

FLEX SPACE FOR LEASE

2,050 SF FLEX SPACE - CARY, NC

501 James Jackson Avenue, Suite 505, Cary, NC 27513



OFFERING SUMMARY

Lease Rate:	\$22.00 PSF (MG)
Available SF:	2,050 SF
Number of Units:	1
Renovated:	2016
Zoning:	ORD

PROPERTY OVERVIEW

FLEX SPACE AVAILABLE. Signage visible from James Jackson Avenue. This flex space is highly visible from James Jackson Ave and features double-pane, tempered, insulated store front windows. Currently built out as a salon space, it is also ideal for office use or a med spa space for esteemed professionals. The furniture, fixtures, and equipment (FFE) are available for \$11,111. The property includes a covered entrance and an available floor plan. Rent is \$22.00 SF/yr Modified Gross.

PROPERTY HIGHLIGHTS

- Flex Space Highly Visible from James Jackson Ave
- Double-Pane, Tempered, Insulated Store Front Windows
- Currently Built Out as a Salon Space and Great for Office Use or Med Spa Space and Esteemed Professionals
- FFE available for \$11,111
- Covered Entrance Floor Plan Available

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM
Commercial Broker
0: 919.475.5769
van.kwcommercial@gmail.com
NC #247850

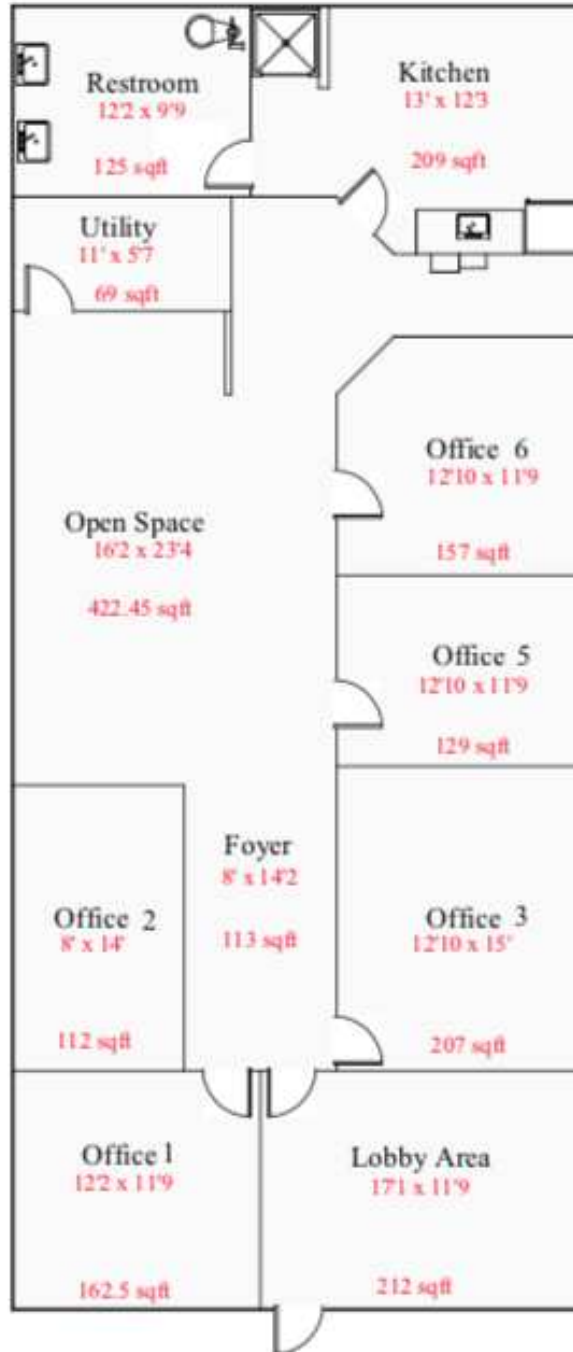
KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

Each Office Independently Owned and Operated

FLEX SPACE FOR LEASE

2,050 SF FLEX SPACE - CARY, NC

501 James Jackson Avenue, Suite 505, Cary, NC 27513



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM
Commercial Broker
O: 919.475.5769
van.kwcommercial@gmail.com
NC #247850

KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

Each Office Independently Owned and Operated

FLEX SPACE FOR LEASE

2,050 SF FLEX SPACE - CARY, NC

501 James Jackson Avenue, Suite 505, Cary, NC 27513



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM
Commercial Broker
0: 919.475.5769
van.kwcommercial@gmail.com
NC #247850

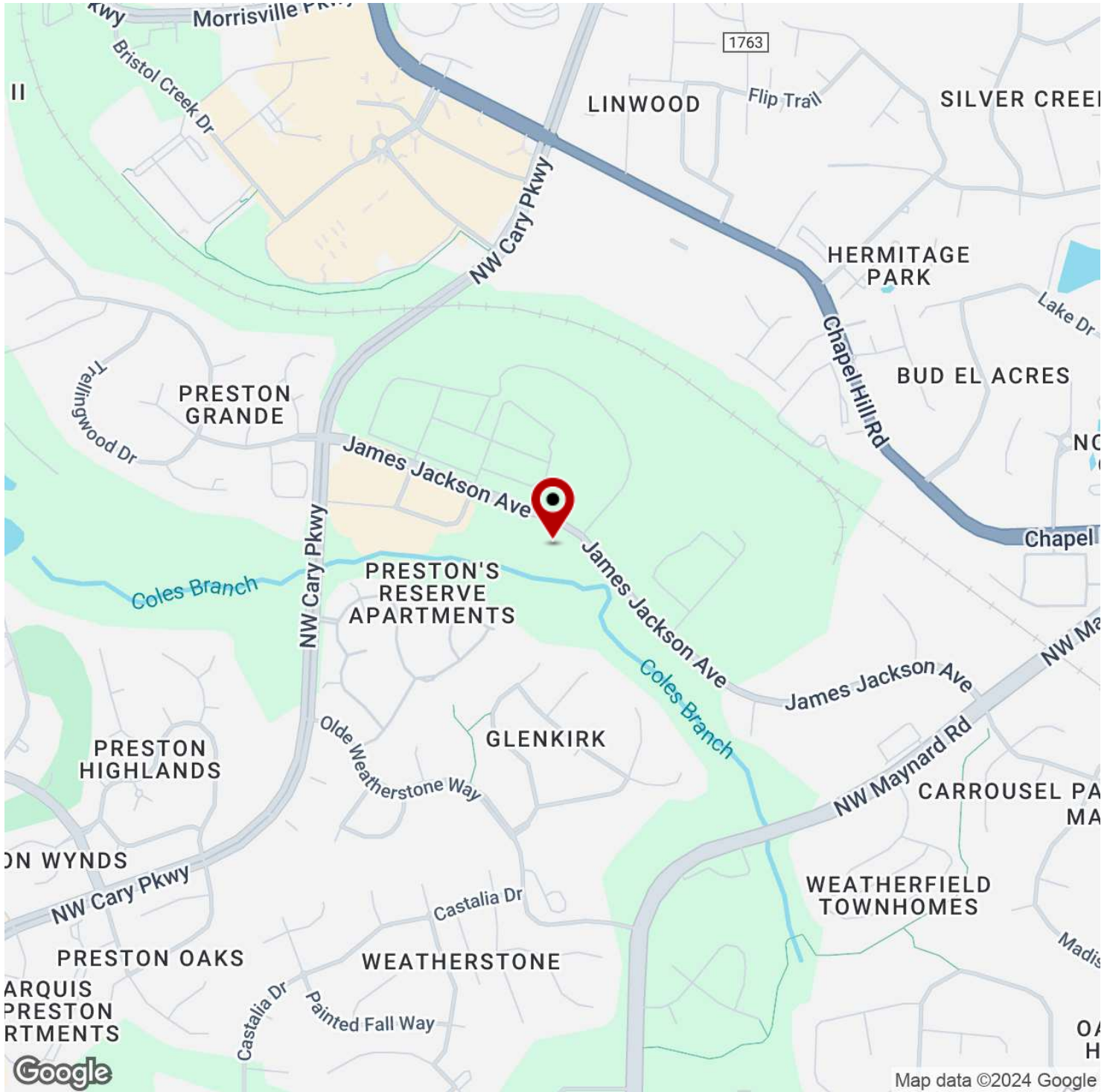
KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

Each Office Independently Owned and Operated

FLEX SPACE FOR LEASE

2,050 SF FLEX SPACE - CARY, NC

501 James Jackson Avenue, Suite 505, Cary, NC 27513



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM
Commercial Broker
O: 919.475.5769
van.kwcommercial@gmail.com
NC #247850

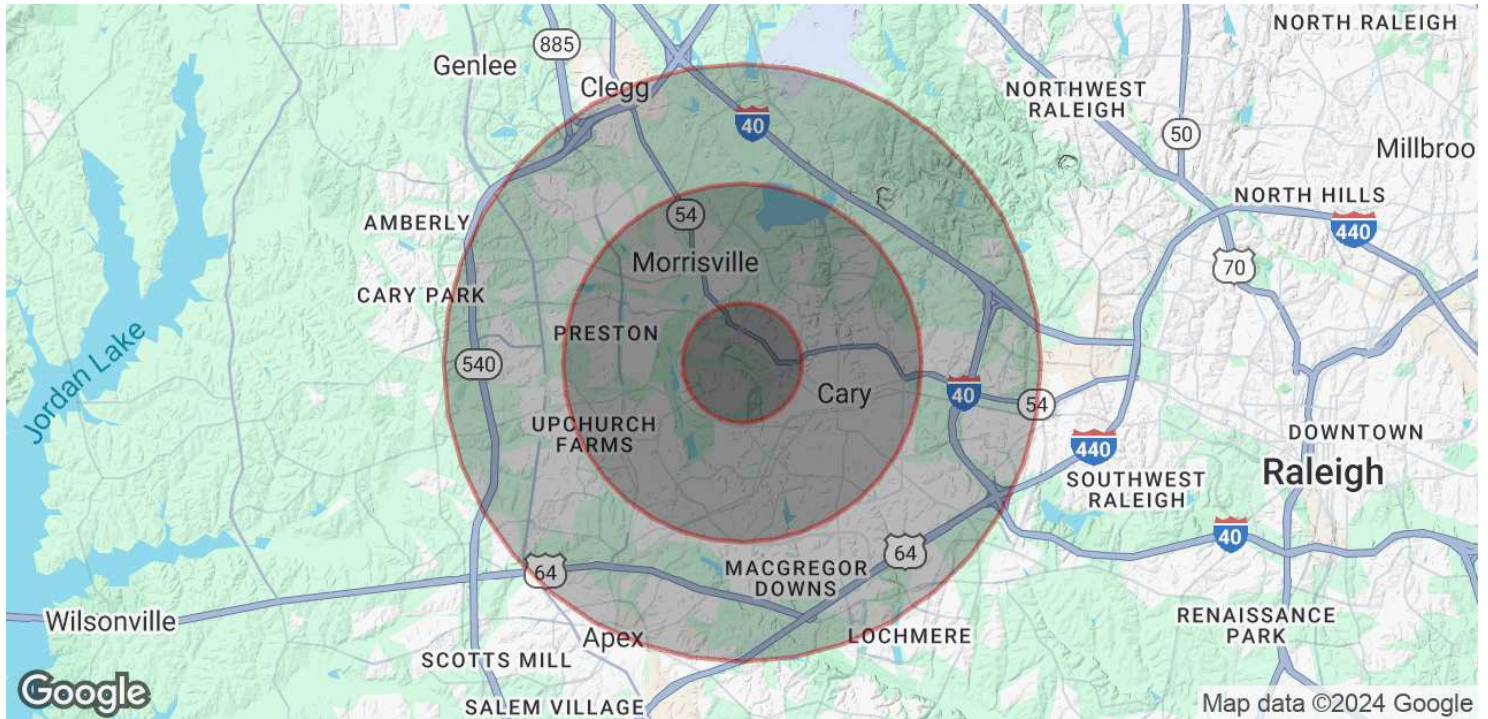
KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

Each Office Independently Owned and Operated

FLEX SPACE FOR LEASE

2,050 SF FLEX SPACE - CARY, NC

501 James Jackson Avenue, Suite 505, Cary, NC 27513



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,700	88,176	178,874
Average Age	40.5	39.4	39.0
Average Age (Male)	38.6	37.9	38.2
Average Age (Female)	41.4	39.8	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,331	37,082	73,025
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$123,092	\$114,425	\$119,846
Average House Value	\$362,387	\$338,588	\$340,985

2020 American Community Survey (ACS)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM
 Commercial Broker
 O: 919.475.5769
 van.kwcommercial@gmail.com
 NC #247850

KW COMMERCIAL
 245 NC-54 Suite 101
 Durham, NC 27713

Each Office Independently Owned and Operated