



TWIN LAKES CENTER

DAVIS DRIVE & AIRPORT BOULEVARD | CARY, NC

Wegmans

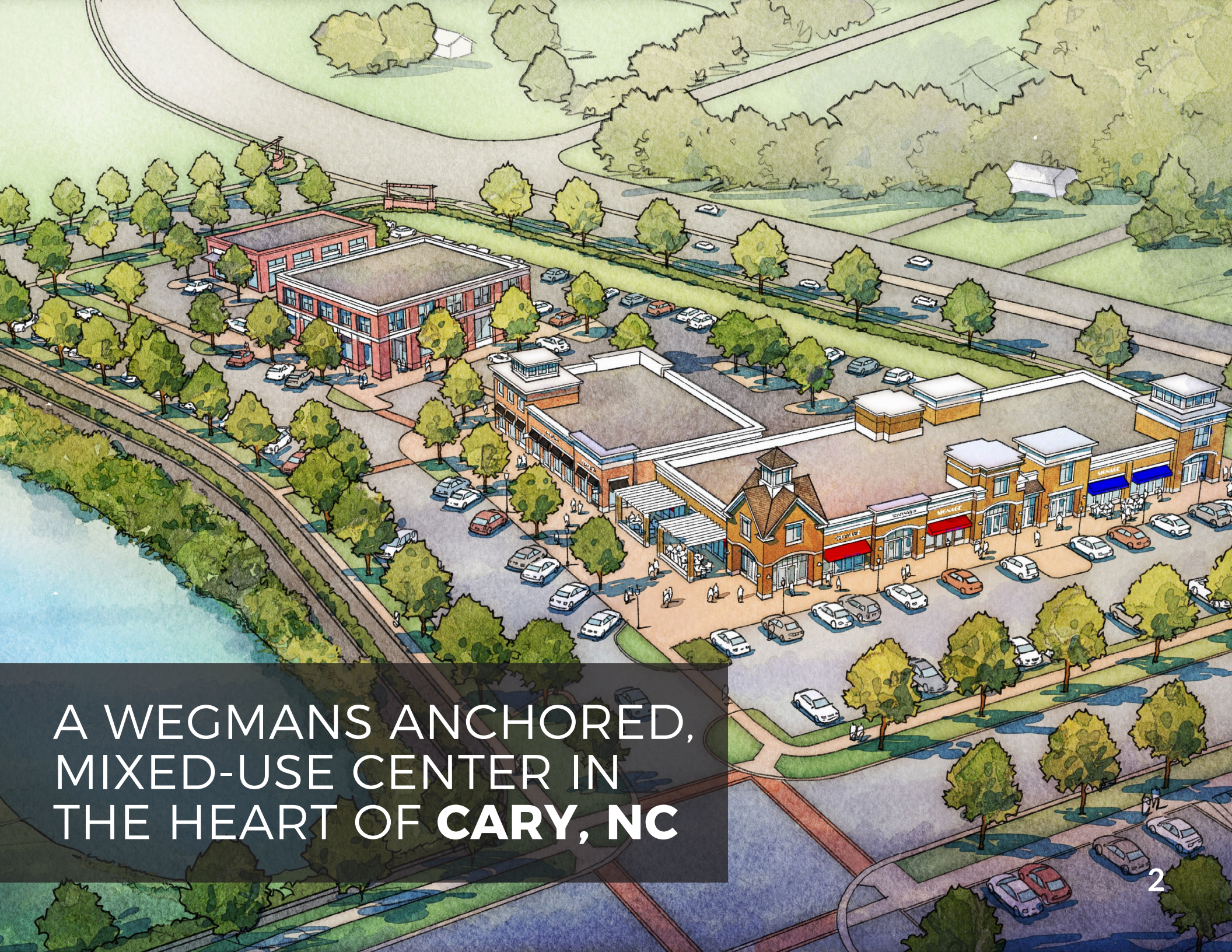
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A WEGMANS ANCHORED,
MIXED-USE CENTER IN
THE HEART OF **CARY, NC**

PROPERTY OVERVIEW

Twin Lakes Center

Twin Lakes Center is a new community shopping center featuring approximately 126,000 SF of retail space. Outparcel 1 has a Drive-Thru in Wegmans anchored center plus signalized access from Davis Drive.

Property Highlights

- Direct access from Davis Drive with 27,000 daily traffic units
- Density of 147,620 people within a five mile radius with an average household income of \$136,000
- Anchored by a 103,000 SF Wegmans supermarket
- Overture, a 188-unit high-end 55+ residential community, is being developed as an extension of Twin Lakes Center

CHESWAY DRIVE
(50' PUBLIC R/W)

OUTPARCEL 2

**LOI
PAD SITE**
1.34 ACRES

Wegmans
UNDER CONSTRUCTION

OVERTURE
188-UNIT
HIGH-END 55+
RESIDENTIAL
COMMUNITY

OUTPARCEL 1
GROUND LEASE
AVAILABLE
WITH DRIVE-THRU

DAVIS DRIVE
27,000 VPD

mezeh
Great Clips
GULLI BOYS
PARIS
Hollywood Feed
Bul Box

STORMWATER
MANAGEMENT
FACILITY #2

STORMWATER
MANAGEMENT
FACILITY #1

ROAD 'C'
(PRIVATE)

4

TWIN LAKES CENTER SITE PLAN



OUTPARCEL 1

**GROUND LEASE
AVAILABLE
WITH DRIVE-THRU**

BUILDING A
RETAIL/RESTAURANT/OFFICE
19,400 SF
(13,000 SF IN CORRIDOR)

PARKING
170 STANDARD
8 ACCESSIBLE
178 TOTAL
RATIO: 6.33/1,000 SF

DAVIS DRIVE
(VARIABLE WIDTH PUBLIC
P.B.2009, PG. 120)

THE ECONOMY

A Thriving Market with Continued Growth.

Cary is a thriving community of more than 160,000 residents in the heart of the Research Triangle region of North Carolina, which includes Raleigh, Durham and Chapel Hill. With a population of more than 2 million, the Triangle consistently ranks among the top regions in the country to live, work, start a business and find a home. Cary has taken advantage of its unique location to create a nationally recognized community of excellence.

Starting in 2012, the Town of Cary has budgeted more than \$400 million in infrastructure projects focused on maintaining Cary's quality of life. Three billion dollars of private funds have been invested in residential and commercial construction and equipment in only five years.

Raleigh-Durham International Airport is minutes away, and offers nearly 400 flights on eight major airlines to nearly 40 non-stop destinations daily including Atlanta, Boston, Chicago, Dallas, Los Angeles, New York, San Francisco, Seattle, Washington, DC, and direct to London and Paris. Piedmont-Triad Airport, Charlotte and Wilmington airports are also easily accessible from Cary.

Twin Lakes Center



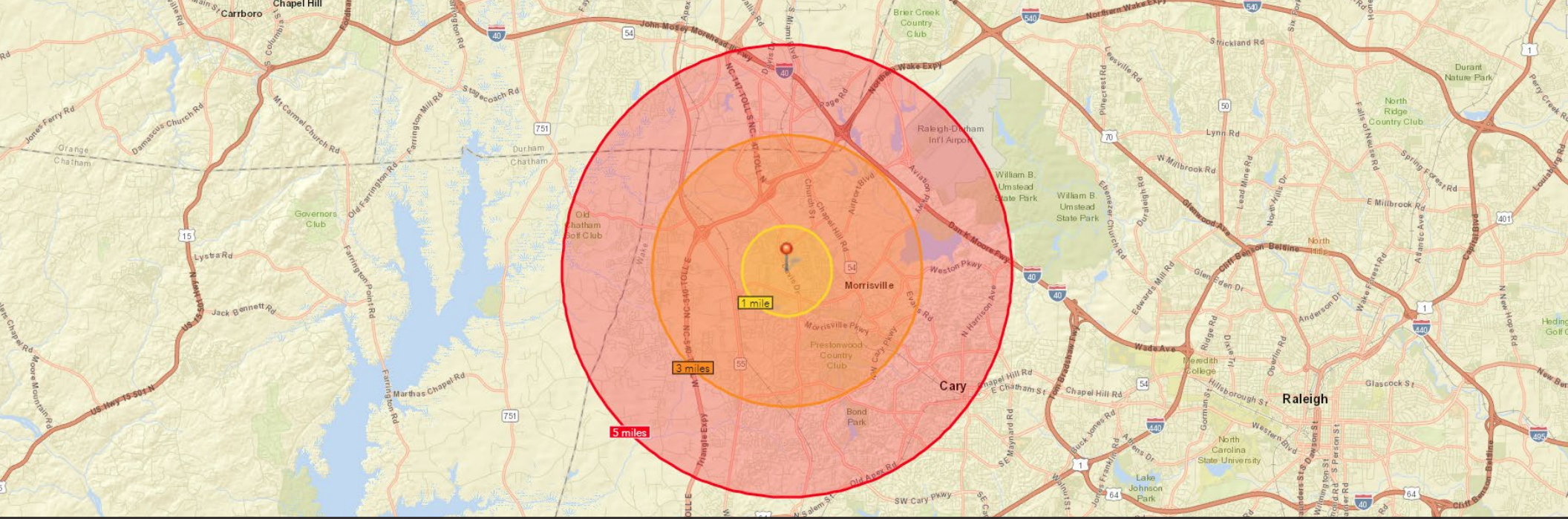


Twin Lakes Center



POPULATION PROFILE

- The region's educated, skilled and diverse workforce is 1.2 million strong and rapidly growing. Almost 64% of the population have bachelors' degrees or higher, with 26% holding masters' degrees and doctorates. 42,000 new area college graduates are entering the workforce annually. Cary is a magnet for employees from other areas - creating an unrivalled workforce and low unemployment rate.
- The region boasts professionals from more than 500 companies driving the area's economic and technological growth in smart grid, energy efficiency, advanced transportation and alternative energy.
- There are almost 65,000 housing units in Cary. About 75 percent of the housing is single-unit, with 25 percent multi-unit. Occupancy rate is 95 percent, with 68 percent owner-occupied.



DEMOGRAPHIC PROFILE AND STATISTICS

| Radius | Population | Population Growth (2018-2023) | Households | Median Age | Average HH Income |
|---------|------------|-------------------------------|------------|------------|-------------------|
| 1 Mile | 14,788 | 2.87% | 5,414 | 35.9 | \$122,600 |
| 3 Miles | 63,351 | 3.50% | 24,154 | 35.6 | \$132,307 |
| 5 Miles | 147,620 | 2.97% | 56,680 | 36.0 | \$125,728 |

PARKSIDE TOWN COMMONS



ALSTON TOWN CENTER



MCCRIMMON CORNERS



TWIN LAKES CENTER

BETHANY VILLAGE



GRACE PARK



MORRISVILLE MARKET



STONE CREEK VILLAGE



BRADFORD SHOPS



PARK WEST VILLAGE



PARK PLACE SHOPPING CENTER



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