

RETAIL/INDUSTRIAL FOR LEASE



8245 Chapel Hill Road
Cary, NC 27513

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PROPERTY SUMMARY

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OVERVIEW

Multitenant industrial/retail building for lease. The single story, freestanding, cinderblock constructed building has surface parking and high visibility in an established downtown setting. This property is located on Chapel Hill Road between Sorrell Street and East Johnson Street in downtown Cary.

SPACE DETAILS

- » 7,427 SF for lease
- » Built in 1973
- » 0.81 acre site
- » One rear drive-in door
- » One frontload dock-high door
- » 2,416 SF of retail space upfront
- » 5,011 SF of heated warehouse in the rear
- » Fenced rear truck court
- » Access to Chapel Hill Road and Field Street
- » Town Center zoning

LEASE RATE

\$17.95 SF/yr NNN



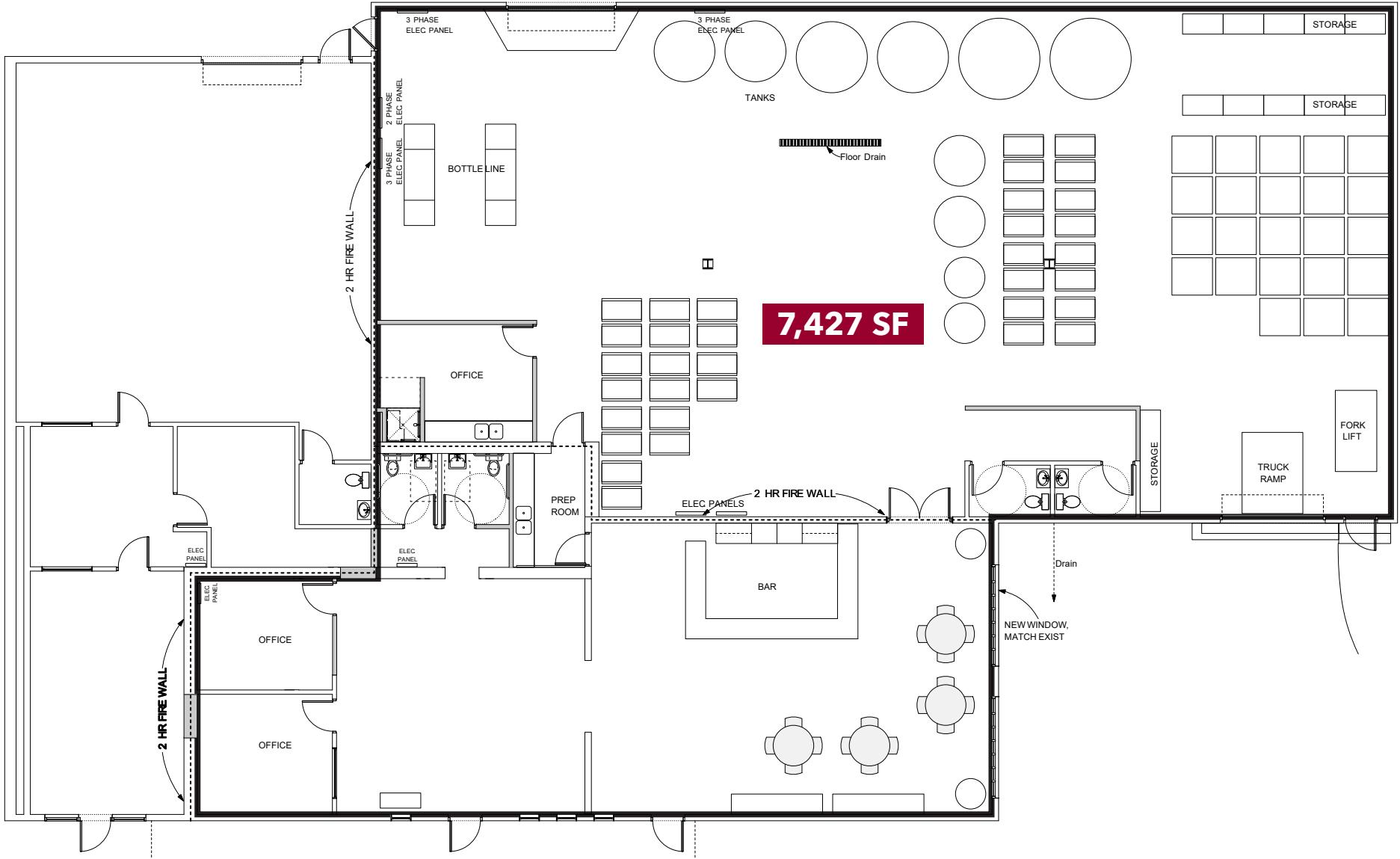
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FLOOR PLAN

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PHOTOS

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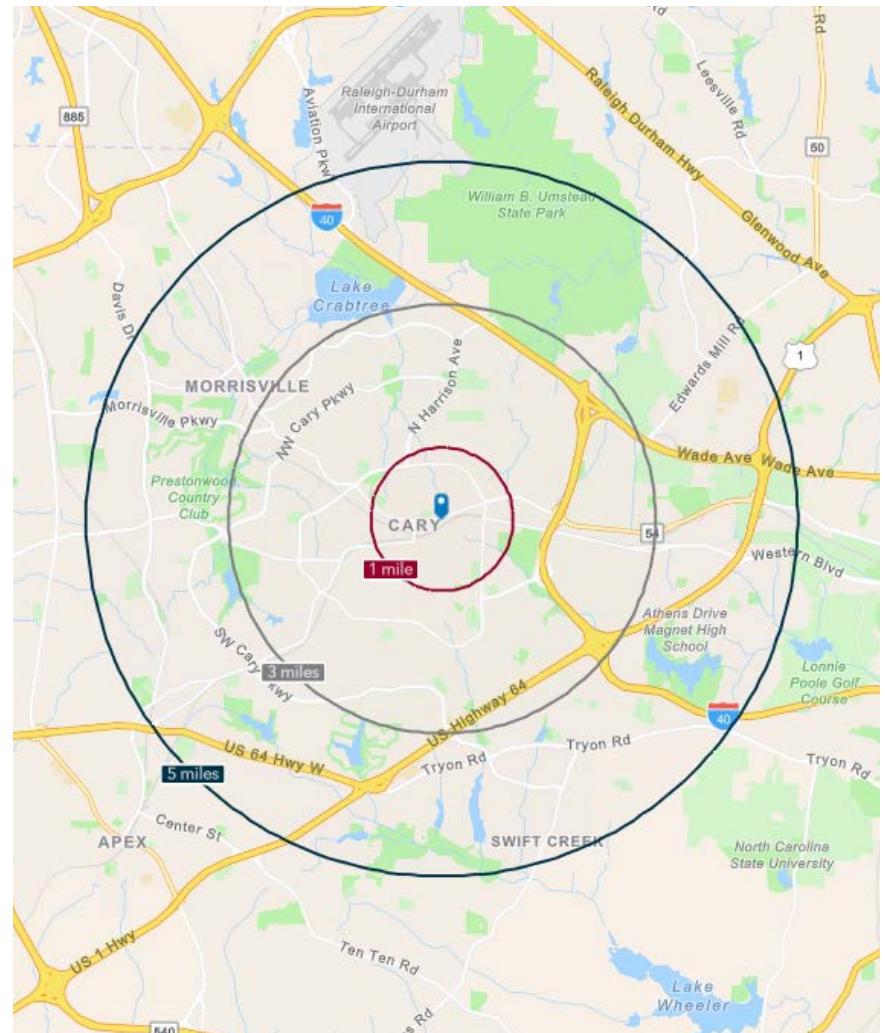
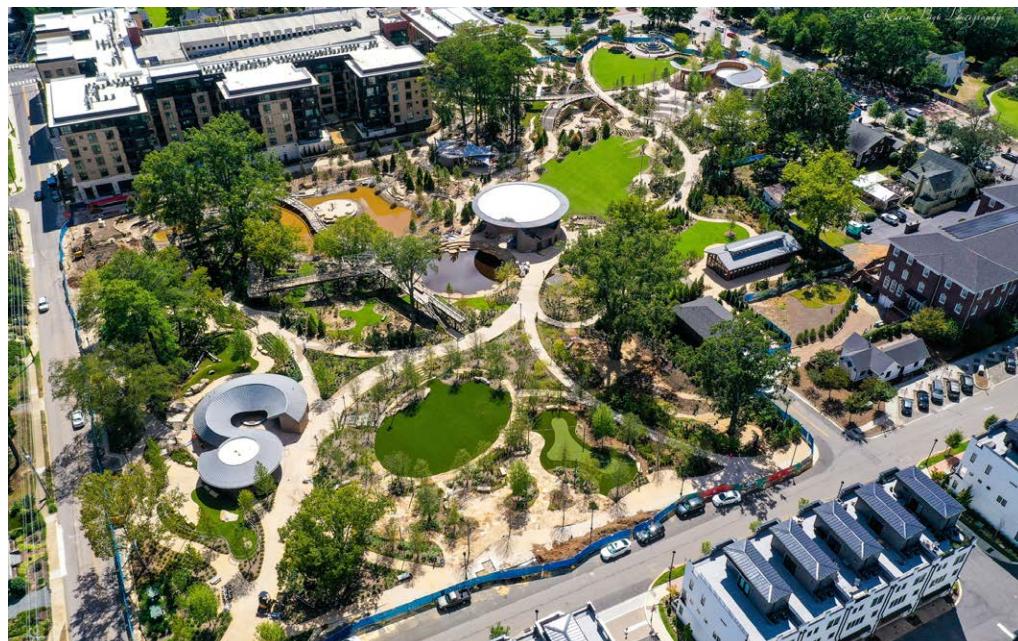
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AREA OVERVIEW

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	1 MILE	3 MILES	5 MILES
2024 Population Estimate	12,533	81,059	187,611
Average Home Value	\$449,636	\$529,635	\$573,065
Average Household Income	\$114,122	\$128,870	\$140,065
Median Age	34.8	35.9	35.9
Bachelor's Degree or Higher	51.2%	63.1%	67.7%



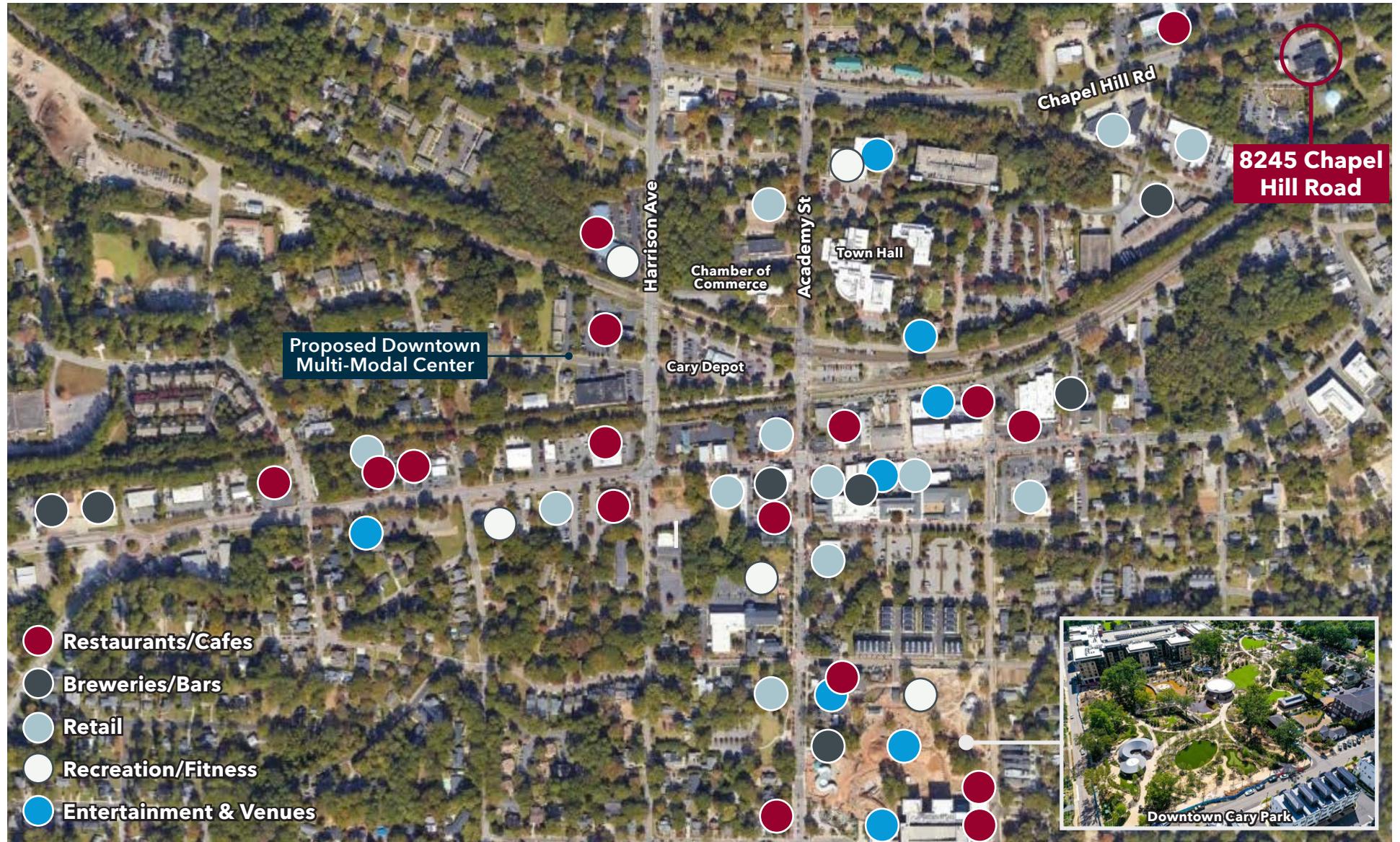
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DOWNTOWN CARY

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