



## Opportunity

- ±1,200 sf — 14,900 sf available for lease on 2.14 acres
- Highly visible location near the intersection of Maynard Road and Chapel Hill Road, in Cary North Carolina
- Ideal for restaurant/retail users with grease trap and patio space availability

## Rate and Term

- \$30.00/sf, NNN
- Estimated TICAM \$6.00

## Parking

- 90 spaces of ample parking (6/1000)

## Location

- Located at the corner of Portrait Drive and Chapel Hill Road; close proximity to Lowe's Home Improvement, Starbucks, State Employees Credit Union, and Raleigh Chinese Christian School
- Strong demographics with the average household income over \$118,000 within a five-mile radius

For more information, please contact:

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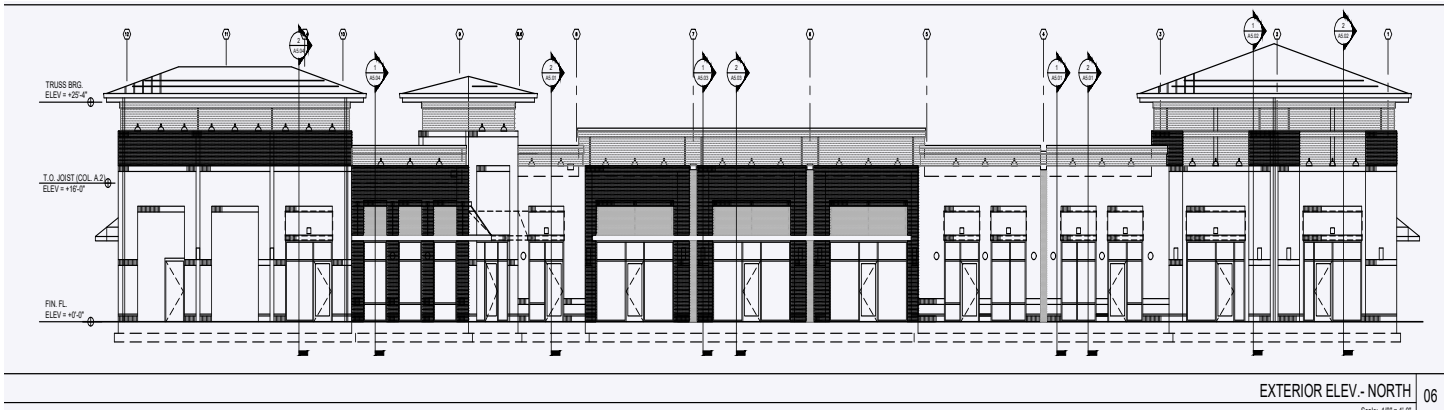
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5440 Wade Park Boulevard

Suite 200

Raleigh, NC 27607

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EXTERIOR ELEV.- NORTH 06  
Scale: 1/8" = 1'-0"



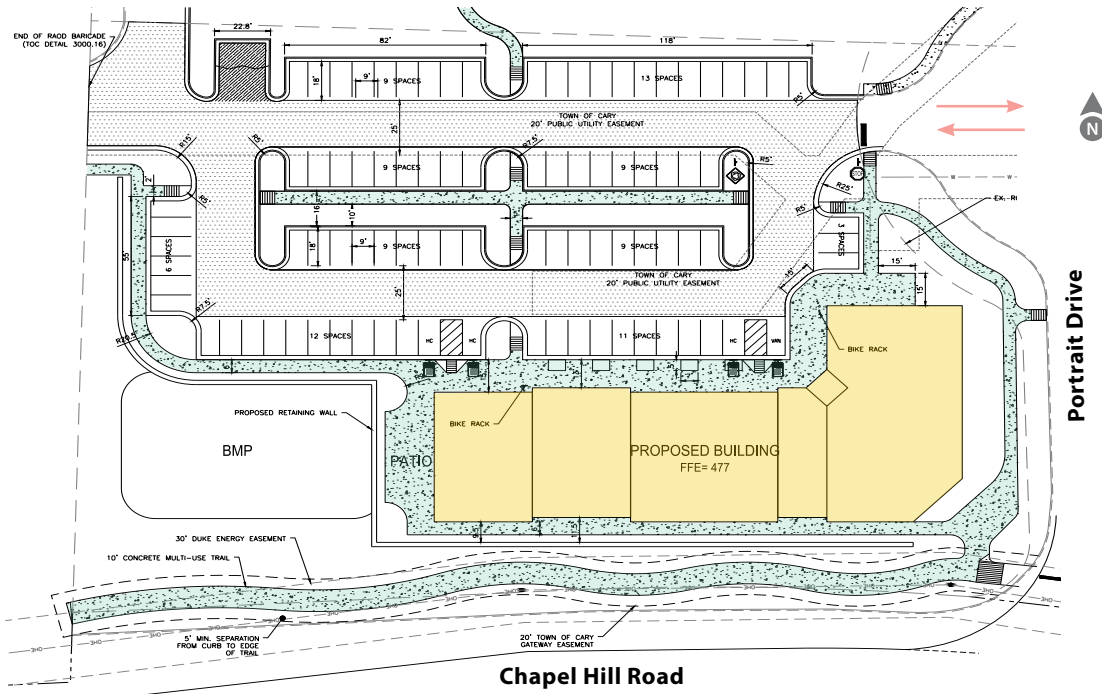
EXTERIOR ELEV.- SOUTH 05  
Scale: 1/8" = 1'-0"



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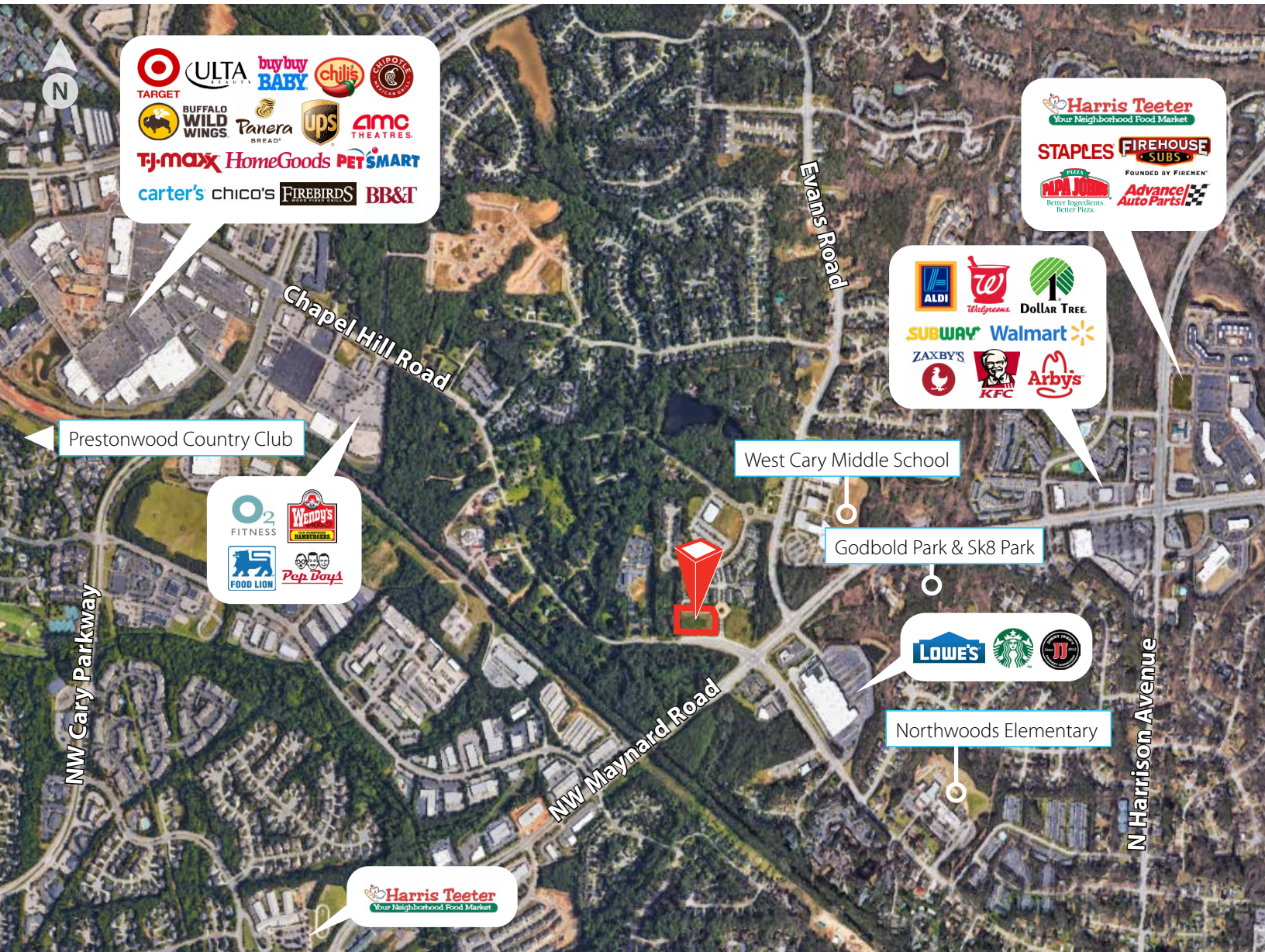
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## Demographics

Esri 2019	1 Mile	3 Miles	5 Miles
Population	10,611	80,479	179,250
Households	4,295	32,958	71,225
Average Household Income	\$101,549	\$112,289	\$118,476

## Traffic Counts

NC DOT	Vehicles Per Day (VPD)
NW Maynard Road	23,050
Chapel Hill Road	13,780



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