

FORMER BANK BRANCH FOR SALE

2205
EVANS ROAD
CARY, NC 27513



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY

HIGHLIGHTS

- 3,254 SF former First Citizens Bank branch
- Prime location on the signalized corner of Evans Rd and Weston Parkway 5 miles to RDU International Airport
- 1.38 Acre lot with access to Evans Rd & Weston Pkwy
- Heavily trafficked site with traffic counts of 15,000 VPD
- Drive-thru with 4 lanes
- Excellent visibility
- Abundant onsite parking
- Zoned GC by the Town of Cary
- Sale price: call broker

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,207	61,146	156,504
Median HH Income	\$98,770	\$105,945	\$106,444
Number of Businesses	706	3,270	7,572
Number of Employees	14,691	49,678	98,654
Daytime Population	13,472	86,130	189,429



PROPERTY PHOTOS





DISTANCES

RDU INTERNATIONAL AIRPORT	5.5 MILES
RESEARCH TRIANGLE PARK	7.5 MILES
DOWNTOWN RALEIGH	12.6 MILES
DOWNTOWN DURHAM	15.5 MILES



For more information, please contact one of the following individuals:

MARKET ADVISOR

JAMES BAILEY, J.D.

BROKER

336-602-3022

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