



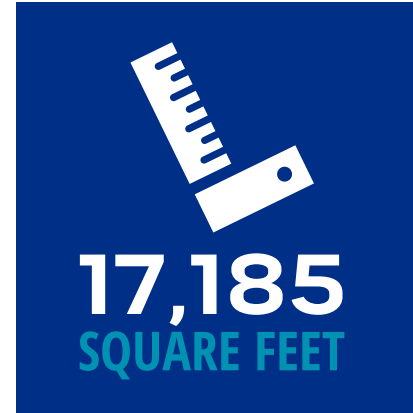
EXECUTIVE SUMMARY

MAYNARD OFFICE CENTER • 1150 SE MAYNARD RD • CARY, NC

EXECUTIVE SUMMARY

OVERVIEW

PROPERTY ADDRESS	1150 SE Maynard Rd, Cary, NC
PROPERTY ID #	0774000493
SIZE	17,185 SF two-story office building
TOTAL ACREAGE	1.13 acres
ZONING	O-I (Office & Industrial)
YEAR BUILT	1985 Renovated in 2007
COUNTY	Wake
SPACE HIGHLIGHTS	Attractive brick exterior on all sides Building and monument signage opportunities



LOCATION OVERVIEW

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Maynard Office Center is conveniently located about a mile from I-40 and within close proximity to NC Hwy 54. Additionally, Cary Towne Center, Downtown Cary, and the new mixed-use Fenton Development are within just a few minutes.

The Fenton Project is a 92-acre, mixed-use project approved for 1.2 million square feet of office space, 575,000 SF of additional commercial space, 920 residential units, and 450 hotel rooms. Phase I of the project will include 193,000 SF of office space, 368,000 SF of commercial space and 355 residential units comprising about 400,000 SF in total. The first tenants in the retail portion are projected to open in the Fall of 2021. This development, with a total investment of \$850 million, is a huge asset to Cary, and will be a catalyst for growth in the area as it provides easy access to both Raleigh, Durham and RTP.

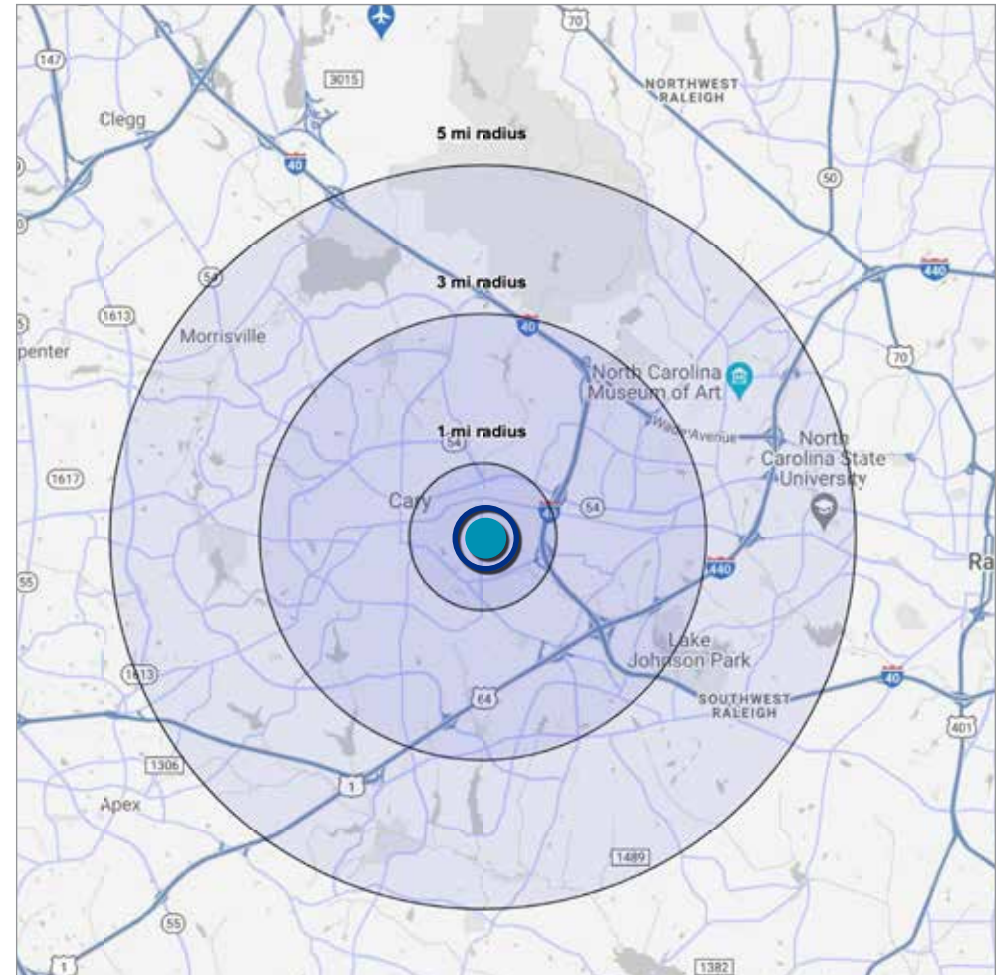
Projected population growth between 2020 and 2025 is about 9% and currently there are about 183,000 people within a 10 minute drive time. The average daily traffic count is about 20,000 VPD with over 100,000 daytime employees within a 10 minute drive time. Maynard Office Center is perfectly situated as it directly benefits from the revitalization currently happening in Cary and will attract companies who wish to be in a dynamically growing area.



DEMOGRAPHICS



POPULATION	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Estimated 2020 Population	7,996	86,232	193,444
2025 Projected Population	8,769	94,008	210,131
HOUSEHOLDS			
Estimated 2020 Households	2,961	38,286	80,764
2025 Projected Households	3,275	41,993	88,602
INCOME			
Estimated 2020 Average Household Income	\$78,361	\$93,266	\$104,953
2025 Projected Average Household Income	\$83,055	\$99,710	\$113,159





TRADEMARK
PROPERTIES

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