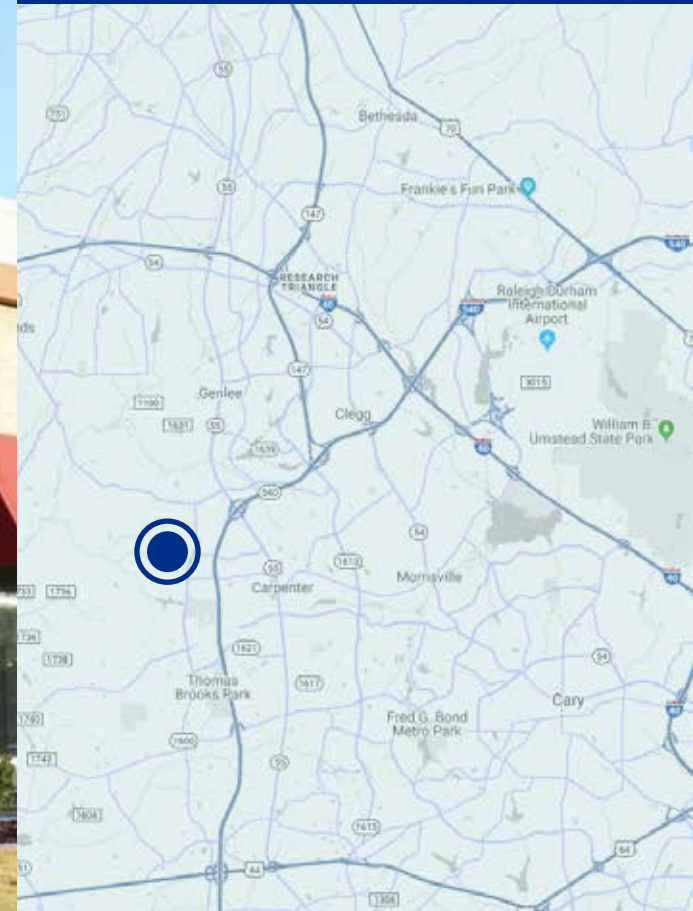


**2,459 SF MEDICAL
OFFICE SPACE FOR LEASE**

7750
MCCRIMMON PKWY
CARY, NC 27519



SARAH WARREN

swarren@trademarkproperties.com
919.573.1755 direct 919.323.2331 mobile

CAMERON TOWNSEND

ctownsend@trademarkproperties.com
919.645.1429 direct 919.924.9563 mobile

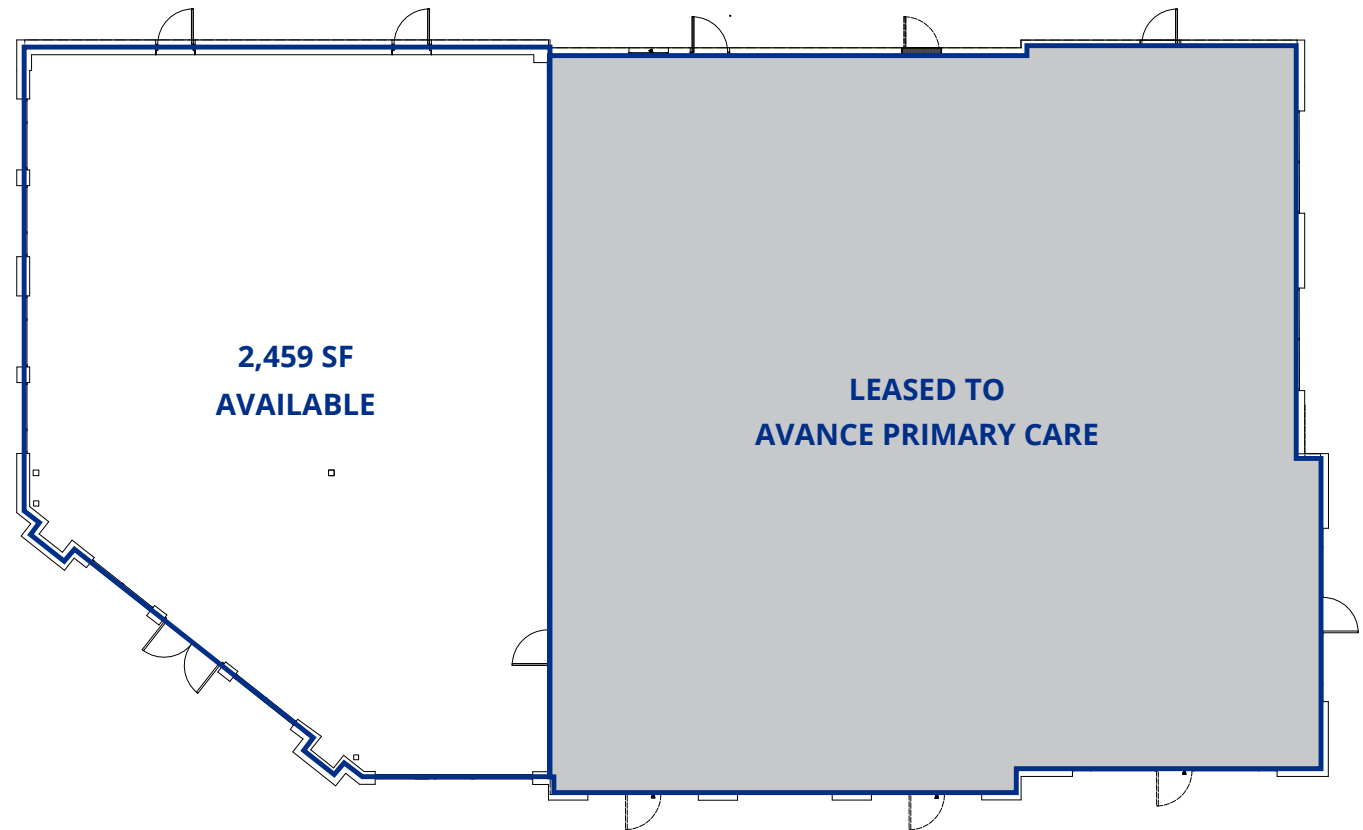
1001 Wade Avenue, Suite 300
Raleigh, NC 27605
trademarkproperties.com
919.782.5552

ABOUT THE PROPERTY

- 2,459 SF of medical office condo available
- Brand new, first generation space
- 6.1/1,000 SF parking ratio
- Ideal for pharmacy or complementary medical service
- Neighboring tenants include Avance Primary Care, Harmony Nail & Spa, Sweetwaters Coffee & Tea, and Pure Juicer

ABOUT THE LOCATION

- Located at the corner of McCrimmon Parkway and Yates Store Road
- Positioned at the corner of two residential developments, Amberly Village and Carolina Preserve at Amberly
- Approximately five minutes from I-540 Western Wake Freeway Toll Road



CALL FOR RATE

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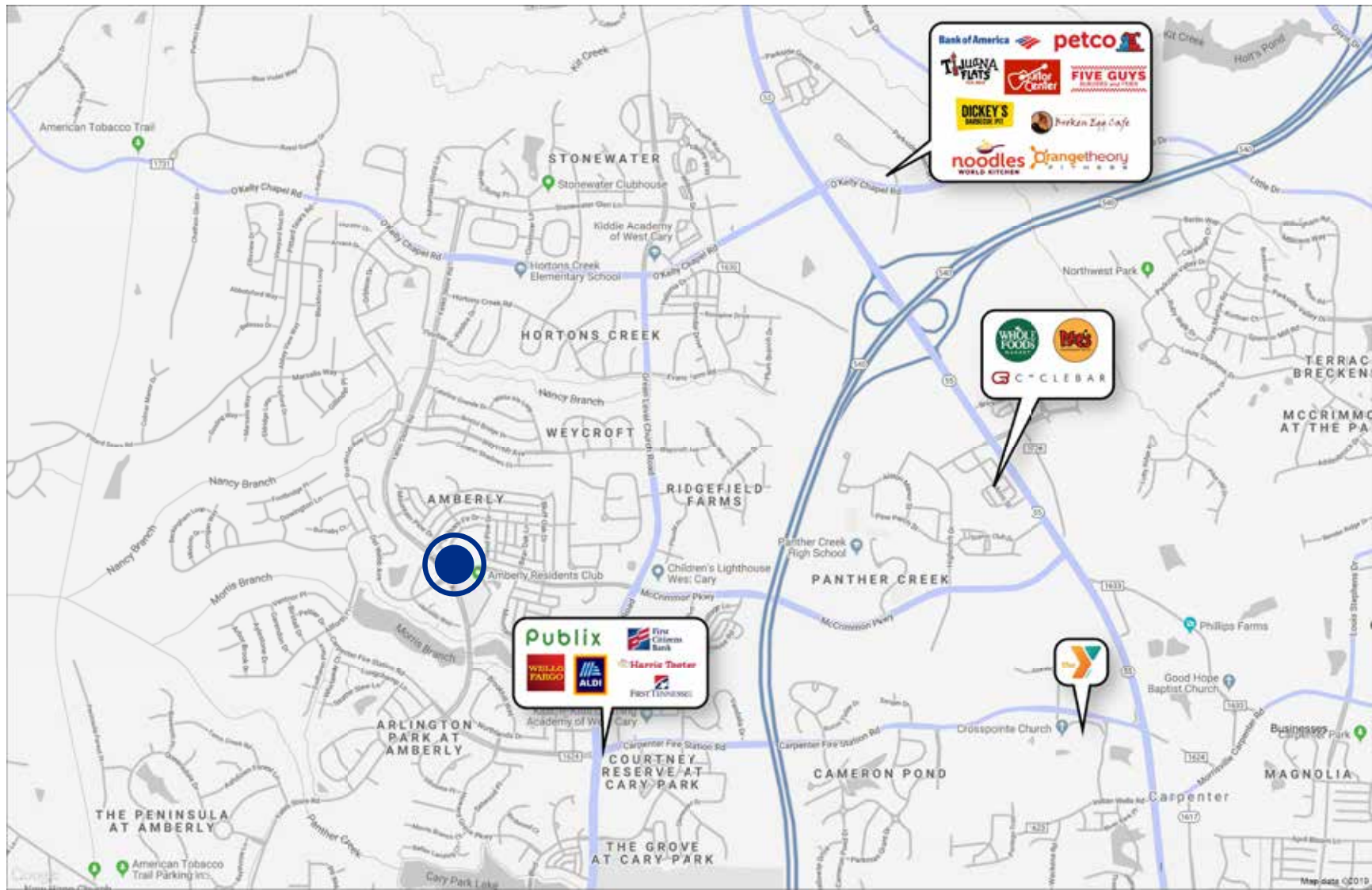
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NEIGHBORHOODS & RETAIL MAP



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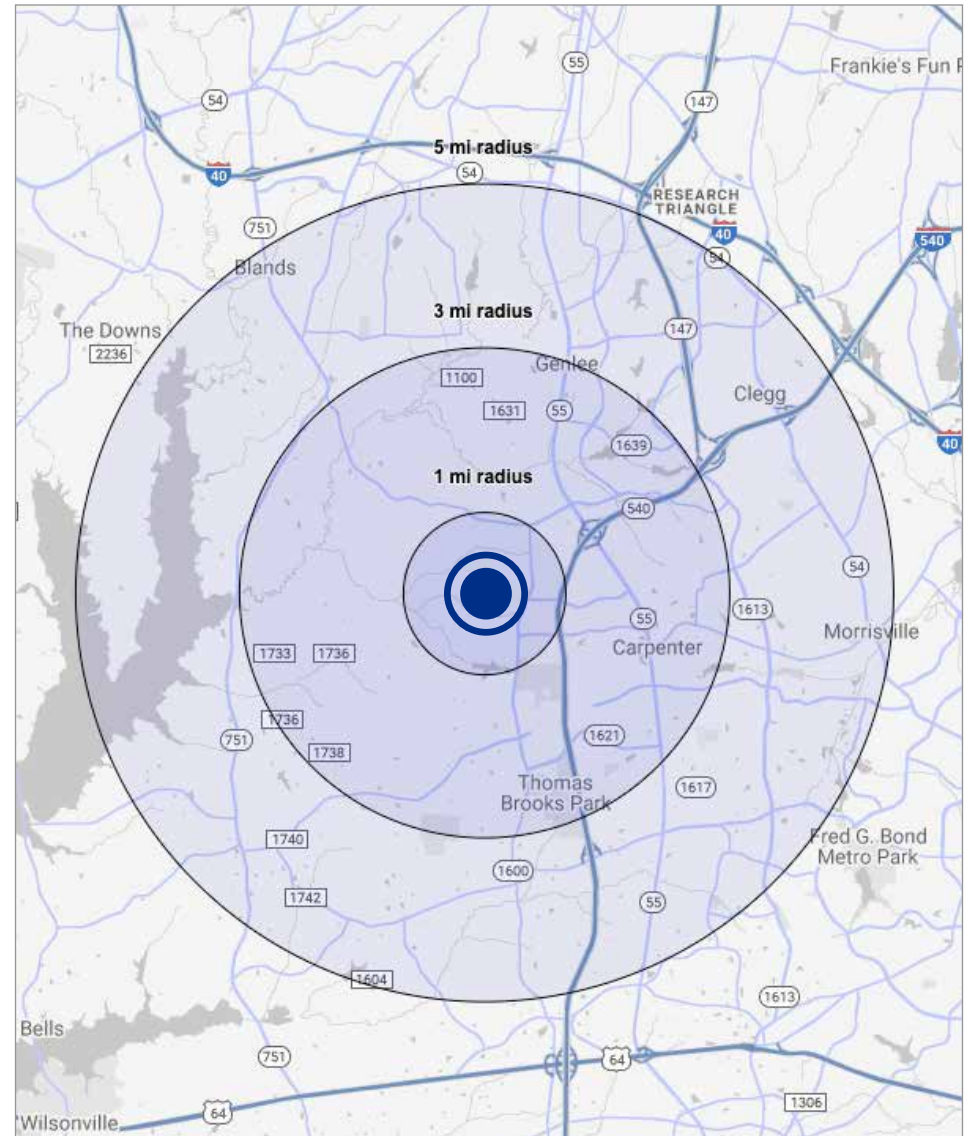
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
ESTIMATED POPULATION (2019)	9,716	41,677	107,073
PROJECTED POPULATION (2024)	10,686	45,877	118,134
AVERAGE HOUSEHOLD INCOME			
ESTIMATED AVERAGE HOUSEHOLD INCOME (2019)	\$151,936	\$139,171	\$135,282
PROJECTED AVERAGE HOUSEHOLD INCOME (2024)	\$165,054	\$152,282	\$147,687
AGE			
MEDIAN AGE	39.1	36.0	36.7
AGE 19 YEARS OR LESS	2,522	12,165	30,055
AGE 20 TO 64 YEARS	5,831	25,271	65,701
AGE 65 YEARS OR OVER	1,364	4,241	11,318


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 swarren@trademarkproperties.com
 919.573.1755 direct 919.323.2331 mobile

CAMERON TOWNSEND

 ctownsend@trademarkproperties.com
 919.645.1429 direct 919.924.9563 mobile

1001 Wade Avenue, Suite 300, Raleigh, NC 27605 • trademarkproperties.com • 919.782.5552

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