



RESEARCH TRIANGLE PARK
±50,000 EMPLOYED



PARKSIDE TOWN COMMONS

O'KELLY CHAPEL ROAD



VILLAGE SQUARE
AT AMBERLY

AMBERLY PLACE



GREEN LEVEL CHURCH ROAD



PANTHER CREEK
HIGH SCHOOL
2,900 STUDENTS

PANTHER CREEK
190 TOWNHOMES &
17 DETACHED HOMES

CARY PARK TOWN CENTER



70 LOTS

BRICKYARD
246 TOWNHOMES &
141 SINGLE FAMILY HOMES

SITE

27,000 VPD

540

UNC
HEALTHCARE

44,500 VPD



MCCRIMMON CORNERS

ALSTON TOWN CENTER



TWIN LAKES CENTER

300 NEW HOMES

BETHANY VILLAGE



DAVIS DRIVE

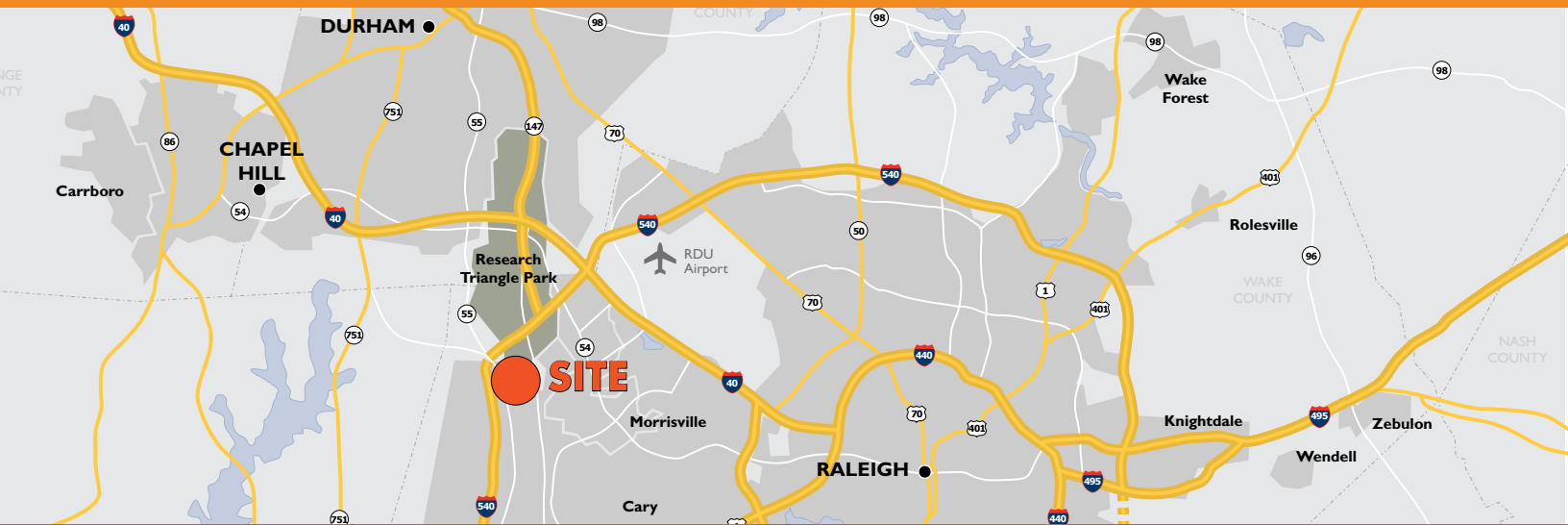
55

NC 55 AND I-540
CARY, NORTH CAROLINA

ALSTON TOWN CENTER PHASE II
RETAIL SPACE FOR LEASE

NC 55 AND I-540

RETAIL SPACE FOR LEASE



PROPERTY FEATURES

- Highly sought after retail space available adjacent to Alston Town Center anchored by Whole Foods
- Prime restaurant, retail, and medical opportunities with flexible configurations
- Excellent visibility on Highway 55
- Close proximity to Research Triangle Park with over 50,000 employees
- Easy access to I-540, RDU, and I-40.
- Outstanding demographics and booming residential growth surrounding the property

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	7 MILES
2019 EST. POPULATION	5,537	65,129	127,131	230,218
2024 PROJ. POPULATION	6,098	71,996	140,994	253,384
AVERAGE HH INCOME	\$148,085	\$103,874	\$131,701	\$120,536

TRAFFIC COUNTS	
NC 55	27,000 VPD
I-540	42,000 VPD

AREA RETAILERS

Publix  **Harris Teeter**



ASHLEY CHRISTENSEN
RESTAURANTS



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NC 55 AND I-540

RETAIL SPACE FOR LEASE

LOCATION



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RETAIL SPACE FOR LEASE

CONCEPT PLAN



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