



FOR LEASE

81 CORNERSTONE DR

CARY, NC 27519

**4,100 SF STAND ALONE
FORMER BANK**

LISTING BROKERS:

VIJAY K. SHAH, CCIM

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SHELLEY BHATIA, CCIM

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PROPERTY HIGHLIGHTS

- » ±4,100 SF stand alone building located in Stone Creek Village Shopping Center, which includes Harris Teeter and Chick-fil-a among other retailers
- » Zoning: O&I
- » 27 on-site parking spaces providing strong customer/patient accessibility
- » Prime Cary location with excellent visibility and easy access to High House Road and Davis Drive
- » Flexible layout suitable for medical, office, or financial use
- » Existing drive-through area to be converted into a private office and additional parking
- » Division of the space is possible to accommodate multiple tenant sizes
- » Prominent signage opportunities



**Existing drive-through area to be converted into a private office and additional parking*

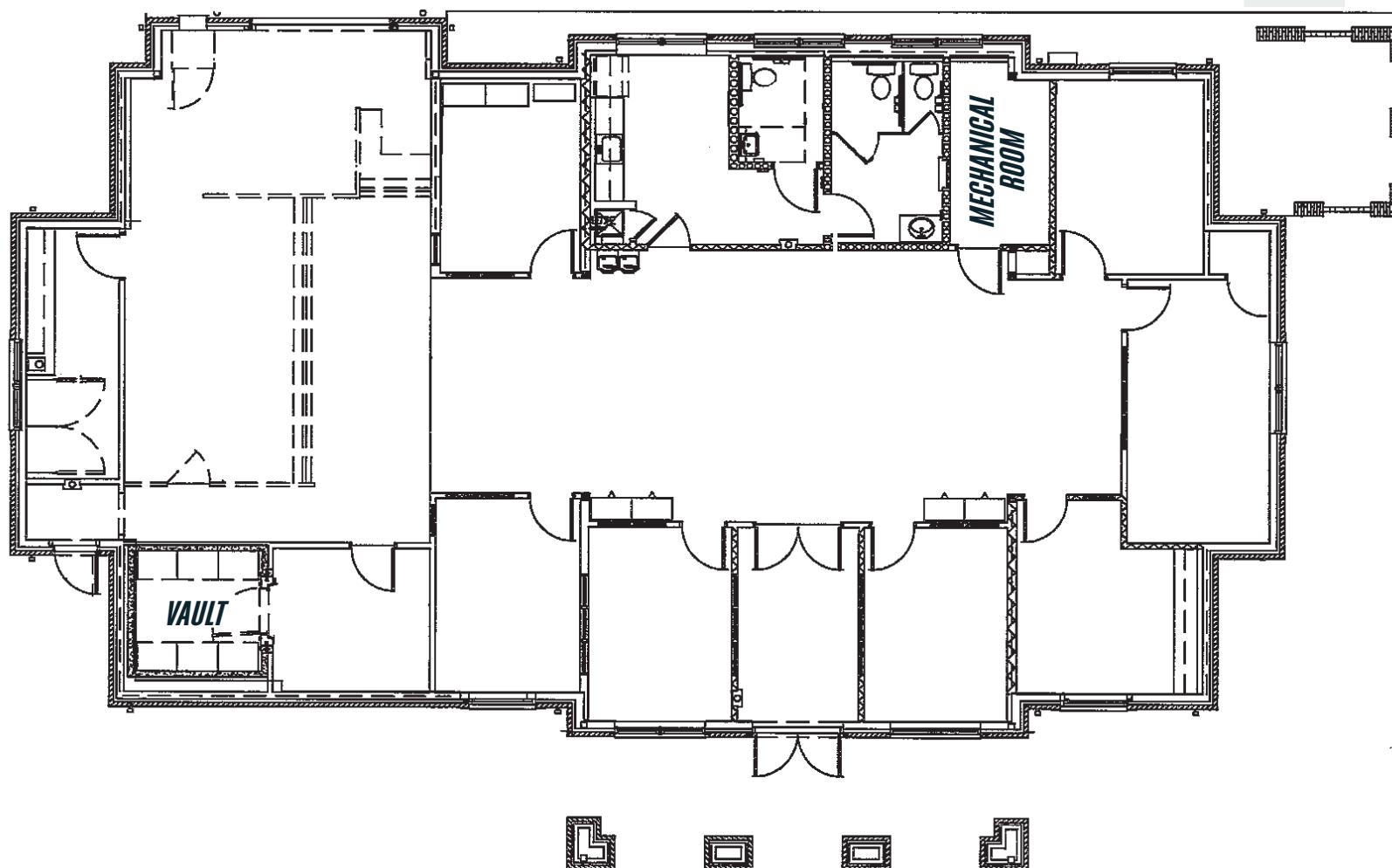
LEASE RATE:
\$41.00/SF, \$6.00/SF NNN (2026 EST.)

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FLOOR PLAN



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RIGGSBEE FARM

BRADFORD SHOPS

FIRST WATCH THE OUTSIDE CAFE Publix

BRIXX tropical CAFE
WOOD FIRED PIZZA & CRAFT BEER

MUIRFIELD

PRESTON
COUNTRY CLUB



STONE CREEK VILLAGE



HIGH HOUSE AT
CARY APARTMENTS

CORNERSTONE VILLAGE



Bojangles

CVS
pharmacy

SEARSTONE RETIREMENT
COMMUNITY

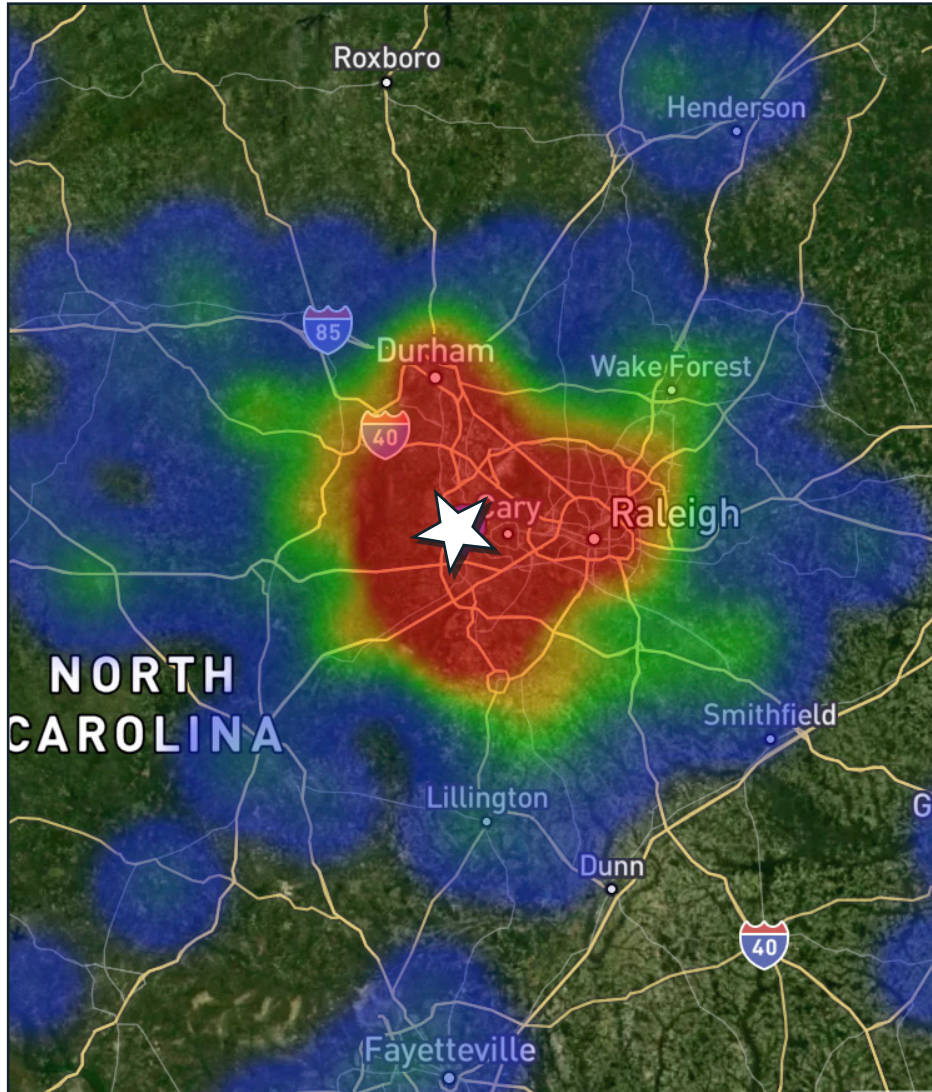
PRESTON FOREST

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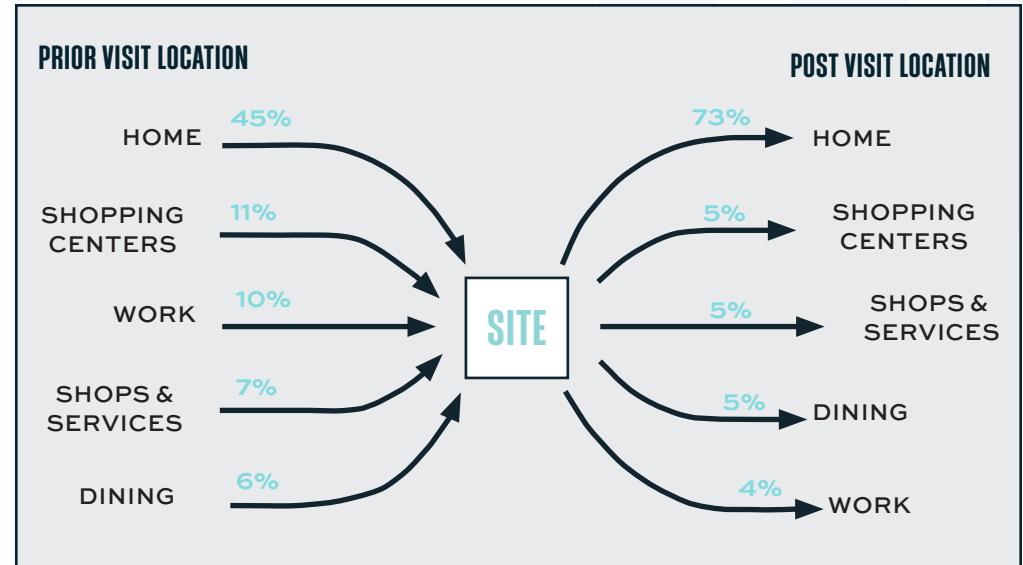
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CUSTOMER JOURNEY HEAT MAP



CUSTOMER JOURNEY LOCATION VISITS



CUSTOMER VISIT STATS

20 MIN
AVG STAY

5,526
AVG HRLY VISITS

30,800
DAILY VISITORS

61,200
DAILY VISITS

1.99
VISIT FREQUENCY

**As of Dec. 2025. Data provided by Placer.ai*

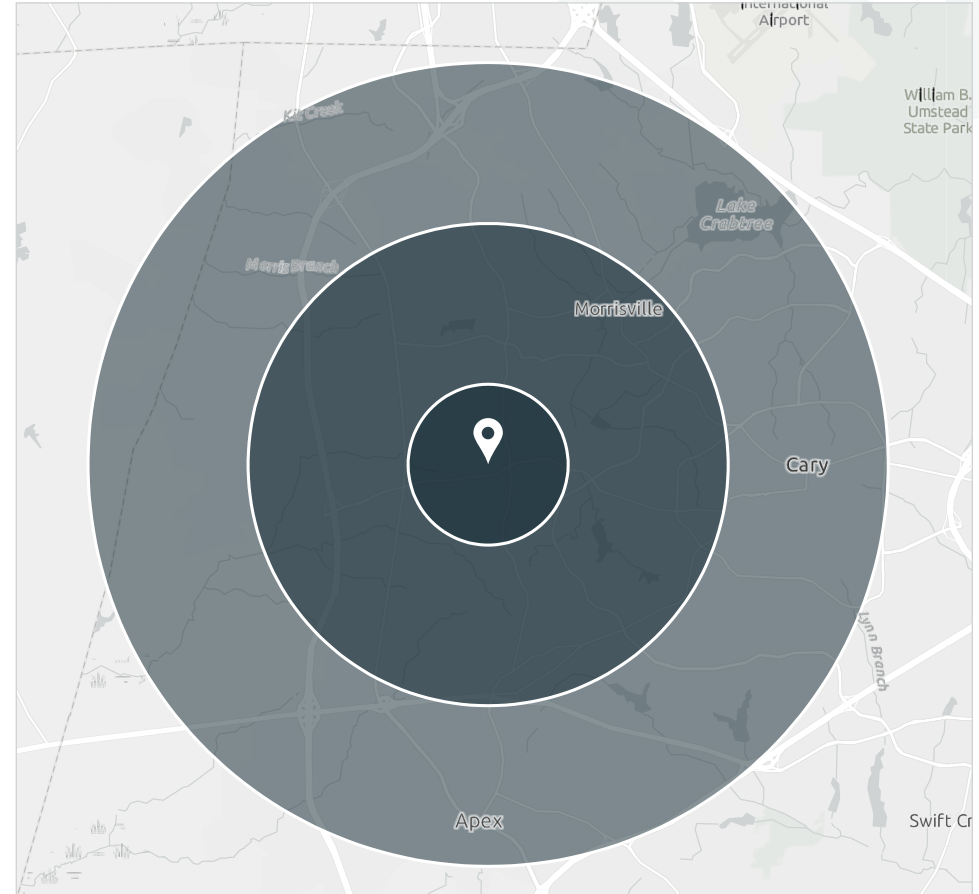
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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2025 POPULATION	10,957	89,380	221,934
2030 POPULATION (PROJECTED)	10,763	93,500	235,425
2025 HOUSEHOLDS	3,935	32,759	84,495
2030 HOUSEHOLDS (PROJECTED)	3,924	34,518	90,311
OWNER-OCCUPIED HOUSING UNITS	2,915	21,336	53,877
RENTER-OCCUPIED HOUSING UNITS	1,020	11,423	30,618
2025 AVERAGE HOUSEHOLD INCOME	\$219,707	\$193,924	\$179,123
2030 AVG HOUSEHOLD INCOME (PROJECTED)	\$239,076	\$213,212	\$197,840



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