

198 Kitty Hawk

198 Kitty Hawk Drive | Morrisville, NC 27560

For Lease



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

MARKET OVERVIEW

Morrisville, North Carolina

Morrisville is located in Wake County, NC. The town's proximity to the Research Triangle Park and the capital city of Raleigh, have turned Morrisville from a small enclave with a population of 1,500 in 1990 to a bustling city of over 26,000 today. Residents tend to be young, educated and affluent. The median age is 33.4 with a median household income of \$96,489. Over 37% have a bachelor's degree and 29% have a graduate degree. The high concentration of educated workers has lead many STEM industries to locate to Morrisville. LabCorp, Lenovo, Catalent Pharma Solutions, Oracle, and Channel Advisor are just a few of the high tech companies have a presence here.

Morrisville has numerous cultural activities throughout the year. A notable event is the East Meets West Festival in September. Foodies and globetrotters alike enjoy international dishes, dance and more. Morrisville's location just west of RDU offers visitors and residents alike more than just easy access to the airport. The RDU Observation Park provides sweeping views of the airport runways and Air Traffic Control Tower and is an exciting activity to enjoy with the entire family. Families can also enjoy exploring N.C. wildlife and native habitat at Crabtree Creek Nature Park, a 34-acre wooded and wetland park site with walking trails and a nature center.



US Headquarters of Lenovo

RDU Observation Park



FAST FACTS

- #1** *Greenest City in NC (Insurify, March 2019)*
- #2** *Best City to Live in NC (Chamber of Commerce.org, June 2019)*
- #3** *Best Place to Raise a Family in NC (WalletHub, June 2019)*
- #4** *Best City for Jobs in NC (Zippia, May 2019)*
- #5** *Best Place to Live in US (Niche, April 2017)*

TOP 10 *Safest Mid-sized Town in NC (Value Penguin, December 2016)*

PROPERTY OVERVIEW



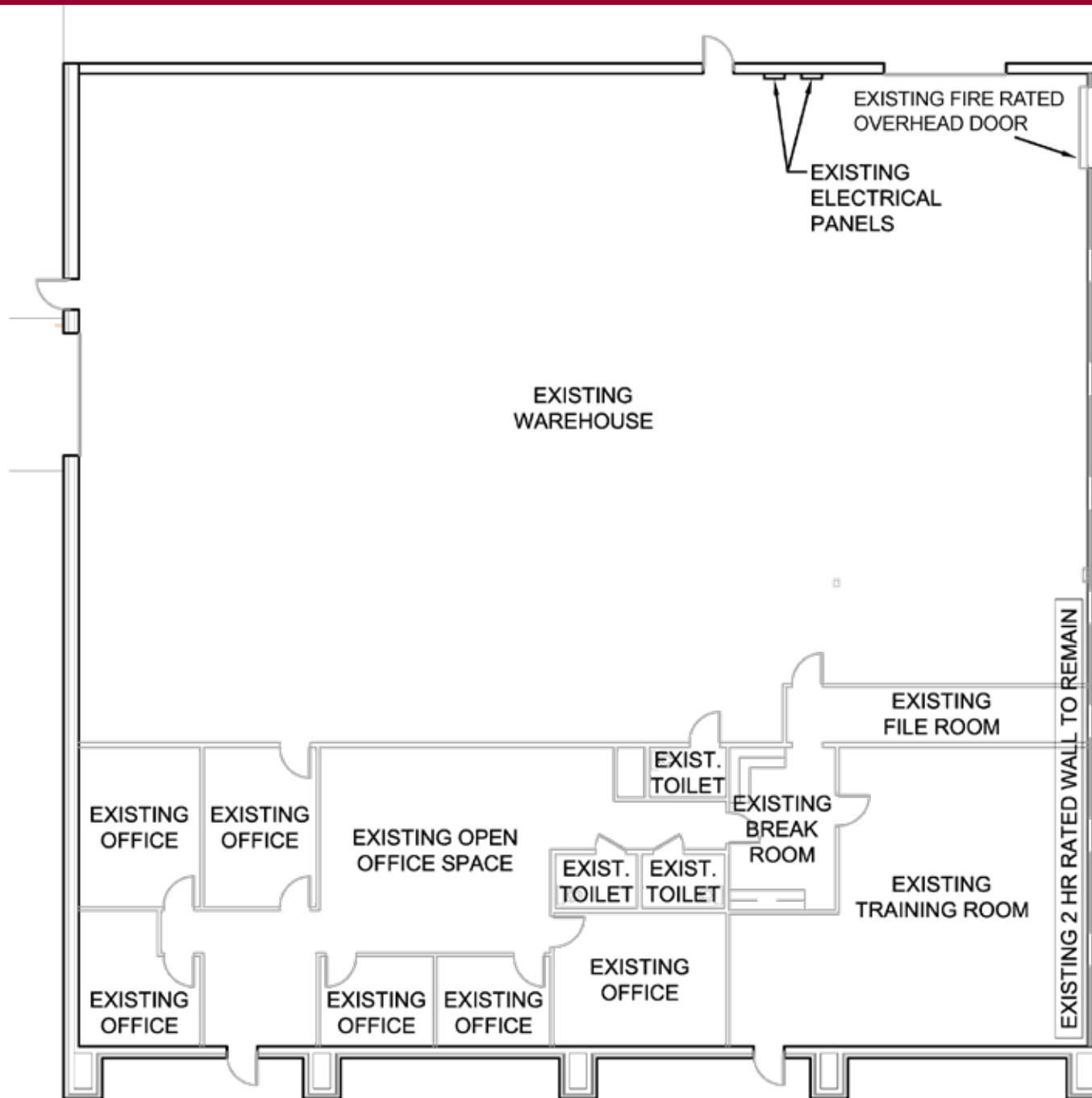
PROPERTY DETAILS

- 9,700 SF Flex unit - 3,200 SF office space and 6,500 SF of warehouse space
- Multiple entrances: (3) dock high doors
 - (1) drive-in roll-up door
 - (2) public and/or employee entrances
- Fenced backyard for vehicle and equipment storage
- Ample parking for public and employees in front of the building
- Convenient to major thoroughfares I-540, I-40, Hwy. 70, and Aviation Pkwy.
- Close proximity to RDU, Research Triangle Park and Brier Creek Development

DEMOGRAPHICS

RADIUS	5 Minutes	10 Minutes	15 Minutes
POPULATION	7,057	34,033	210,883
BUSINESSES	257	2,668	9,456
EMPLOYEES	4,491	55,551	145,345

FLOOR PLAN





Burleson
Research
Technologies

RALEIGH

Kitty Hawk Dr

SCHUNK

CHESLET

EDGE

SITE

CARY

SOLARA

American AV

Kitty Hawk Dr

patterson-pope

CONTROL
INFOTECH

Airgas

Nelson Rd

Rock Point
granite & marble

Nelson Rd

34,000 VPD

Avanton Pkwy

Avanton Pkwy

Nelson Rd



CONTACT FOR LEASING DETAILS

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