

FOR LEASE

Lochmere Pavilion

2425 KILDAIRE FARM RD, CARY, NC 27518

JAKE VIVERETTE | 804.754.5462 | JAKE.VIVERETTE@OVERTONGROUP.NET
401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET



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OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	32,235 SF
Available SF:	1,200 - 2,190 SF
Lot Size:	3.83 Acres
Number of Units:	14
Year Built:	2002
Zoning:	GCP
Market:	Raleigh-Durham
Traffic Count:	23,000

PROPERTY OVERVIEW

Limited space remaining for lease at Lochmere Pavilion in Cary, NC, situated within the bustling Raleigh-Durham market. This vibrant area boasts an array of amenities and attractions for prospective retail and office tenants. With convenient access to major highways and high-population areas, Lochmere Pavilion provides an ideal location for both retail and office tenants alike.

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LOCHMERE PAVILION

Discover the perfect blend of work and leisure at Lochmere Pavilion in Cary, NC, situated within the bustling Raleigh-Durham market. This vibrant area boasts an array of amenities and attractions for prospective retail and office tenants. With convenient access to major highways and an abundance of green spaces, Lochmere Pavilion provides an ideal backdrop for a dynamic and fulfilling work environment, appealing to both retail and office tenants alike.

Cary North Carolina is home to more than 180,000 residents and is at the heart of the Research Triangle region of North Carolina, which is incorporated Raleigh, Durham, and Chapel Hill. In total, the Triangle has more than 2 million resident and is regularly ranks among one of the top regions to live, work, start a business, and find a home.

Cary contains a highly educated workforce and provides low state and local taxes, and a competitive cost of doing business, contributing to North Carolina's ranking of the top state to conduct business by CNBC.

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DATE AVAILABLE
Unit 100	Edward Jones & Company	920 SF	NNN	N/A	-
Unit 102 & 103	Swagger	3,790 SF	NNN	N/A	-
Unit 104	Available	2,190 SF	NNN	\$20.00 SF/yr	-
Unit 105	Available	1,200 SF	NNN	\$20.00 SF/yr	-
Unit 106	McGill Environmental Systems	3,375 SF	NNN	N/A	-
Unit 201	Bocci Cary, LLC	4,985 SF	NNN	N/A	-
Unit 301	Walnuts and Suede LLC	1,950 SF	NNN	N/A	-
Unit 303	J&F Gemelli	1,950 SF	NNN	N/A	-
Unit 305	Grit and Grace SK Inc	1,350 SF	NNN	N/A	-
Unit 401	The Zero Waste Market	1,350 SF	NNN	N/A	-
Unit 403	Jingle Leaf LLC	1,350 SF	NNN	N/A	-
Suite 405	-	1,350 SF	NNN	N/A	-
Suite 407	Leased	1,250 SF	NNN	N/A	-
Unit 501 & 503	Swagger	2,825 SF	NNN	N/A	-
Unit 505	Kalindi LLC	2,400 SF	NNN	N/A	-

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LOCATION DESCRIPTION

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LOCATION DETAILS

Market	Raleigh-Durham
County	Wake

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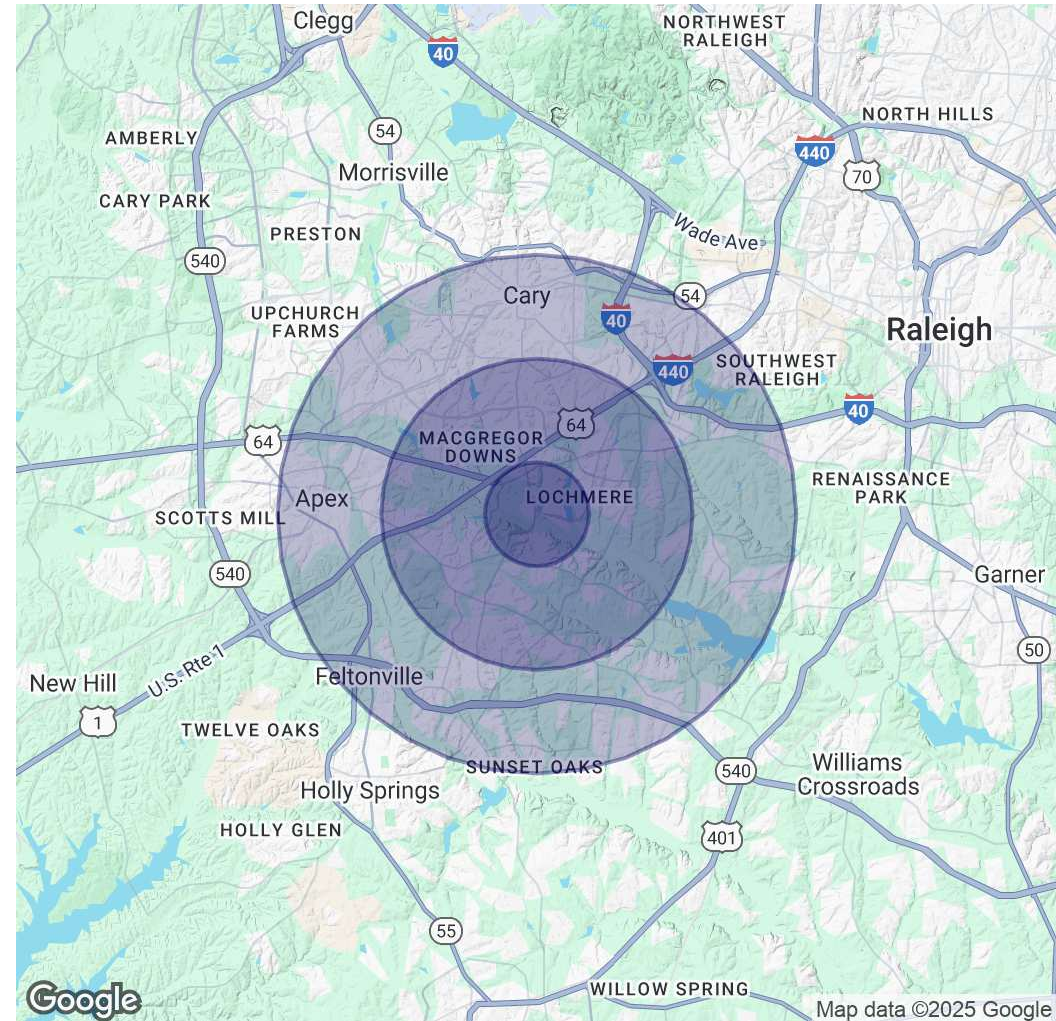
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,186	49,458	151,869
Average Age	49.7	43.7	39.7
Average Age (Male)	49.7	42.5	38.3
Average Age (Female)	50.5	44.8	40.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,294	20,502	63,005
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$151,981	\$129,950	\$109,636
Average House Value	\$474,243	\$365,003	\$305,831

TRAFFIC COUNTS

23,000/day

2020 American Community Survey (ACS)



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FIRM LICENSE NO.

North Carolina: C20415 (NC); C34930 (NC); C38783 (NC)

South Carolina: 19887 (SC)



Working With Real Estate Agents Disclosure (For Buyers)

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- In a real estate sales transaction, it is important that you understand whether an agent represents you.
- Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: Check all relationship types below that may apply to this buyer.

_____ **Buyer Agency:** If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before making a written offer or oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

_____ **Dual Agency:** Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.*

_____ **Designated Dual Agency:** If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.*

**Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.*

 X **Unrepresented Buyer** (Seller subagent): The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

Note to Buyer: For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

Buyer's Signature

Print Name

Buyer's Signature

Print Name

Date

William Jacob Viverette Jr

350592

The Overton Group

Agent's Name

Agent's License No.

Firm Name