

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$735,000
AVAILABLE SF:	2,208 SF
LOT SIZE:	2.06 Acres
BUILDING SIZE:	2,208 SF
ZONING:	OIP
MARKET:	Raleigh/Durham
SUBMARKET:	Cary
TRAFFIC COUNT:	24,500
PRICE / SF:	\$332.88

PROPERTY OVERVIEW

PROFESSIONAL OFFICE CONDO FOR SALE IN CARY. Condo features 2 private offices, an office/conference room, a waiting area, a reception area, storage / potential office space, a restroom and a large open area. Building has many updates including new roof, new HVAC (1 year old) and new water heater. Building exterior was recently painted and parking lot recently repaved. Excellent Cary location with high traffic count. Association Fee is \$326/month.

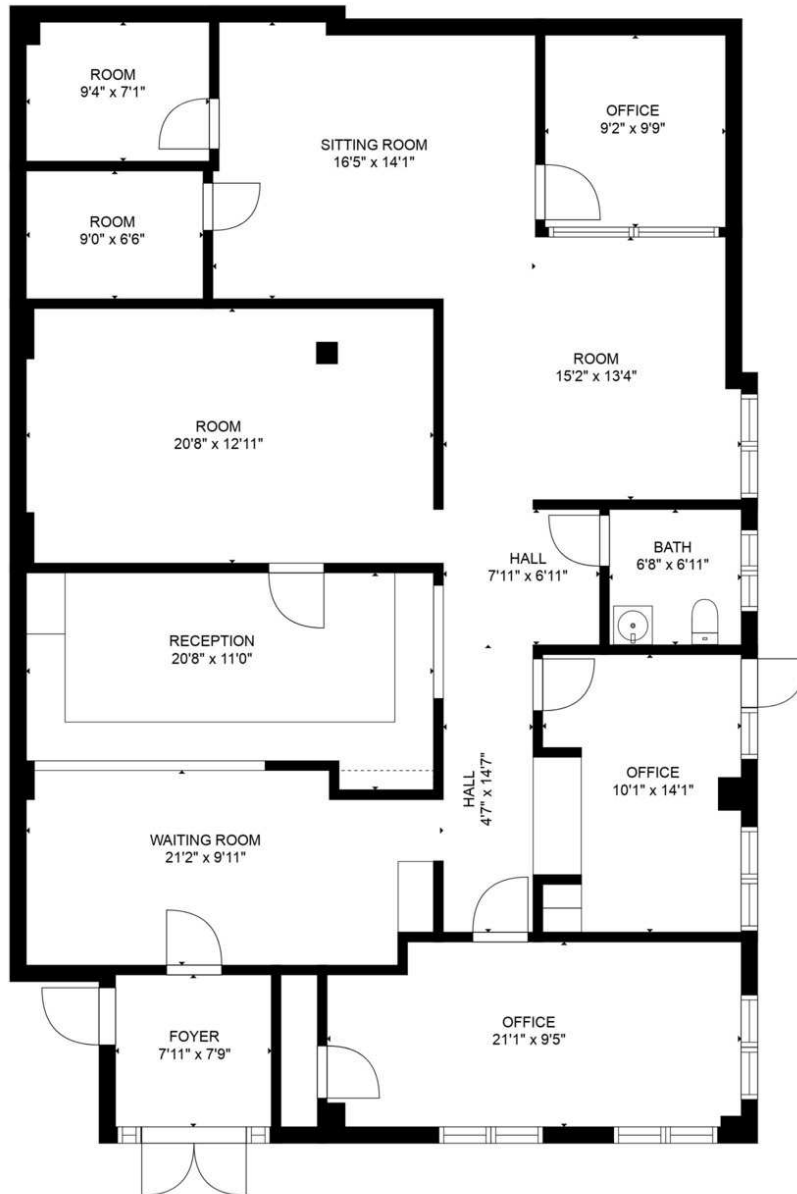
PROPERTY HIGHLIGHTS

- 2,208 SF Office Condo
- Private Offices, Conference Room, Reception Area, Waiting Area, Restroom
- Storage Room / Possible Small Office
- Large, Open Area in Rear of Unit
- Well-Maintained Building with Many Recent Updates

Additional Photos



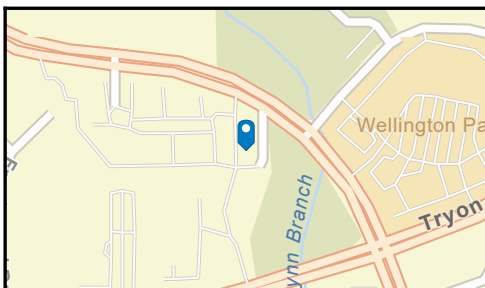
Floor Plans



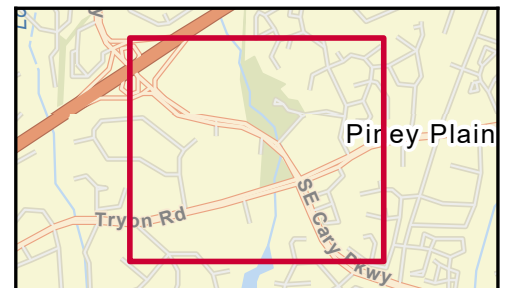
Estimated areas

GLA FLOOR 1: 2130 sq. ft, excluded 0 sq. ft
Total GLA 2130 sq. ft, total scanned area 2130 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q1 2022).

Ring: 1 mile radius

Metro Renters

Dominant Tapestry Segment

KEY FACTS



9,838

Total Population



\$373,443

Median Home Value



494

Businesses



10,985

Daytime Population



42.3

Median Age



1.07%

2020-2022 Pop Growth Rate



\$60,446

Per Capita Income



2.2

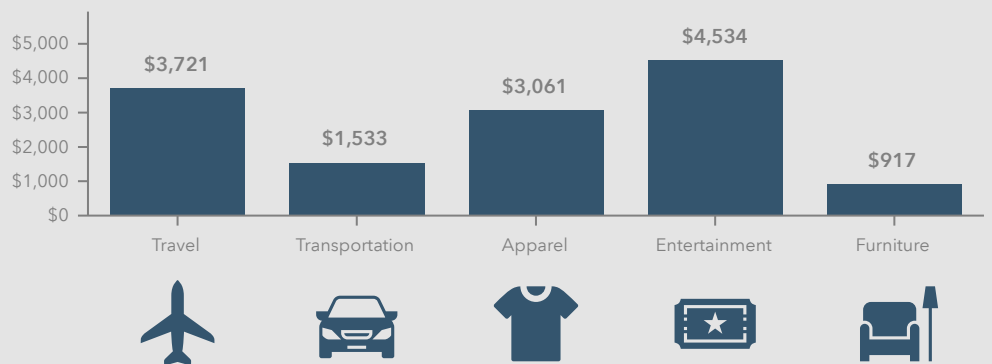
Avg Household Size



\$101,796

Median Household Income

KEY SPENDING FACTS

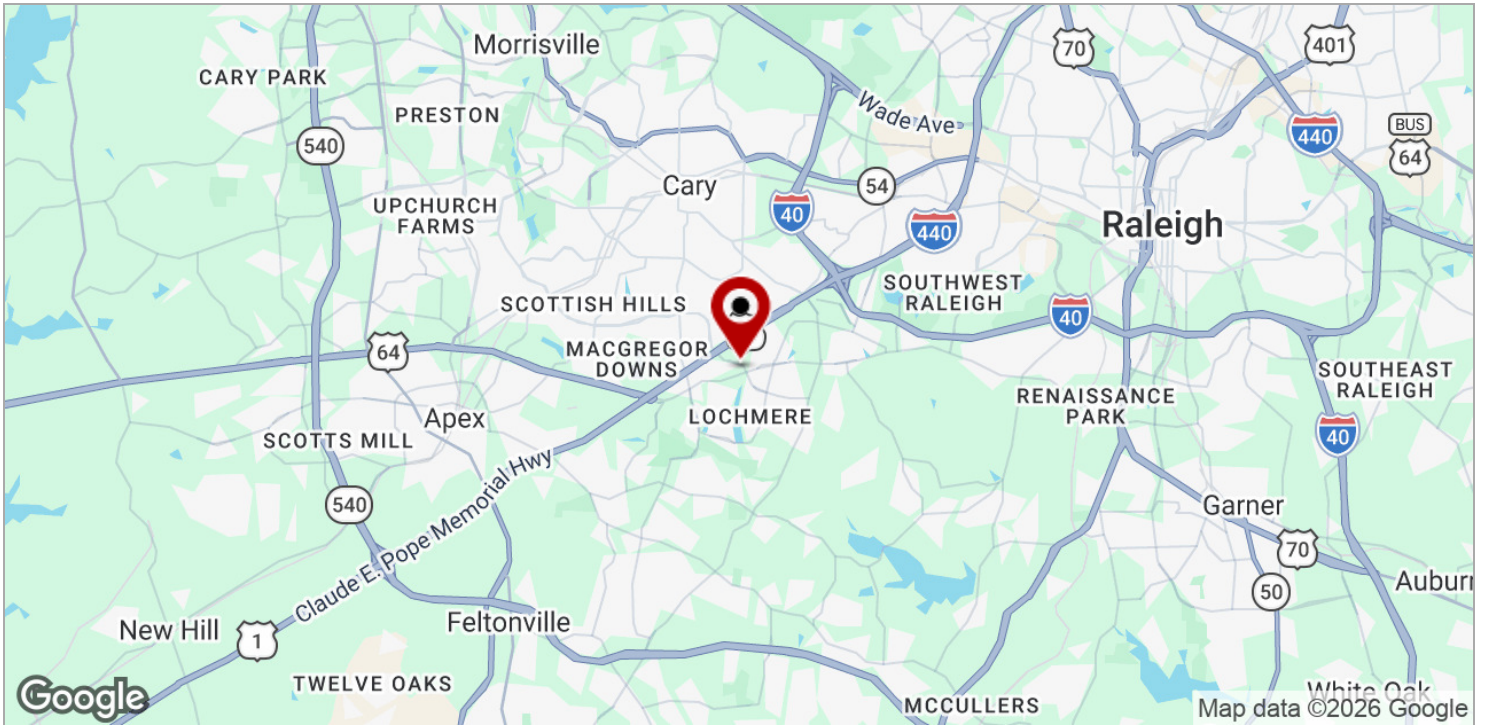
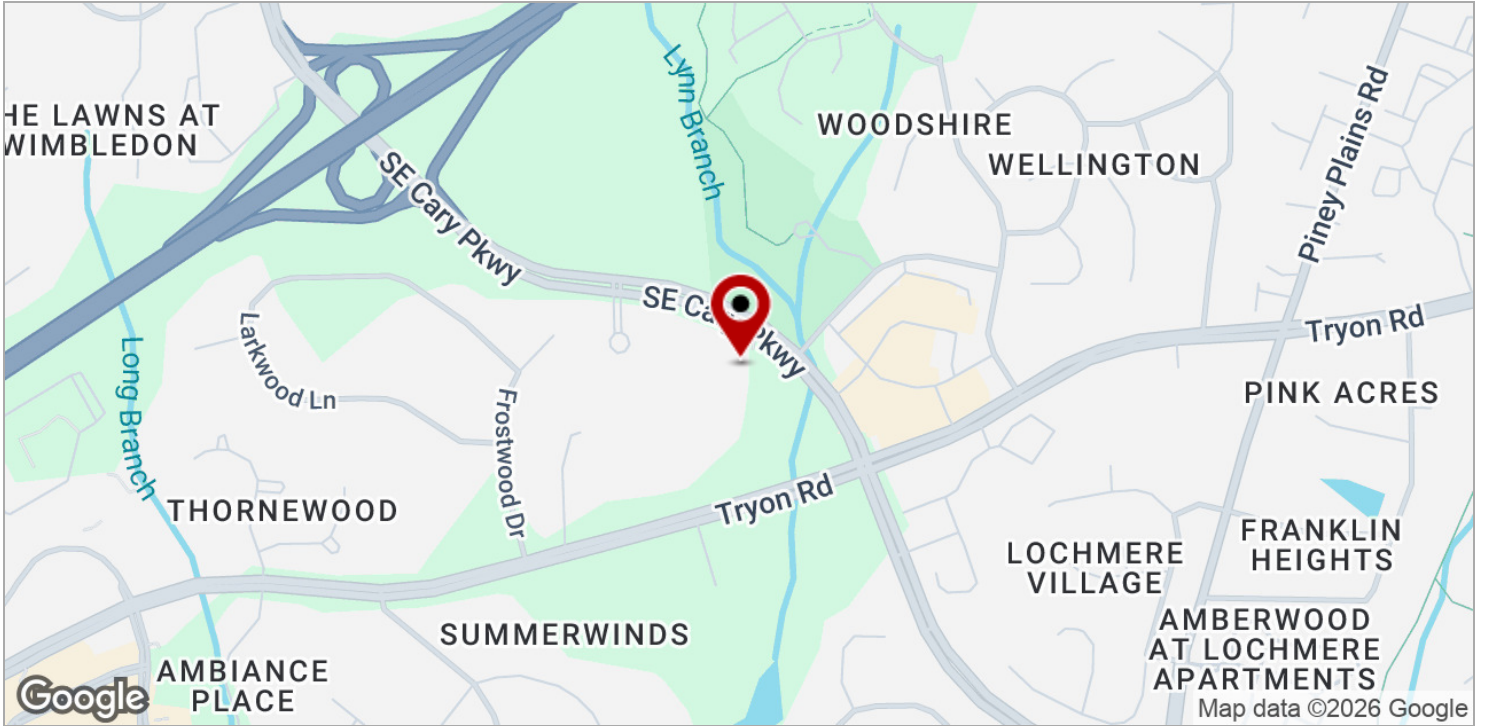


This infographic contains data provided by Esri, Esri-Data Axle, Esri-U.S. BLS. The vintage of the data is 2022, 2027

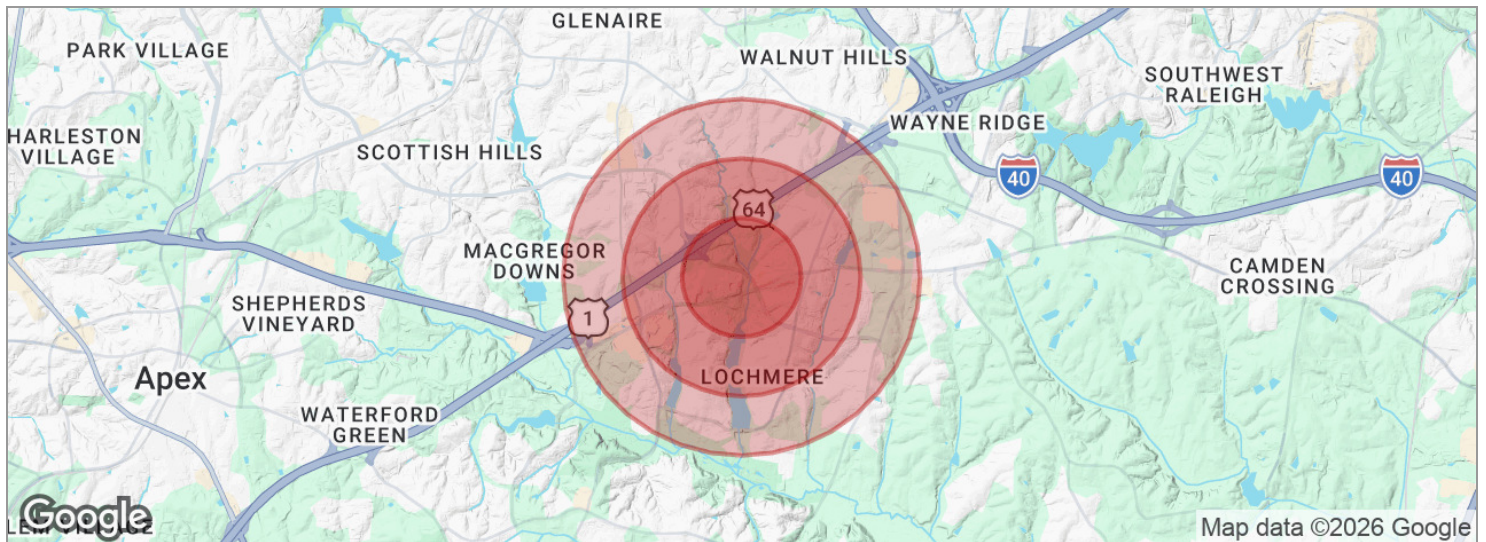
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Spending facts are average annual dollars per household

Location Maps



Demographics Map



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	1,690	7,508	15,031
Median age	47.3	46.1	47.4
Median age (male)	44.8	44.0	45.4
Median age (Female)	48.4	47.6	48.8
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	800	3,705	7,193
# of persons per HH	2.1	2.0	2.1
Average HH income	\$122,797	\$111,782	\$121,108
Average house value	\$378,924	\$320,037	\$331,995

* Demographic data derived from 2020 ACS - US Census