



**3450**  
KILDAIRE FARM RD

RETAIL SPACES FOR LEASE  
**MILLPOND VILLAGE**

3450-3490 Kildaire Farm Road, Cary, NC 27518

Alidade  
Capital

york

RETAIL LEASING AGENTS

GARDENIA BUENDIA

gardeniabuendia@yorkproperties.com  
919.645.2782

JOHN KOONCE

johnkoonce@yorkproperties.com  
919.645.2765

YORK PROPERTIES

2108 Clark Avenue  
Raleigh, NC 27605  
919.821.1350

f t i y  
@yorkproperties1  
yorkproperties.com

publix  
FOOD & PHARMACY

3480

This information has been secured from sources believed to be reliable, but such information cannot be guaranteed for its accuracy and should be used for informational purposes only. Any projections, opinion, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information, nor any guarantee of completeness, usefulness, timeliness or warranty of future performance. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purposes only and are the property of their respective owners.

# MILLPOND VILLAGE

3450 KILDAIRE FARM RD, CARY, NC



Prominent location at Intersection of Ten-Ten Rd (17,000 vpd) and Kildaire Farm Rd (27,998 vpd)

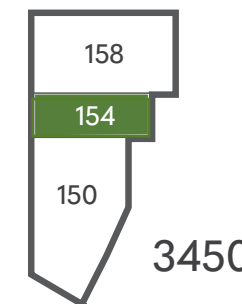
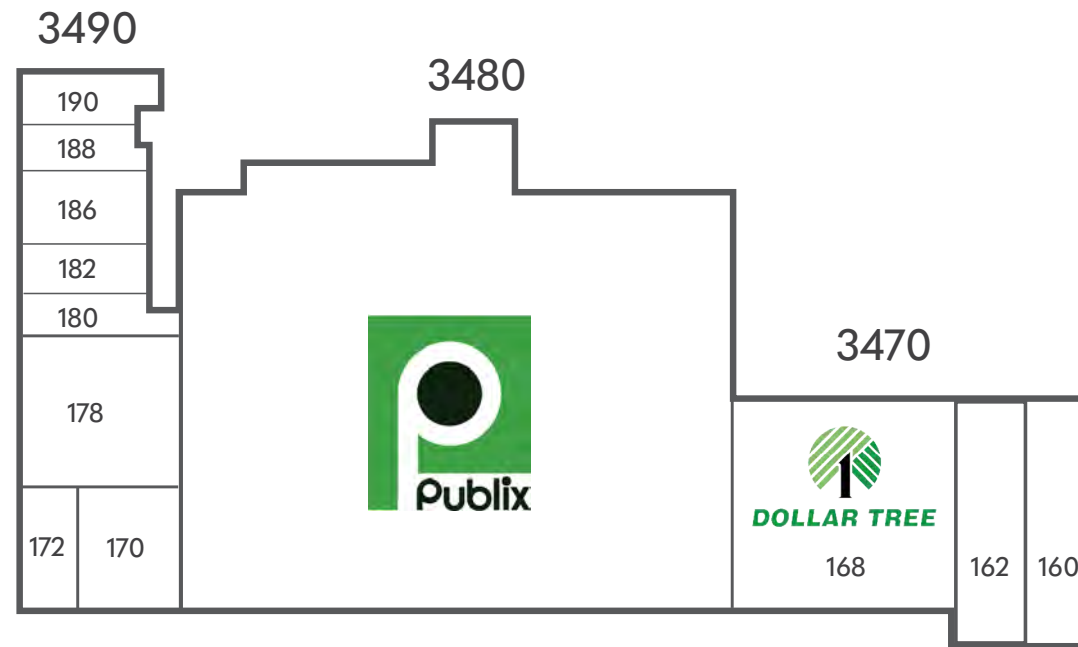


# PHASE I

Suite 154 ± 1,032 sf

SUITE	TENANT	SIZE
190	Hong Kong Chinese	1,221
188	Sharkey's Cuts for Kids	1,182
186	Millpond Dance	2,361
182	State Farm/John Tudor	1,182
180	Bella Tan/Nail Experts	1,391
178	Aktivate Fitness	3,693
172	Jersey Mike's Subs	1,526
170	Marbell-Hardware Dental	2,227
	Publix	48,523
168	Dollar Tree	9,394
162	Brue Print	3,276
160	Frida's Patio	3,272
158	Brother's of NY Pizza	1,880
<b>154</b>	<b>AVAILABLE</b>	<b>1,032</b>
150	Thai Lotus	2,249

\*clickable suite numbers linked to the detailed floor plans



## SPACE FEATURES

### RETAIL

- Anchored Publix grocery has been exceptional growth in sales since opening the Millpond location in 2017
- Home to Wake Tech Community College Western Wake campus and National Association for Community College Entrepreneurship
- Limited supply of and opportunity for more retail and office product in submarket
- Active outparcel uses including McDonalds, Starbucks and soon-to-be-announced popular QSR in the former First Citizens Bank

### LOCATION

- Prominent location at intersection of Ten-Ten Rd (17,000 VPD) and Kildaire Farm Rd (27,998 VPD)
- Prominent location at intersection of Ten-Ten Rd (17,000 VPD) and Kildaire Farm Rd (27,998 VPD)
- In close proximity to 540 Extension
- Excellent surrounding demographics

### AVAILABILITY

#### EXISTING

Suite 129	± 2,585 sf
Suite 131	± 2,451 sf
Suite 136	± 1,828 sf
Suite 137	± 1,487 sf
Suite 154	± 1,032 sf

\*Suite 129 and 131 can be combined for a total of 5,036 SF (clickable suite numbers)

#### RATE

\$24.00 - \$28.00 PSF | NNN

#### TICAM

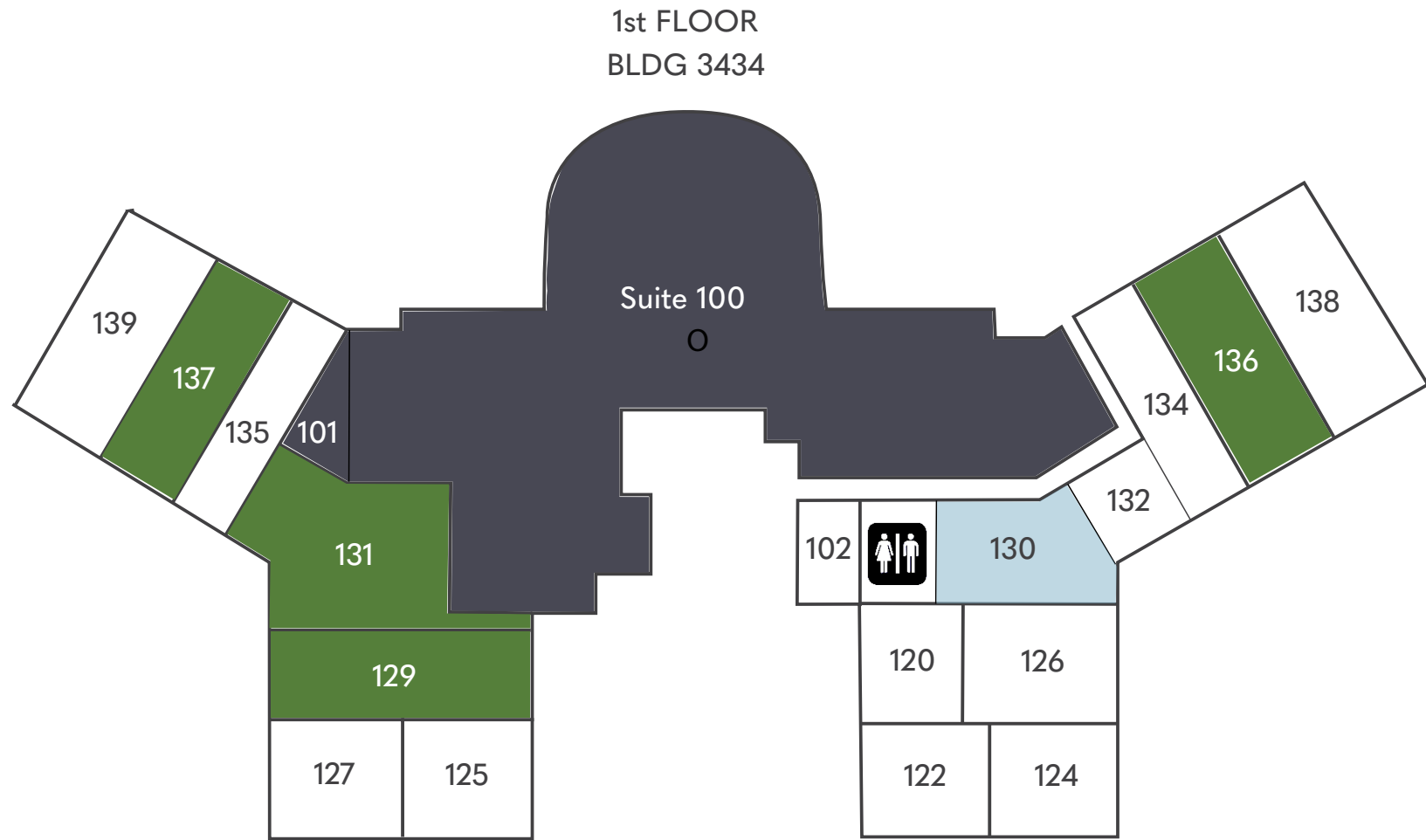
\$4.42 PSF

# PHASE II

- Suite 137 ± 1,487 sf
- Suite 131 ± 2,451 sf
- Suite 129 ± 2,585 sf
- Suite 136 ± 1,828 sf

SUITE	TENANT	SIZE
139	Cary Day Spa & Nails	2,186
<b>137</b>	<b>AVAILABLE</b>	<b>1,487</b>
135	Post Net	1,393
<b>131</b>	<b>AVAILABLE</b>	<b>2,451</b>
<b>129</b>	<b>AVAILABLE</b>	<b>2,585</b>
127	Papa Murphey's Pizza	1,237
125	Studio Em	1,128
101	Wake Tech	627
102	Willowdale Realty	607
100	Wake Tech	14,454
138	Geeta Bhat, DDS	2,186
<b>136</b>	<b>AVAILABLE</b>	<b>1,828</b>
134	Edwards Jones	1,406
132	Schramm Insurance	823
130	Wake Tech	1,868
120	Pilates The Form	974
126	Le Nu Spa	1,617
122	Infinite30	1,095
124	Tots N Teets Pediatrics	1,227

\*clickable suite numbers linked to the detailed floor plans



### AVAILABILITY

#### EXISTING

- Suite 129 ± 2,585 sf
- Suite 131 ± 2,451 sf
- Suite 136 ± 1,828 sf
- Suite 137 ± 1,487 sf
- Suite 154 ± 1,032 sf

\*Suite 129 and 131 can be combined for a total of 5,036 SF (clickable suite numbers)

### RATE

\$24.00 - \$28.00 PSF | NNN

### TICAM

\$4.42 PSF

**DOWNTOWN CARY**

**CROSSROADS PLAZA** →

- Target
- Lowes
- IMAX
- Best Buy
- Marshalls
- Party City
- Olive Garden
- Chick-Fil-A

**WHOLE FOODS** →

- Harris Teeter
- Cine Bistro
- Walmart
- Walgreens
- Chick-fil-A

→

- Chevrolet
- Audi
- Chrysler
- Honda
- Hyundai

**HIGHLANDS ON THE LAKE**

**MILLPOND VILLAGE**

← **HARRIS TEETER**

- Genki Sushi Bar
- Dunkin' Donuts

← **WALMART**

- ABC Store
- McDonald's
- Waffle House

64

64

1

TRYON ROAD

KILDAIRE FARM ROAD

Picardy  
Pointe

McGregor  
Downs

Seagroves  
Farm

Avalon Peak

Wyndfall

Kesington  
& Danbury

Glenridge

Meadows at  
Kildaire

Windermere

Costwold

KESINGTON AT REGENCY

DANBURY

FERNWOOD

WAKE TECH →

QUICK SERVICE RESTAURANT →  
coming soon

PUBLIX →

STARBUCK'S →

MCDONALD'S →

TEN-TEN ROAD

KILDAIRE FARM ROAD

## CARY ACCOLADES

### #1 BUSINESS CLIMATE RANKING

SmartAsset · June, 2021

### #3 LOWEST PROPERTY-CRIME RATE IN THE US

Milken Institute · February 2021

### #1 SAFEST MIDSIZE CITY IN THE US

Bankrate · January 2021

### #1 CITY IN NC WHERE WOMEN ARE SUCCESSFUL

WalletHub · January, 2021

### #1 BEST PLACE TO LIVE IN NC

SmartAsset · 2021

### #1 NUMBER 1 CITY IN NC TO RAISE A FAMILY

MagnifyMoney.com · May 2021

## ABOUT THE AREA

One of the fastest-growing cities in the South, Cary is home to renowned restaurants, world-class shopping, booming business, top-tier entertainment, culture and arts and wide range of leisure and outdoor experiences. It's no wonder that MONEY magazine has ranked Cary as one of the country's "Best Places to Live." Home of the USA Baseball National Training Complex, a hot spot for soccer with North Carolina Football Club and North Carolina Courage pro soccer teams at WakeMed Soccer Park and summer home of the North Carolina Symphony, Cary is located just 17 minutes from downtown Raleigh.

With its small-town atmosphere and close proximity to Raleigh, Research Triangle Park and RDU International Airport, Cary provides an impressive variety of recreational, sports, environmental, historical and cultural arts programs and services.

-visitraleigh.com

## RECENT MAJORITY JOB ANNOUNCEMENTS IN CARY

**600**

Jobs over the next 12 years, xerox

**100**

Jobs, Epic Games New HQ

**200**

Jobs Dude Solution






**300+**

Jobs, Pennymac

**3,000**

Jobs, Apple new campus

## MILLPOND VILLAGE DEMOGRAPHICS

 MILE RADIUS	 POPULATION	 HOUSEHOLDS	 HOUSEHOLD INCOME	 DAYTIME POPULATION
1	6,116	2,258	\$130,436	1,733
2	43,156	16,274	\$118,970	25,228
3	137,106	53,634	\$106,646	57,752



# MILLPOND

## VILLAGE

### LEASING AGENTS

---

GARDENIA BUENDIA

[gardeniabuendia@yorkproperties.com](mailto:gardeniabuendia@yorkproperties.com)

919.645.2772

JOHN KOONCE

[johnkoonce@yorkproperties.com](mailto:johnkoonce@yorkproperties.com)

919.645.2765

**york**

**Alidade**  
*Capital*

#### YORK PROPERTIES

Brokerage · Property Management · Security  
Maintenance · Association Management · Construction  
Landscaping · Accounting

#### ADDRESS

2108 Clark Avenue  
Raleigh, NC 27605

#### ONLINE

[@yorkproperties1](https://www.yorkproperties.com)  
[www.yorkproperties.com](https://www.yorkproperties.com)