

**AVISON
YOUNG**



RETAIL SPACE FOR LEASE

McCrimmon Corners

4031-4149 Davis Drive
Morrisville, NC 27560

Partnership. Performance.

Opportunity

McCrimmon Corners is a Harris Teeter anchored center located at the intersection of Davis Drive and McCrimmon Parkway. The center is surrounded by affluent residential developments with convenient access to I-540, parks and schools. Additionally, McCrimmon Corners is approximately two miles south of RTP. National tenants include Great Clips and Subway along with outparcel tenants - BB&T, Wells Fargo and the ABC Store.

Lin Gaudette, CCIM
Vice President

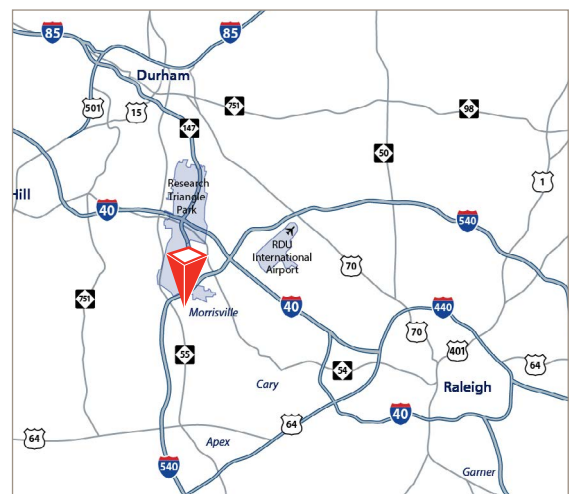
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CANADA
**BEST
MANAGED
COMPANIES**

Platinum member

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Site Plan

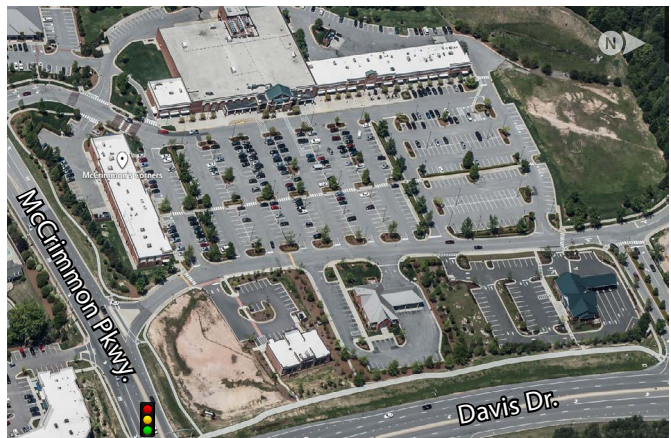


Tenant Roster

4031	AVAILABLE	5,552 sf
4051	Flavors Kitchen	2,449 sf
4055	Day Spa	1,199 sf
4059	VIP Nails	1,200 sf
4063	Exercise Coach	1,113 sf
4075	AVAILABLE (former restaurant space)	4,277 sf
4081	Lee Cleaners	1,206 sf
4089	Y2 Academy	2,425 sf
4101	Harris Teeter	48,824 sf
4101	Cat Care Vet Clinic	2,416 sf
4105	Vape Escape	1,195 sf
4109	Great Clips	1,216 sf
4117	Morrisville Senior Center	3,048 sf
4121	Chutney's Restaurant	2,933 sf
4129	Randy's Pizza	1,788 sf
4137	Subway	1,800 sf
4141	Tea Room	1,195 sf
4149	Two Guys Grille	2,431 sf

Available for Lease

Type	Grocery-Anchored Retail Center
Gross Leasable Area	83,793 sf
Available	4031: 5,552 sf 4075: 4,277 sf (former restaurant space)
Parking Ratio	3.80/1,000 sf
Rental Rate	Contact brokers



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2020 Demographics

(Esri)	1 Mile	3 Miles	5 Miles
Population	11,681	61,244	143,430
Household Population	4,247	24,183	55,598
Avg. Household Income	\$136,293	\$145,767	\$143,619

Traffic Counts

2020 (CoStar)	Vehicles Per Day
Davis Drive (at Parkside Valley)	21,000
McCrimmon Pkwy. (at Davis Drive)	14,510
I-540 (at Davis Drive)	18,121



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