

**FOR LEASE**

# Office Suite Available

**1220 SE MAYNARD, STE. 102**

Cary, NC 27511

**PRESENTED BY:**

**CURT BRITT**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

**AVAILABLE SPACE:** ±956 SF

**LEASE RATE:** \$23.00 (MG)

**TENANT RESPONSIBILITIES:** Tenant responsible for utilities, voice & data, and HVAC service agreement.  
Landlord responsible for taxes & association dues.

**ZONING:** OI (Office & Industrial)

**LOCATION:** Minutes from Fenton and Downtown Cary, this location offers exceptional connectivity via SE Maynard, Cary Towne Blvd, and I-40

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### PROPERTY DESCRIPTION

Located at 1220 SE Maynard Road, Suite 102, this ±956 SF office condo features a functional layout with a reception area, three private offices, a large office or conference room, kitchenette, and in-suite restroom. Positioned along SE Maynard near Cary Towne Blvd, the space offers excellent connectivity to I-40 and is just minutes from Downtown Cary and Fenton—offering convenience, visibility, and easy access to nearby amenities.

### LAYOUT DETAILS

- Reception
- Three (3) Private Offices
- One (1) Large Office/Conference Room
- Kitchenette

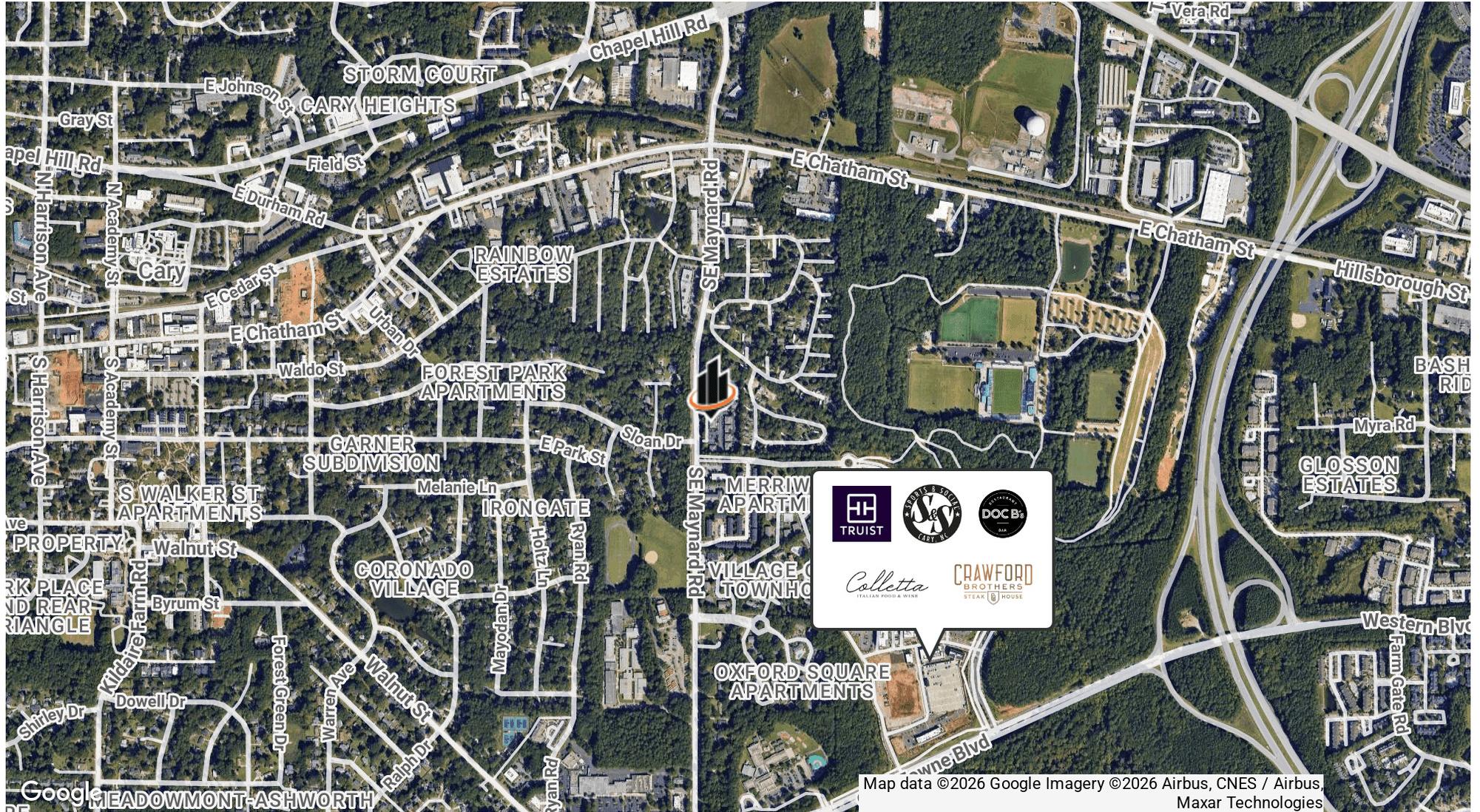


## ADDITIONAL PHOTOS



**CURT BRITT**  
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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

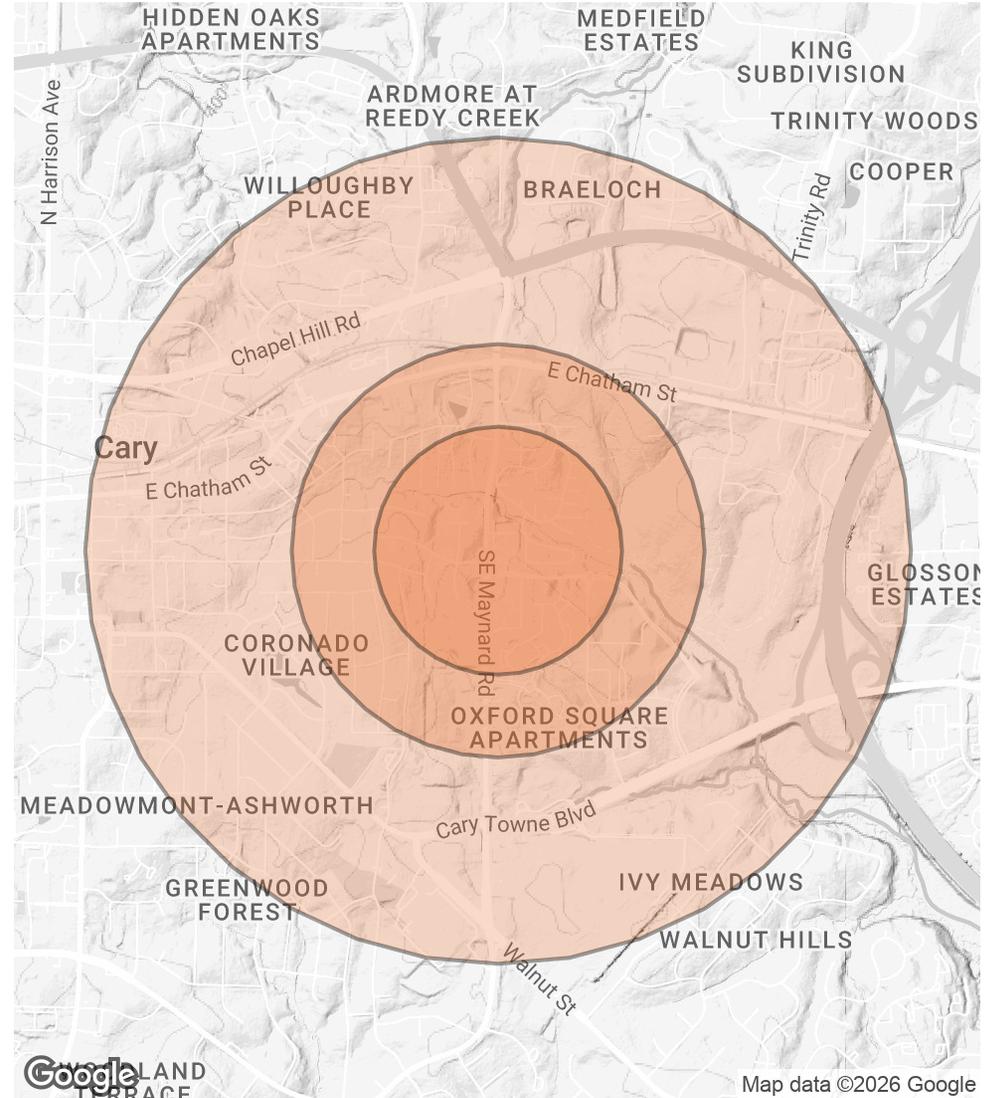
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	792	3,150	8,380
AVERAGE AGE	32	34	37
AVERAGE AGE (MALE)	32	34	36
AVERAGE AGE (FEMALE)	33	35	38

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

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TOTAL HOUSEHOLDS	261	1,111	3,169
# OF PERSONS PER HH	3	2.8	2.6
AVERAGE HH INCOME	\$80,584	\$91,974	\$103,983
AVERAGE HOUSE VALUE	\$195,329	\$240,842	\$338,151

Demographics data derived from AlphaMap



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