

MEDICAL OFFICE FOR LEASE 530 NEW WAVERLY PLACE SUITE 301

530 New Waverly Pl, Cary, NC 27518



COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



PROPERTY DESCRIPTION

Medical office space for lease in prominent building with strong visibility in Waverly Place.

PROPERTY HIGHLIGHTS

- ±4,819 SF medical suite for lease in Waverly Place shopping center
- Second generation with interior completely renovated
- Highly visible location within mixed-use development
- Located near WakeMed Hospital at the intersection of Tryon Road and Kildaire Farm Road
- Close proximity to US Hwy 1 and US Hwy 64
- Ample walkable amenities, including Whole Foods, Harris Teeter, Walmart, Chick-fil-A, Shake Shack, and the shops within Waverly Place and Crescent Commons
- Lease Rate: \$27.00 SF/yr NNN
- TICAM: \$8.66 SF/yr (includes utilities)



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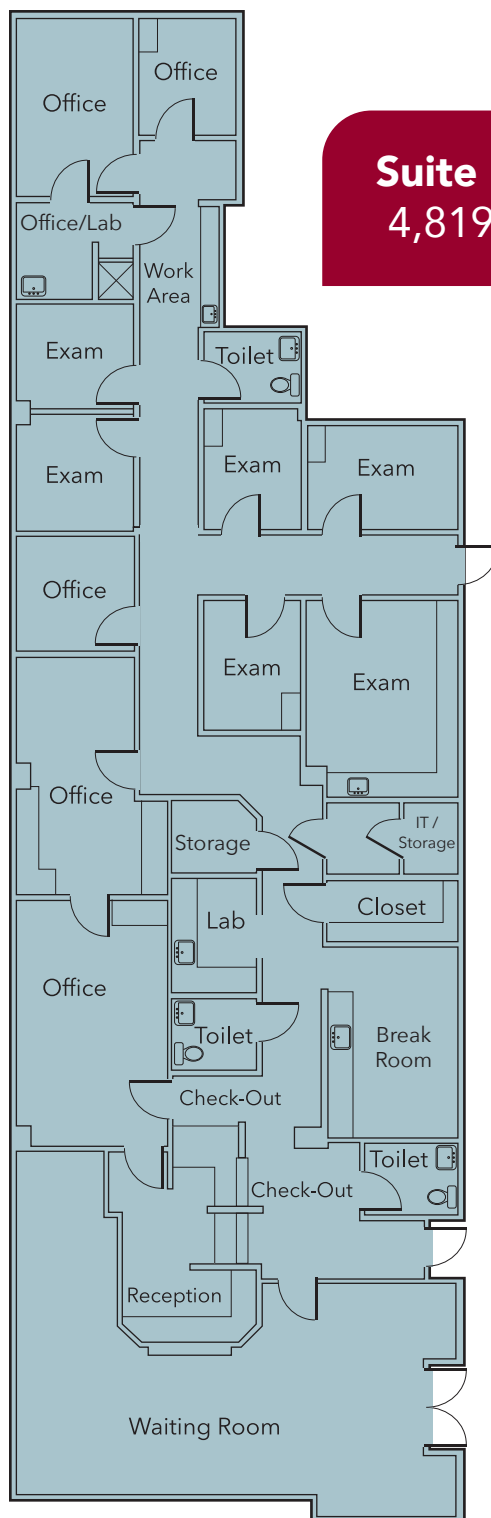
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Suite 301
4,819 SF

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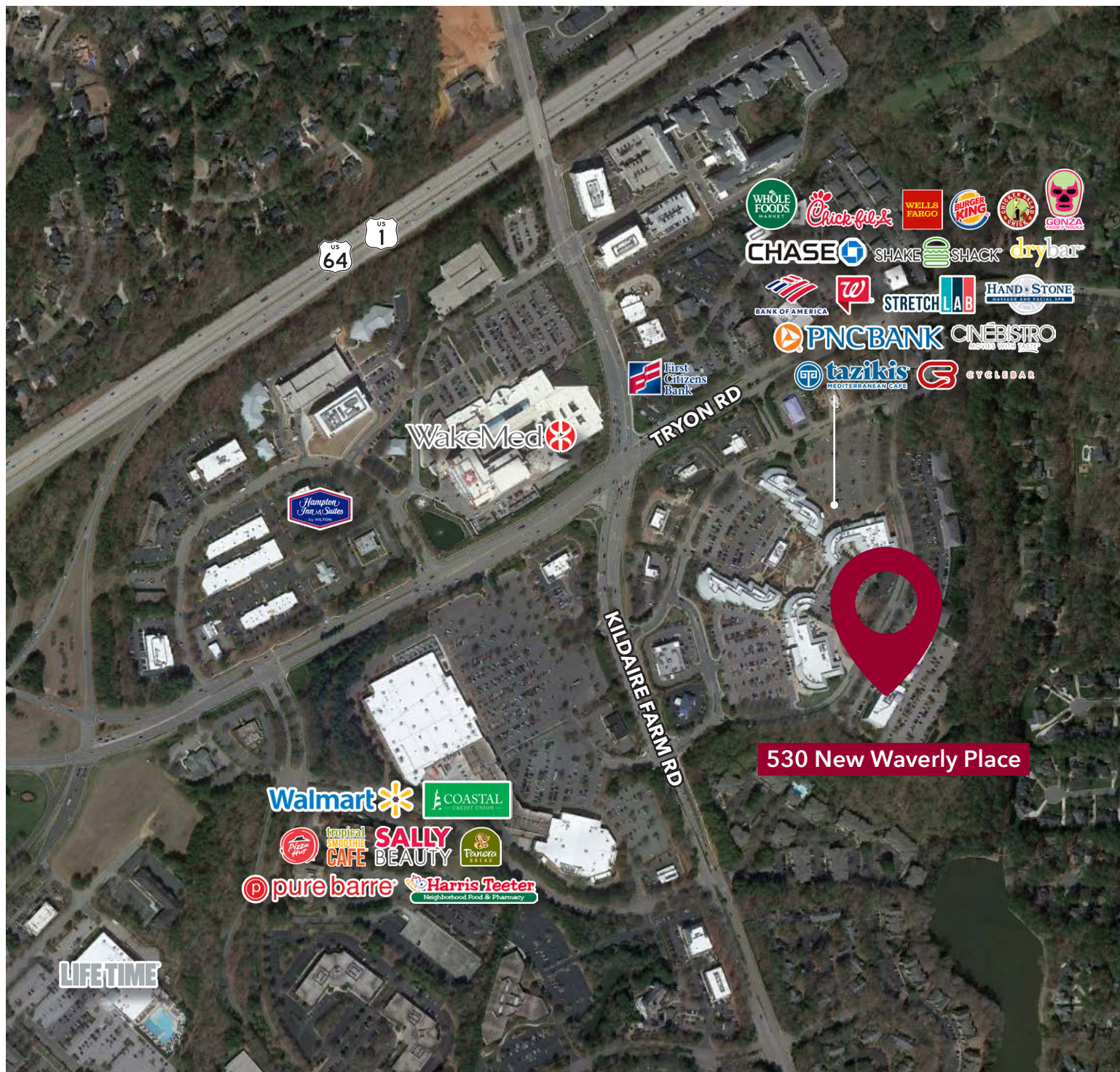
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LEE & ASSOCIATES

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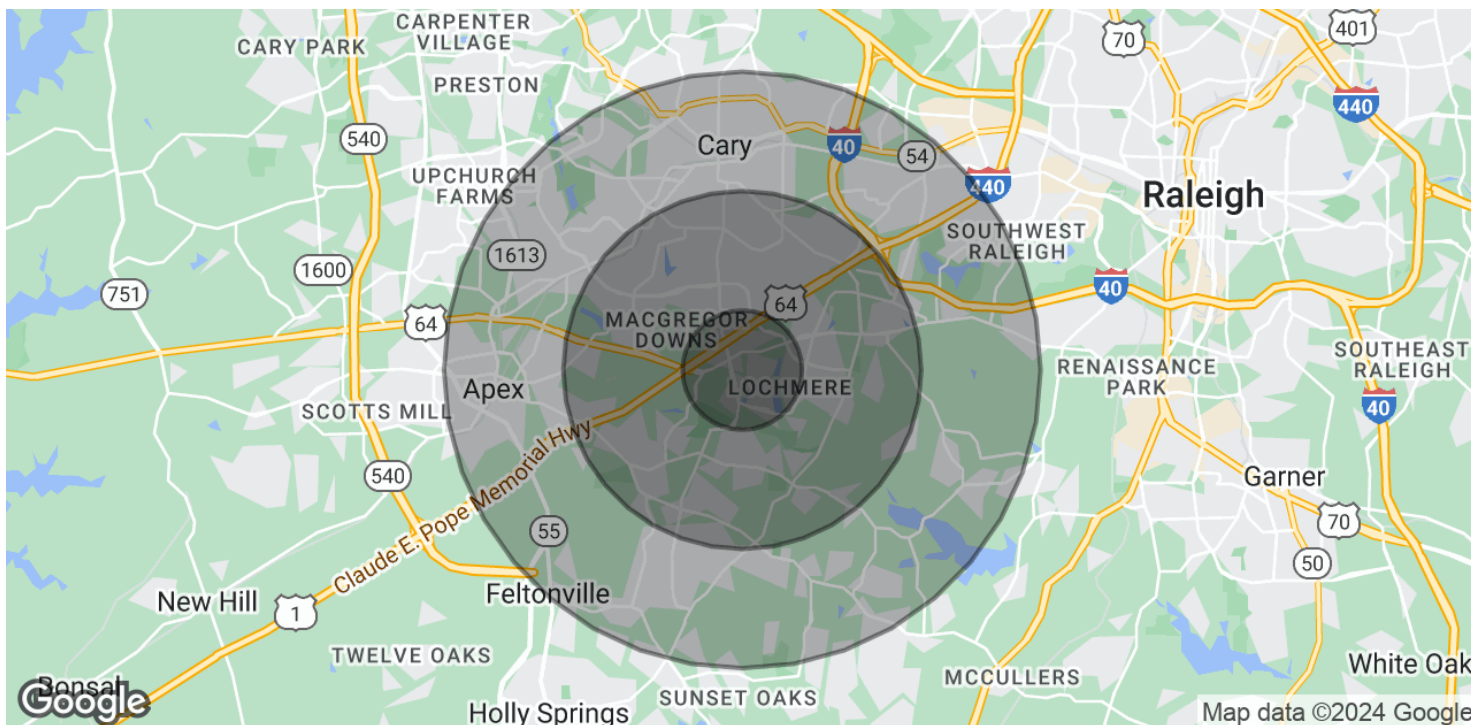
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,586	56,581	161,262
Average Age	50.8	43.3	39.4
Average Age (Male)	49.6	42.2	38.2
Average Age (Female)	51.6	44.1	40.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,577	23,716	67,841
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$148,808	\$122,284	\$107,713
Average House Value	\$453,469	\$343,876	\$303,750

2020 American Community Survey (ACS)

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