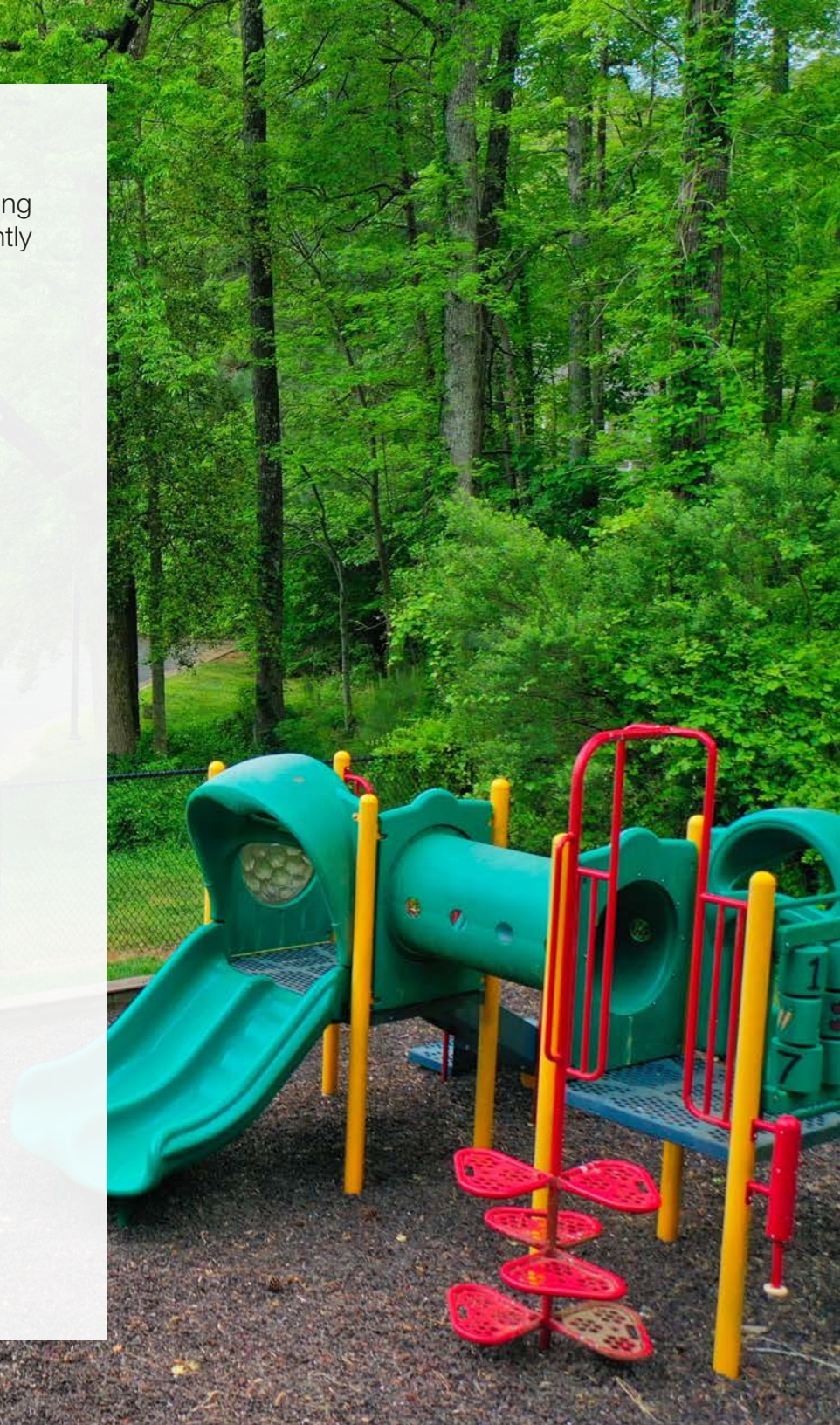
CONTACT

RYAN GAYLORD, CCIM, SIOR | 919.491.8722 | rgaylord@triprop.com

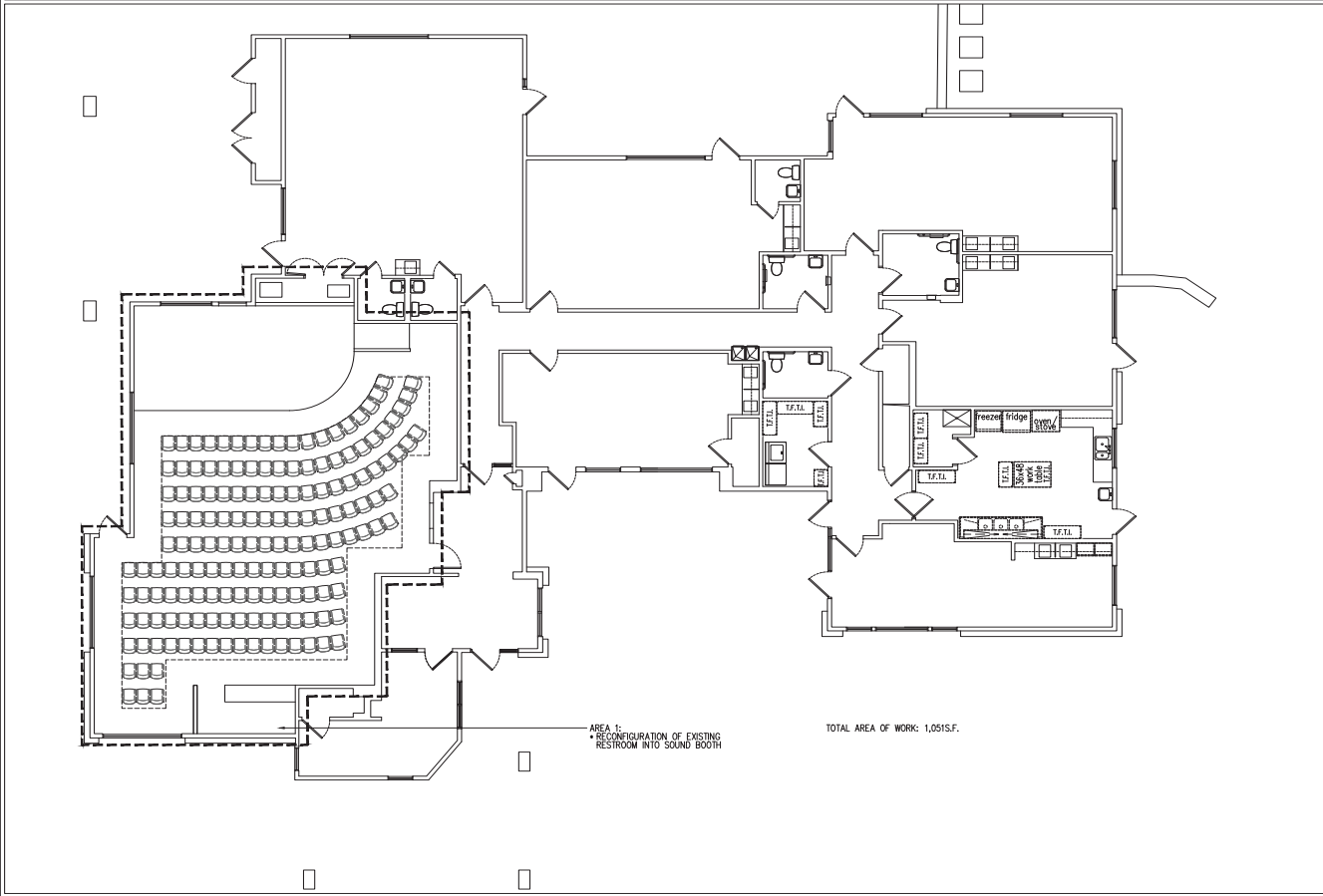
PAXTON MASSARELLI | 919.271.8040 | pmassarelli@triprop.com

TONYA MILLS | 919.614.4582 | tmills@triprop.com

NAITRI PROPERTIES



FLOOR PLAN



6,579 RSF



Click or Scan for Virtual Tour

CONTACT

RYAN GAYLORD, CCIM, SIOR | 919.491.8722 | rgaylord@triprop.com
PAXTON MASSARELLI | 919.271.8040 | pmassarelli@triprop.com
TONYA MILLS | 919.614.4582 | tmills@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.





CONTACT

RYAN GAYLORD, CCIM, SIOR | 919.491.8722 | rgaylord@triprop.com
PAXTON MASSARELLI | 919.271.8040 | pmassarelli@triprop.com
TONYA MILLS | 919.614.4582 | tmills@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



CONTACT

RYAN GAYLORD, CCIM, SIOR | 919.491.8722 | rgaylord@triprop.com

PAXTON MASSARELLI | 919.271.8040 | pmassarelli@triprop.com

TONYA MILLS | 919.614.4582 | tmills@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAI TRI PROPERTIES

AMENITIES

Convenient access to I-540 and I-440 in Raleigh's Midtown with nearby amenities including restaurants, shopping, hotels, banks, fitness and more.

FOOD

Mariscos Nayarit
Taza Grill
San Jose Mexican Restuarant
Applebee's Bar & Grill
Metro Diner
Cook Out
La Ranchirita Mexican
Winston's Grille
Char-Grill
Wayback Burgers
Red Bowl Asian Bistro
Chili's Bar & Grill
Farina Neighborhood Italian
Hibernian Irish Pub
Bad Daddy's Burger Bar
Five Guys
Vivo Restorante
Guasaca
Arby's
River Pub
Smashburger
Tazik's Mediterranean Cafe
Falls River Cafe
Salsa Fresh Mexican Grill
Bella Italian Raleigh
Jason's Deli

HOTELS

Hilton Garden Inn
Home2Suites by Hilton
Courtyard by Marriot
Hampton Inn
Fairfield Inn & Suites
WoodSpring Suites
Holiday Inn Express
Embassy Suites by Hilton
Days Inn by Wyndham

BANKS

Fidelity Bank
First Horizon Bank
North State Bank
First Citizens Bank
SouthState Bank
PNC Bank
First National Bank
Wells Fargo
Truist
Chase Bank

PARKS/OUTDOOR RECREATION

Honeycutt Park
Tree Runner Adventure Park
East Fork Mine Creek

Falls of Neuse Trail
Baileywick Road Park
Peter Williams Park
Durant Nature Preserve
Green Hills Country Park
Oakboro Park
Go Ape Zipline and Adventure Park
Shelley Lake Park
Sandy Creek Greenway

SHOPPING & WELLNESS

Falls Pointe Shopping Center
Yoga Inspired
O2 Fitness
Blissful Wellness
TJ Maxx
Triangle Town Center
Step Above Massage
Raleigh Health & Wellness
Sutton Square
Plantation Pointe
Myology Sports Massage
Willow Tree Soul Wellness
Harvest Plaza
Gratitude Hot Yoga Center
LaFayette Village
White Dahlia

CONTACT

RYAN GAYLORD, CCIM, SIOR | 919.491.8722 | rgaylord@triprop.com
PAXTON MASSARELLI | 919.271.8040 | pmassarelli@triprop.com
TONYA MILLS | 919.614.4582 | tmills@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



ZONING

Sec. 6.1.4. Allowed Principal Use Table

Use Category Specific Use	RESIDENTIAL					MIXED USE							SPECIAL					Definition/ Use Standards
	R-1	R-2	R-4	R-6	R-10	RX-	OP-	OX-	NX-	CX-	DX-	IX-	CM	AP	IH	MH	CMP	
RESIDENTIAL																		
HOUSEHOLD LIVING, AS LISTED BELOW:																		
Single-unit living	P	P	P	P	P	P	--	P	P	P	P	--	--	P	--	P	P	Sec. 6.2.1.A.
Two-unit living	--	L	L	P	P	P	--	P	P	P	P	--	--	--	--	--	P	Sec. 6.2.1.B.
Multi-unit living	--	--	L	L	P	P	--	P	P	P	P	L	--	--	--	--	P	Sec. 6.2.1.C.
Cottage court	--	L	L	P	P	P	--	P	P	P	--	--	--	--	--	--	--	Sec. 6.2.1.D.
Conservation development	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 6.2.1.E.
Compact development	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 6.2.1.F.
Manufactured home development	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	--	Sec. 6.2.1.G.
Multi-unit supportive housing residence	L	L	L	L	L	L	--	L	L	L	L	L	--	L	--	--	L	Sec. 6.2.1.H.
Supportive housing residence	L	L	L	L	L	L	--	L	L	L	L	L	--	L	--	--	L	Sec. 6.2.1.I.
GROUP LIVING, EXCEPT AS LISTED BELOW:																		
Boardinghouse	S	S	S	S	S	P	--	P	P	P	P	P	--	--	--	--	P	Sec. 6.2.2.A.
Congregate care	--	--	--	--	S	L	--	L	L	L	L	L	--	--	--	--	L	Sec. 6.2.2.B.
Dormitory, fraternity, sorority	S	S	S	S	L	L	--	L	L	L	L	L	--	--	--	--	L	Sec. 6.2.2.C.
Dormitory, fraternity, sorority	--	--	--	--	--	P	--	P	--	P	P	P	--	--	--	--	P	Sec. 6.2.2.D.
Continuing care retirement community	S	S	S	S	L	L	--	L	L	L	L	L	--	--	--	--	S	Sec. 6.2.2.E.
Rest home	S	S	S	L	L	P	--	P	P	P	P	P	--	--	--	--	P	Sec. 6.2.2.F.
SOCIAL SERVICE, AS LISTED BELOW:																		
Emergency shelter type A	--	--	--	--	--	--	--	S	--	S	S	S	--	--	L	--	--	Sec. 6.2.3.A.
Emergency shelter type B	--	--	--	--	--	L	--	L	--	L	L	L	--	--	L	--	--	Sec. 6.2.3.B.
Special care facility	S	S	S	S	S	S	L	L	L	L	L	L	--	--	L	--	L	Sec. 6.2.3.C.
PUBLIC & INSTITUTIONAL																		
CIVIC, EXCEPT AS LISTED BELOW:																		
Cemetery	L	L	L	L	L	P	P	P	P	P	P	P	--	P	P	L	P	Sec. 6.3.1.A. & E.
College, community college, university	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 6.3.1.B.
College, community college, university	--	--	--	--	--	--	P	P	--	P	P	P	--	--	--	--	P	Sec. 6.3.1.C.
Use Category Specific Use	RESIDENTIAL					MIXED USE							SPECIAL					Definition/ Use Standards
	R-1	R-2	R-4	R-6	R-10	RX-	OP-	OX-	NX-	CX-	DX-	IX-	CM	AP	IH	MH	CMP	
SCHOOL, PUBLIC OR PRIVATE (K-12)																		
School, public or private (K-12)	L	L	L	L	L	L	L	L	L	L	L	L	--	L	--	L	L	Sec. 6.3.2.A.
PARKS, OPEN SPACE AND GREENWAYS																		
Parks, open space and greenways	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 6.3.3.A.
MINOR UTILITIES																		
Minor utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 6.3.3.B.
MAJOR UTILITIES, EXCEPT AS LISTED BELOW:																		
Telecommunication tower (<250 ft)	L	L	L	L	L	L	L	L	L	L	L	L	--	L	L	L	L	Sec. 6.3.3.C.
Telecommunication tower (≥250 ft)	S	S	S	S	S	S	S	S	S	S	S	S	--	S	S	S	S	Sec. 6.3.3.D.
COMMERCIAL																		
DAY CARE, AS LISTED BELOW:																		
Day care, home	L	L	L	L	L	L	--	L	L	L	L	L	--	L	--	L	L	Sec. 6.4.1.A.
Day care center	S	S	S	S	S	S	L	L	L	L	L	L	--	--	--	S	L	Sec. 6.4.1.B.
INDOOR RECREATION, EXCEPT AS LISTED BELOW:																		
Adult establishment	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	P	Sec. 6.4.1.C.
Dance, martial arts, music studio or classroom	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	--	--	Sec. 6.4.2.A.
Health club	--	--	--	--	--	L	P	P	P	P	P	P	--	--	--	--	--	Sec. 6.4.2.B.
Sports academy	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	P	Sec. 6.4.2.C.
MEDICAL																		
Medical	--	--	--	--	--	L	P	P	P	P	P	P	--	--	--	--	P	Sec. 6.4.2.D.
OFFICE																		
Office	--	--	--	--	--	L	P	P	P	P	P	P	--	--	P	--	P	Sec. 6.4.3.A. & B.
OUTDOOR RECREATION, EXCEPT AS LISTED BELOW:																		
Golf course	L	L	L	L	L	--	--	--	--	P	--	P	--	--	--	--	P	Sec. 6.4.4.A. & B.
Outdoor sports or entertainment facility (≤250 seats)	P	P	P	P	P	P	P	P	P	P	P	P	--	P	--	P	P	Sec. 6.4.5.A.
Outdoor sports or entertainment facility (>250 seats)	S	S	S	S	S	S	S	S	S	S	S	S	--	S	S	S	S	Sec. 6.4.5.B.
Riding stables	L	--	--	--	--	--	--	--	--	--	--	L	--	L	--	--	--	Sec. 6.4.5.C.
OVERNIGHT LODGING, EXCEPT AS LISTED BELOW:																		
Overnight lodging	--	--	--	--	--	--	P	S	--	P	P	P	--	--	--	--	P	Sec. 6.4.5.D.

A. Civic Use Category

Places of public assembly that provide ongoing governmental, life safety, educational and cultural services to the general public, as well as meeting areas for religious practice. Civic includes the following uses.

1. Cemetery.
2. College, community college, university.
3. Civic club.
4. Museum, library.
5. Places of worship including church, mosque, synagogue, temple.
6. Police, fire, EMS station.
7. School, public or private (K-12).



CONTACT

RYAN GAYLORD, CCIM, SIOR | 919.491.8722 | rgaylord@triprop.com
 PAXTON MASSARELLI | 919.271.8040 | pmassarelli@triprop.com
 TONYA MILLS | 919.614.4582 | tmills@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

TRIANGLE REGION



CONTACT

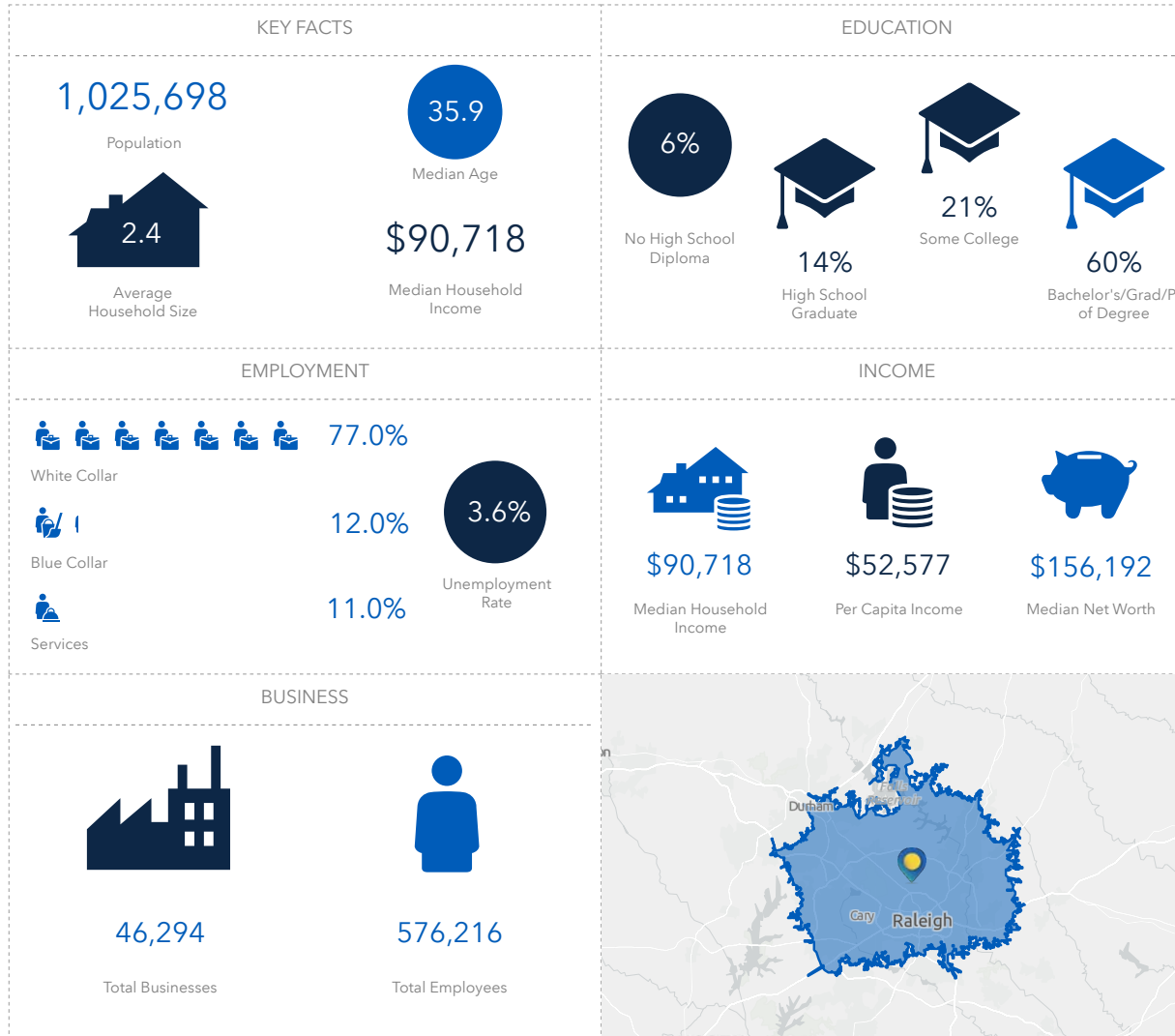
RYAN GAYLORD, CCIM, SIOR | 919.491.8722 | rgaylord@triprop.com
 PAXTON MASSARELLI | 919.271.8040 | pmassarelli@triprop.com
 TONYA MILLS | 919.614.4582 | tmills@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



DEMOGRAPHICS

25 MINUTE AVERAGE COMMUTE RADIUS



CONTACT

RYAN GAYLORD, CCIM, SIOR | 919.491.8722 | rgaylord@triprop.com
 PAXTON MASSARELLI | 919.271.8040 | pmassarelli@triprop.com
 TONYA MILLS | 919.614.4582 | tmills@triprop.com



All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.