

OFFICE FOR SALE
3402 KILDAIRE FARM RD.
Cary, NC 27518



PROPERTY DESCRIPTION

Former First Citizens Bank located in Southeast Cary available for sale.

PROPERTY HIGHLIGHTS

- 2,974 SF Stand-alone building for sale
- Drive-thru with multiple lanes
- Surrounding tenants include Publix, Starbucks, McDonalds, Jersey Mike's, Walgreens, CVS, Dunkin Donuts
- Located at the signaled intersection of Kildaire Farm Rd. with approx. 23,000 VPD and Ten-Ten Rd. with approx. 17,000 VPD
- Boasts a strong population density with 113K+ residents within 5-mile radius
- \$156K+ Average Household Income and 85% population growth since 2000 all within 1-mile radius
- Future population growth projected to surpass 10.5% by 2025
- View virtual tour here: <https://www.lee-associates.com/raleigh/listings/?propertyId=803617-sale&address=3402-Kildaire-Farm-Rd&officeId=4039>

OFFERING SUMMARY

Sale Price:	\$1,495,000
Lot Size:	0.49 Acres
Building Size:	2,974 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,696	12,802	41,404
Total Population	5,033	37,751	113,608
Average HH Income	\$140,938	\$134,180	\$108,290

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.
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

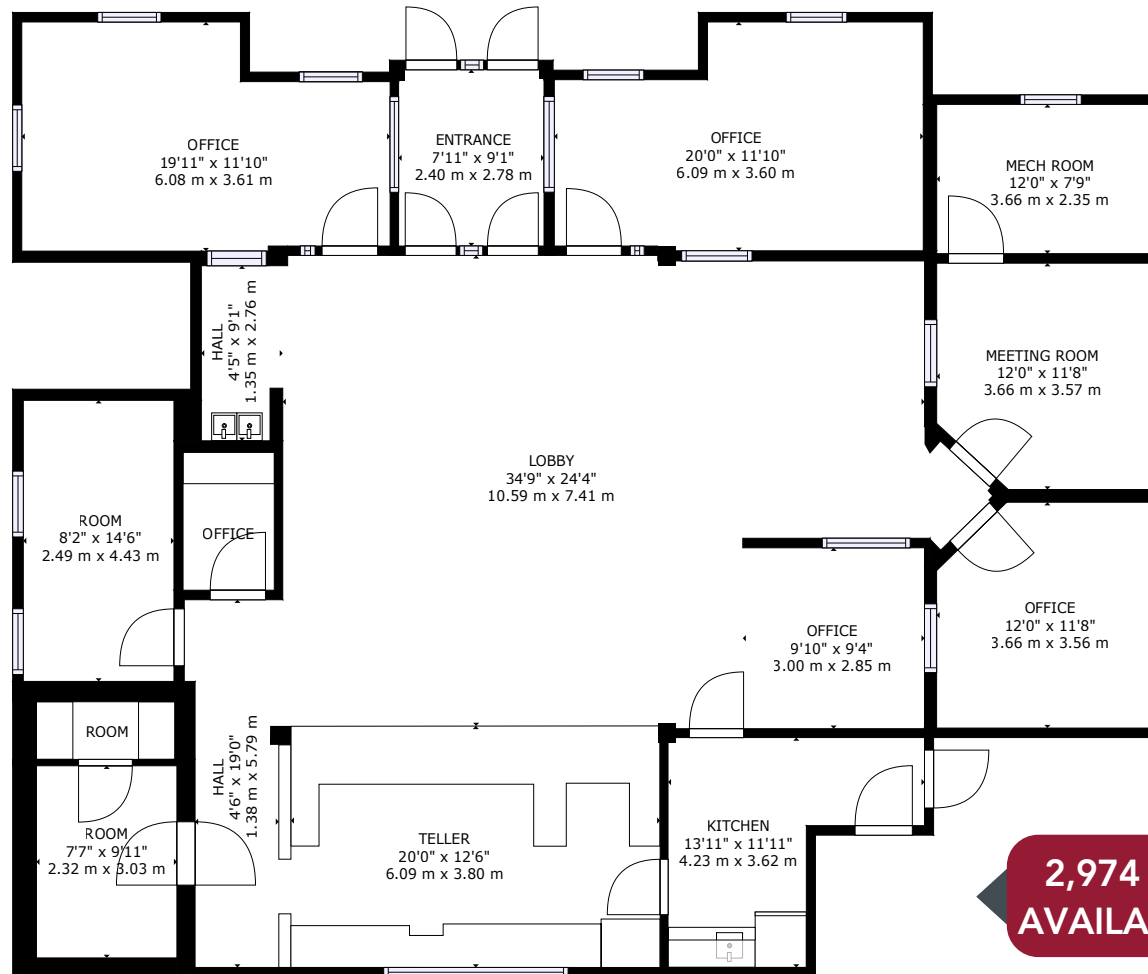


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FOR SALE

SportClips HAIRCUTS
WAKE TECH
LeNu Spa
Papa Murphy's TAKE 'N BAKE PIZZA
Edward Jones
Evergreen Adult Day Services

Dollar Tree
FRIDAY'S PATIO

Publix

State Farm
Great Clips
Jerry Mike's SUBS

Starbucks

McDonald's

TEN-TEN ROAD 17,000 VPD

KILDAIRE FARM ROAD 23,000 VPD

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DISTANCES	
Downtown Holly Springs:	6 miles ↙
Downtown Raleigh:	17 miles ↗
NC State University:	12 miles ↖

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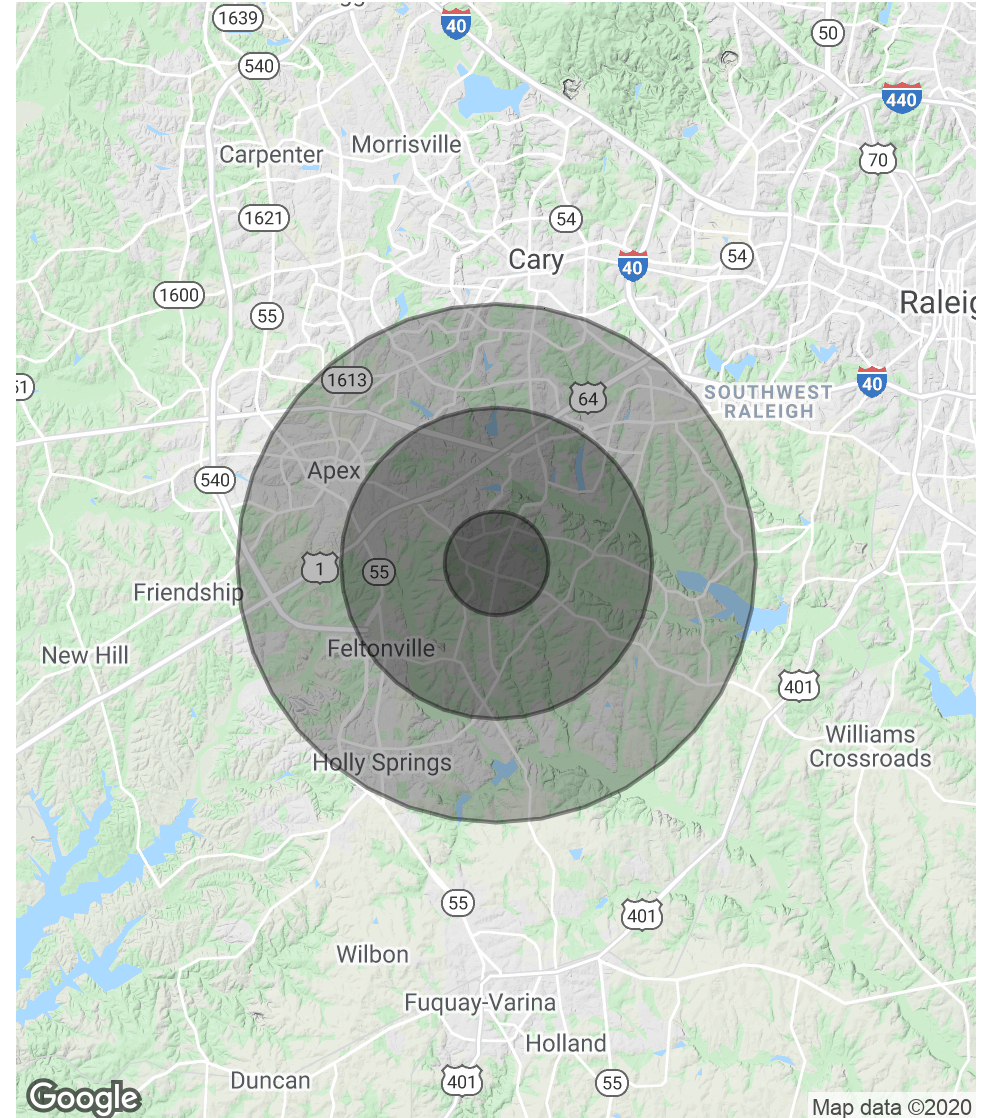
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POPULATION			
Total Population	5,033	37,751	113,608
Average age	38.7	38.8	38.1
Average age (Male)	38.4	38.0	36.8
Average age (Female)	39.0	39.5	39.1
HOUSEHOLDS & INCOME			
Total households	1,696	12,802	41,404
# of persons per HH	3.0	2.9	2.7
Average HH income	\$140,938	\$134,180	\$108,290
Average house value	\$438,579	\$413,215	\$334,074

* Demographic data derived from 2010 US Census



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