



PROPERTY DESCRIPTION

Former Rite-Aid being retrofitted into two medical office suites of 1,652 SF and 2,000 SF.

PROPERTY HIGHLIGHTS

- Two medical condo units available: 1,652 SF and 2,000 SF
- Building size totaling: 11,562 SF
- Single-story brick building constructed in 2000
- Delivered as cold dark shell
- Tenant allowance of \$45 per SF provided by owner
- Exterior signage available
- Wake Endoscopy is currently other existing tenant
- Parking ratio over 5 spaces per 1,000 SF
- Strong traffic counts

LOCATION DESCRIPTION

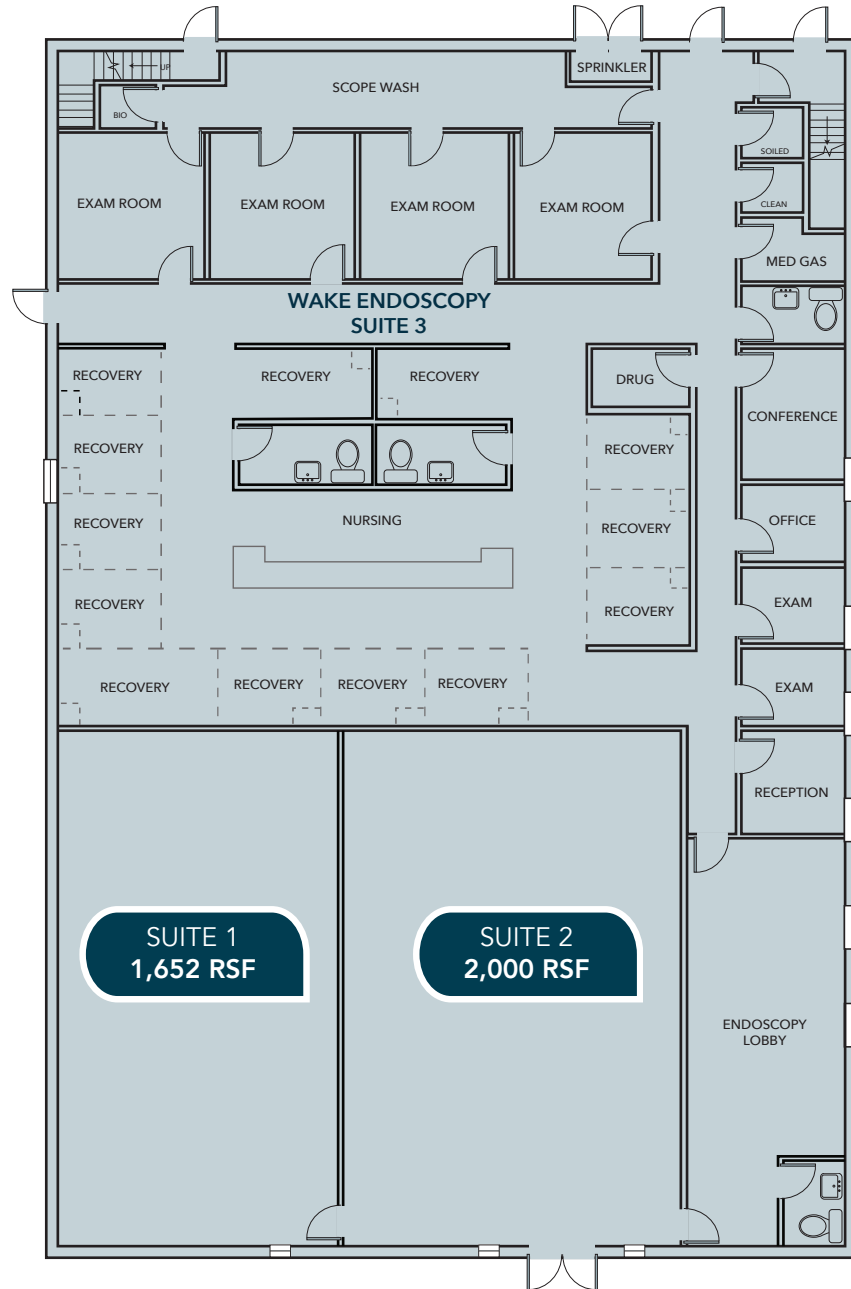
Prime location at a prominent corner of Kildaire Farm Road and SE Maynard Road in Cary.

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	3,652 SF
Building Size:	11,562 SF

Brian Farmer
bfarmer@lee-associates.com
O: 919.576.2503
C: 919.730.6584

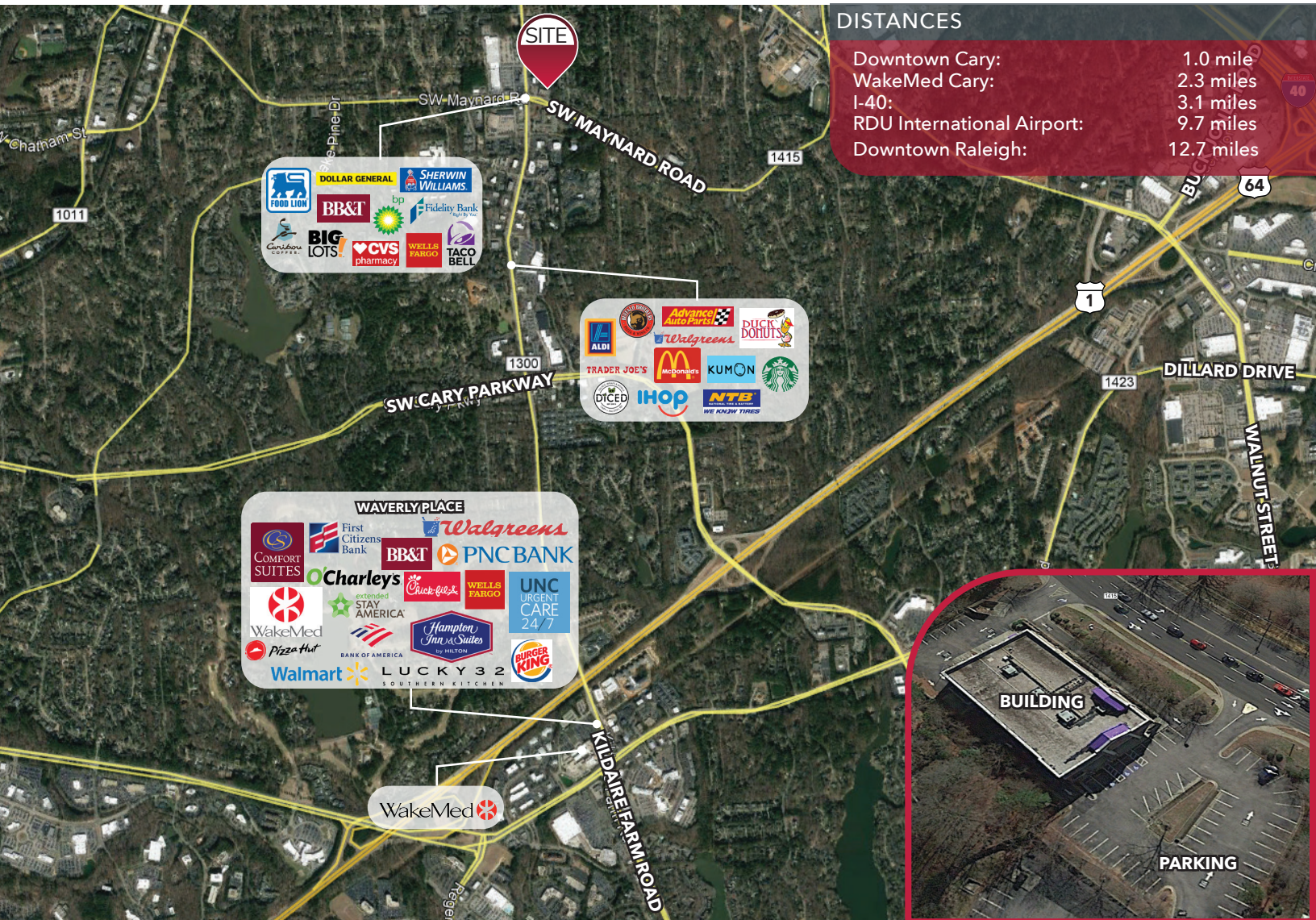
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal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



Brian Farmer
bfarmer@lee-associates.com
O: 919.576.2503
C: 919.730.6584

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.

OFFICE FOR LEASE
929 KILDAIRE FARM ROAD
 Cary, NC 27511



DISTANCES

Downtown Cary:	1.0 mile
WakeMed Cary:	2.3 miles
I-40:	3.1 miles
RDU International Airport:	9.7 miles
Downtown Raleigh:	12.7 miles

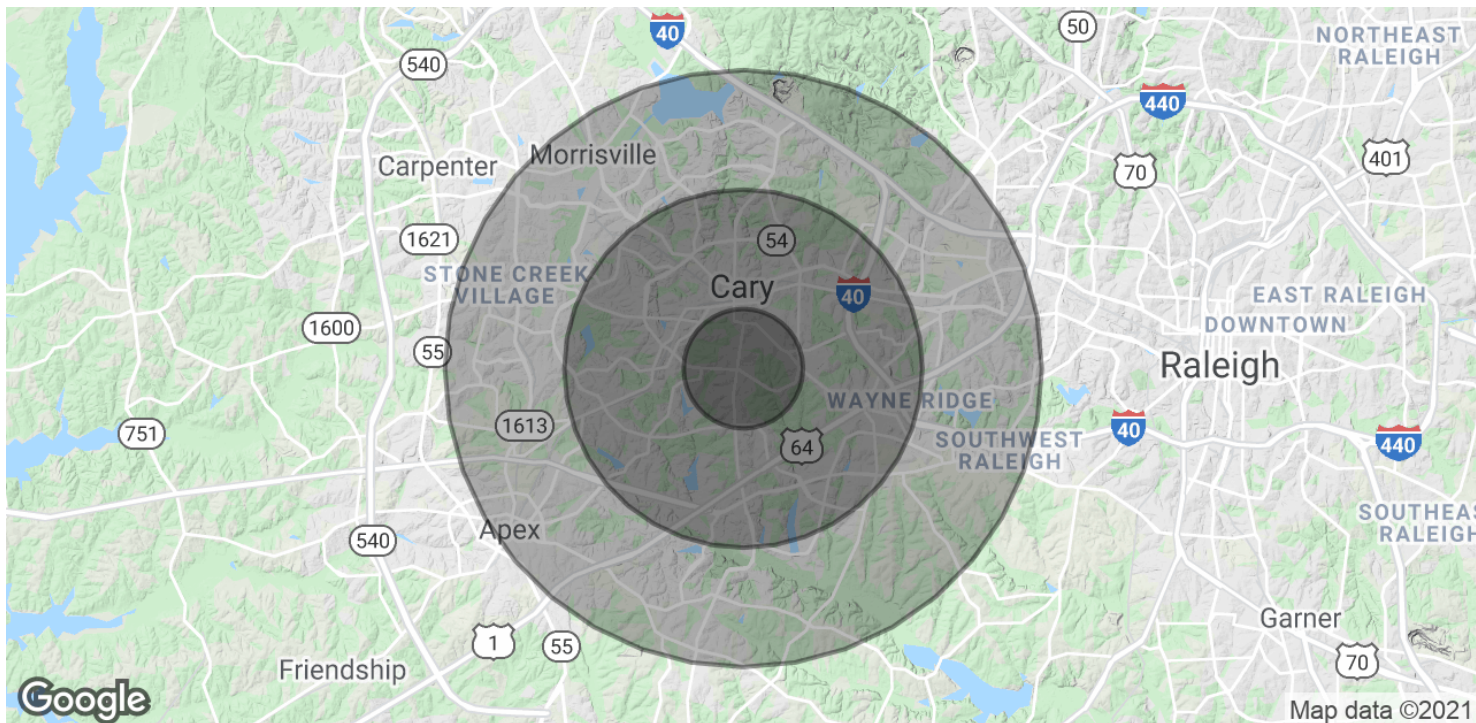


Brian Farmer
 bfarmer@lee-associates.com
 O: 919.576.2503
 C: 919.730.6584

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.

OFFICE FOR LEASE 929 KILDAIRE FARM ROAD

Cary, NC 27511



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,990	76,653	158,694
Average age	39.9	37.0	36.1
Average age (Male)	37.5	35.5	35.4
Average age (Female)	41.5	38.3	36.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,278	30,951	62,108
# of persons per HH	2.3	2.5	2.6
Average HH income	\$71,342	\$87,648	\$97,838
Average house value	\$214,475	\$277,078	\$318,801

* Demographic data derived from 2010 US Census

Brian Farmer

bfarmer@lee-associates.com

O: 919.576.2503

C: 919.730.6584

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.