

OFFICE/RETAIL BUILDING FOR LEASE 109 WARD ST

Cary, NC 27511

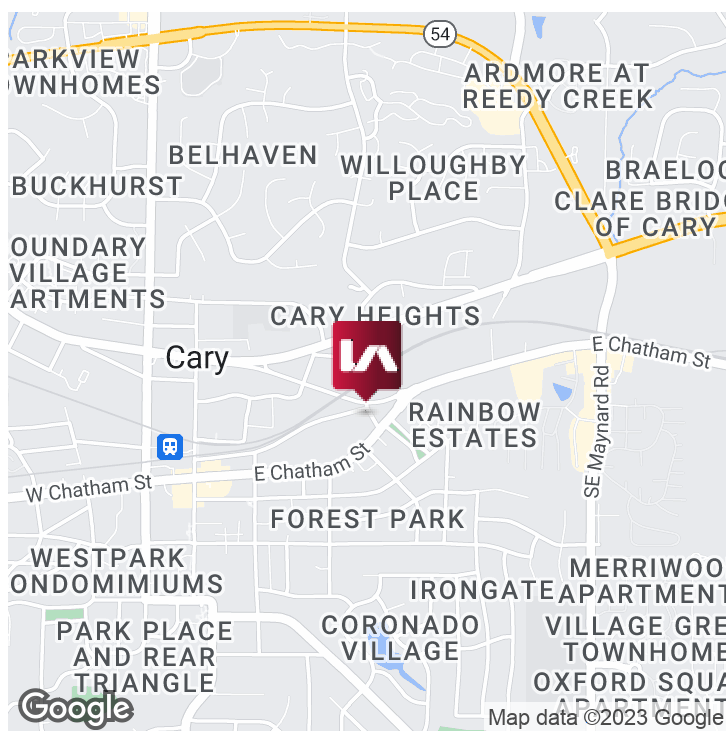


PROPERTY DESCRIPTION

Freestanding office/retail for lease near downtown Cary.

PROPERTY HIGHLIGHTS

- ±3,360 SF space for lease
- Ideal for office or general retail
- Fenced yard area included
- Currently vacant
- 0.44 acres
- Built 1961
- 14 parking spaces
- Landlord responsible for taxes, insurance, roof, structural, and landscaping
- Tenant responsible for HVAC, utilities, plumbing, and electrical repairs
- Lease Rate: \$2,500/month Modified Gross



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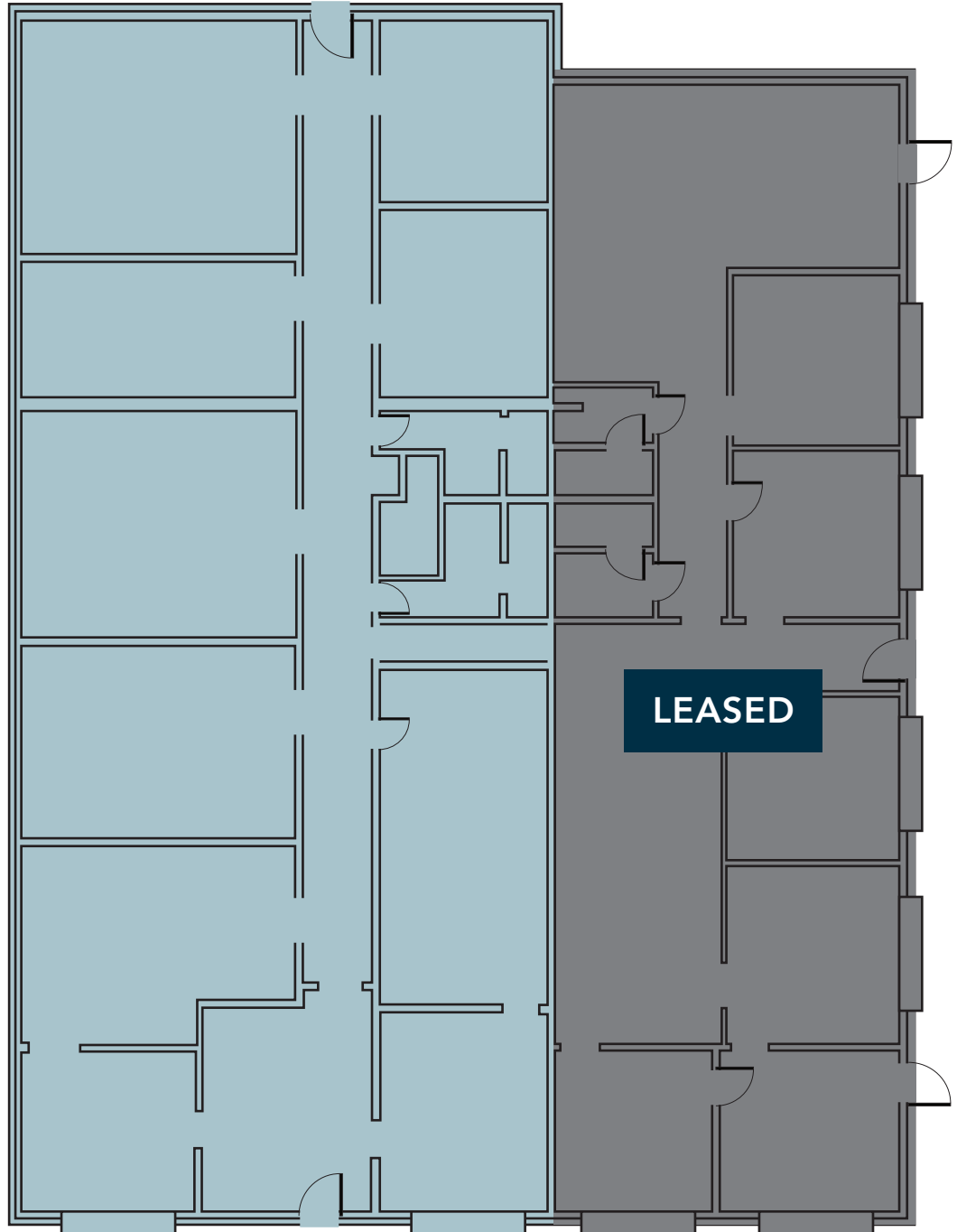
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LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

AVAILABLE
±3,360 SF



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109 WARD ST

**220 PROPOSED
MULTIFAMILY UNITS**



RESTAURANTS, RETAIL, BREWERIES AND MORE IN DOWNTOWN CARY:

RESTAURANTS & CAFES

- | | |
|-----------------------------------|-----------------------------------|
| 1. Annelore's German Bakery | 13. Di Fara Pizza Tavern |
| 2. Bosphorus | 14. Hank's Downtown Dive |
| 3. Upper Deck Sports Pub | 15. BREW Coffee Bar |
| 4. Neighborhood Sports Bar | 16. FRESH. Local Ice Cream |
| 5. Roma's Italian Deli & Pizzeria | 17. Crosstown Pub & Grill |
| 6. La Farm Bakery | 18. Daybreak |
| 7. Kababish Cafe | 19. Scratch Kitchen & Taproom |
| 8. Academy Street Bistro | 20. Big Dom's Bagel |
| 9. Ashworth Drugs | 21. Pizzeria Faulisi |
| 10. Once in a Blue Moon Bakery | 22. Pro's Epicurean Market & Cafe |
| 11. Serendipity Deli | 23. MC Restaurant |
| 12. Esteamed Coffee | |

BREWERIES & BARS

- | | |
|----------------------|-------------------------------|
| 1. Triangle Beer Co. | 4. Chatham Street Wine Market |
| 2. SideBar | 5. Pharmacy Bottle + Beverage |
| 3. Bond Brothers | 6. Cotton House Craft Brewers |

RETAIL

- | | |
|---------------------------|--------------------------------|
| 1. First Bank | 8. Vintage Vogue |
| 2. Fidelity Bank | 9. Lana Addison Bridal |
| 3. CJ Autosport | 10. Stonehaven Jewelry Gallery |
| 4. Cary Florist | 11. Kitchen & Bath Galleries |
| 5. Cary Farmers Market | 12. Johnson's Jewelers |
| 6. Peak Olive Oil Company | 13. US Postal Service |
| 7. Warm 'n Fuzzy | 14. The Perfect Piece |

FITNESS & RECREATION

- | | |
|--------------------------------------|-----------------------|
| 1. Aradia Fitness Cary | 3. Ignium Strength |
| 2. Herbert C. Young Community Center | 4. Downtown Cary Park |

ENTERTAINMENT & VENUES

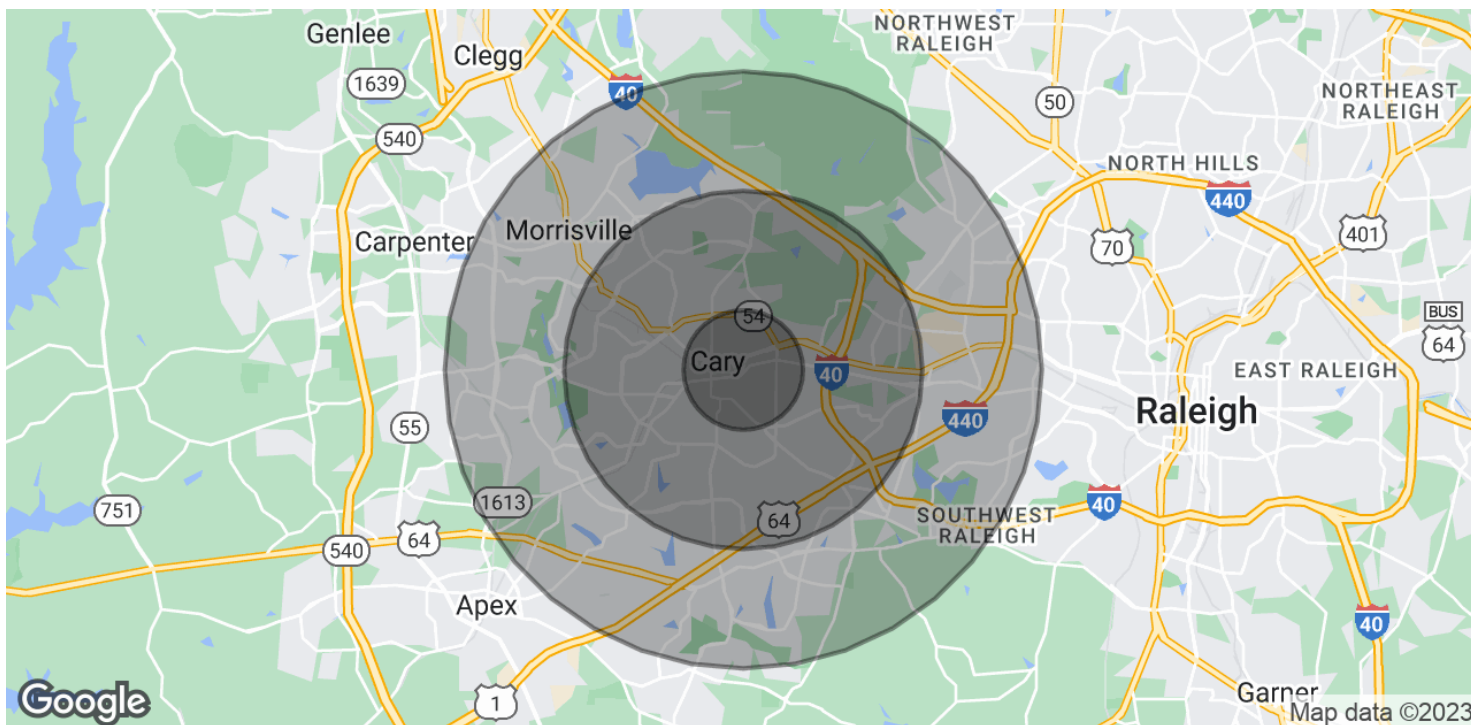
- | | |
|----------------------------|--------------------------|
| 1. The Matthews House | 4. The Mayton |
| 2. Page-Walker Arts Center | 5. Cary Regional Library |
| 3. The Cary Theater | 6. Cary Arts Center |

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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 9,627 | 77,583 | 183,228 |
| Average Age | 37.6 | 38.7 | 37.8 |
| Average Age (Male) | 37.1 | 37.8 | 36.8 |
| Average Age (Female) | 37.9 | 39.0 | 38.1 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,853 | 35,075 | 79,101 |
| # of Persons per HH | 2.5 | 2.2 | 2.3 |
| Average HH Income | \$83,037 | \$95,487 | \$105,483 |
| Average House Value | \$238,787 | \$286,701 | \$316,100 |

* Demographic data derived from 2020 ACS - US Census

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