

1140 KILDAIRE FARM ROAD CARY, NC



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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

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Property Summary

Office for Sale
1140 Kildaire Farm Rd, Cary, NC 27511



OVERVIEW

Lee & Associates Raleigh-Durham is pleased to present 1140 Kildaire Farm Road, a 26,685 SF three-story office building for sale in Cary, North Carolina. The property has 78 parking spaces and a drive-thru.

The building is situated at the signalized corner of Kildaire Farm Road and Commonwealth Court within an office park setting. Kildaire Farm Road sees an average of 20,500+ vehicles per day and provides easy access to Downtown Cary and US 440, US 64 and US 1 Hwys.

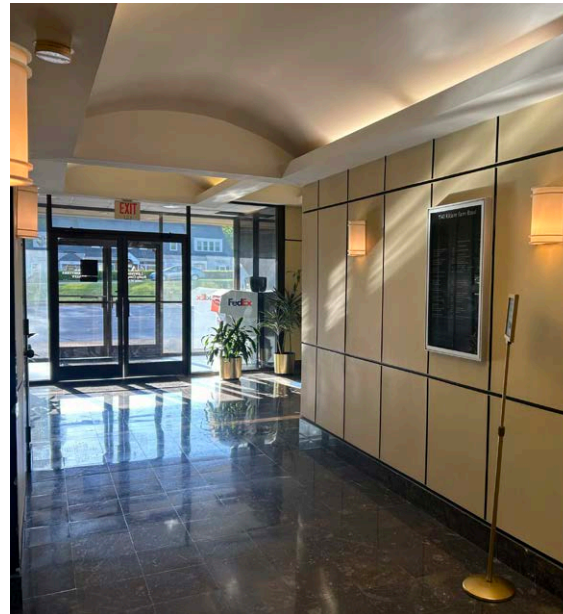
The building only has 2,535 SF vacant and is occupied with several small tenants on short term leases. The average lease rate is \$22.30 SF/yr Full Service. This generates just under \$500,000 revenue annually, and approximately \$320,000 annual net operating income with estimated standard expenses.

The building is priced below replacement cost, creating a unique investment opportunity for a buyer seeking upside or an owner-occupant looking to establish a visible presence in the market.

The area has strong demographics and growth, making the location attractive for office users. There are also ample nearby amenities, including walkable destinations.

PROPERTY HIGHLIGHTS

Building Size	26,685 SF
Year Built	1985
Acres	1.22
Parking	78 spaces
Zoning	OI (Office and Institutional)
Wake County PIN	0763443159
Sale Price	\$4,850,000



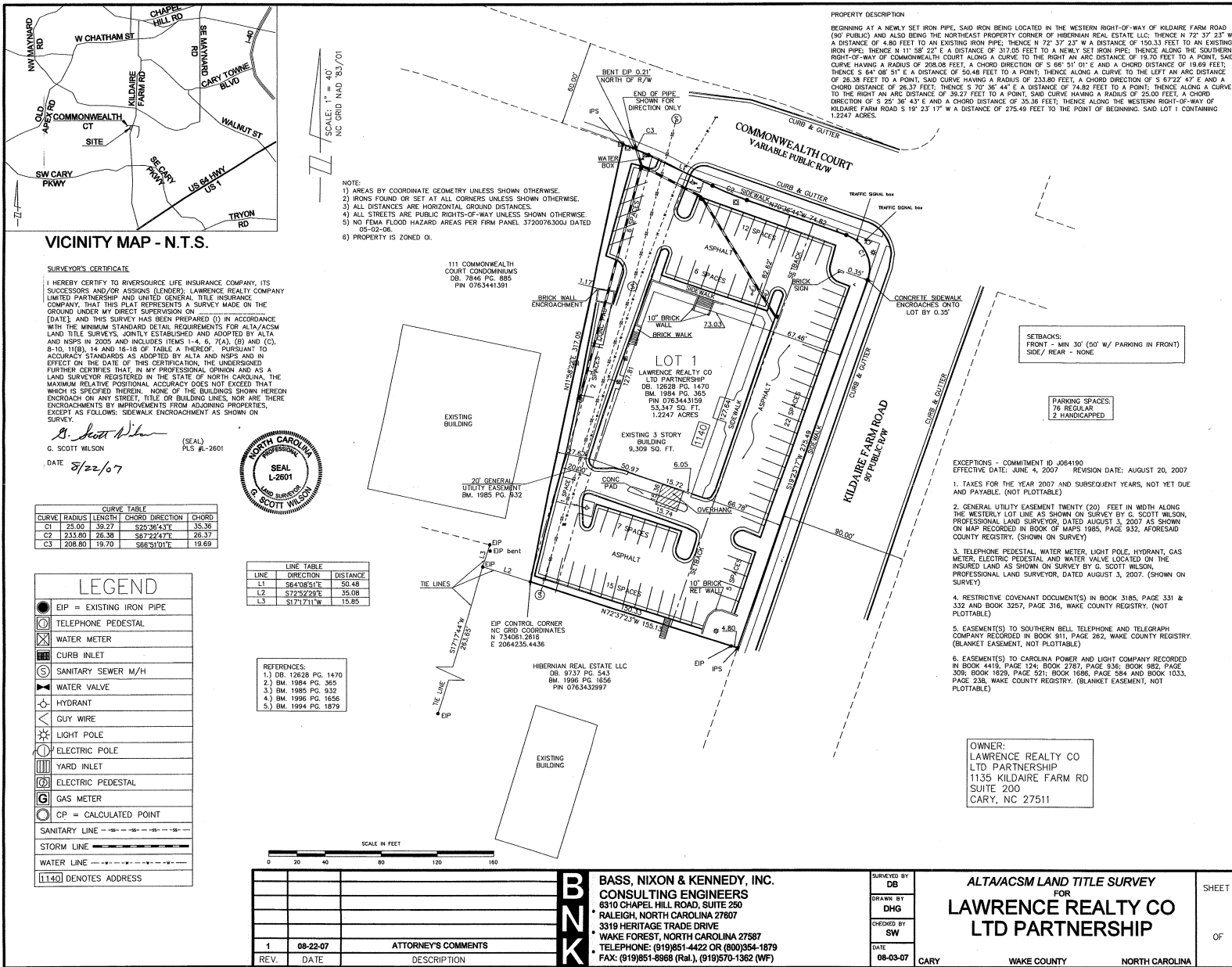
Property Details

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1140 Kildaire Farm Rd, Cary, NC 27511

Address	1140 Kildaire Farm Rd Cary, NC 27511
Parking	78 surface spaces
PIN	0763443159
Site Area	1.22 acres
Building Size	26,685 SF
# of Floors	3
Year Built	1985

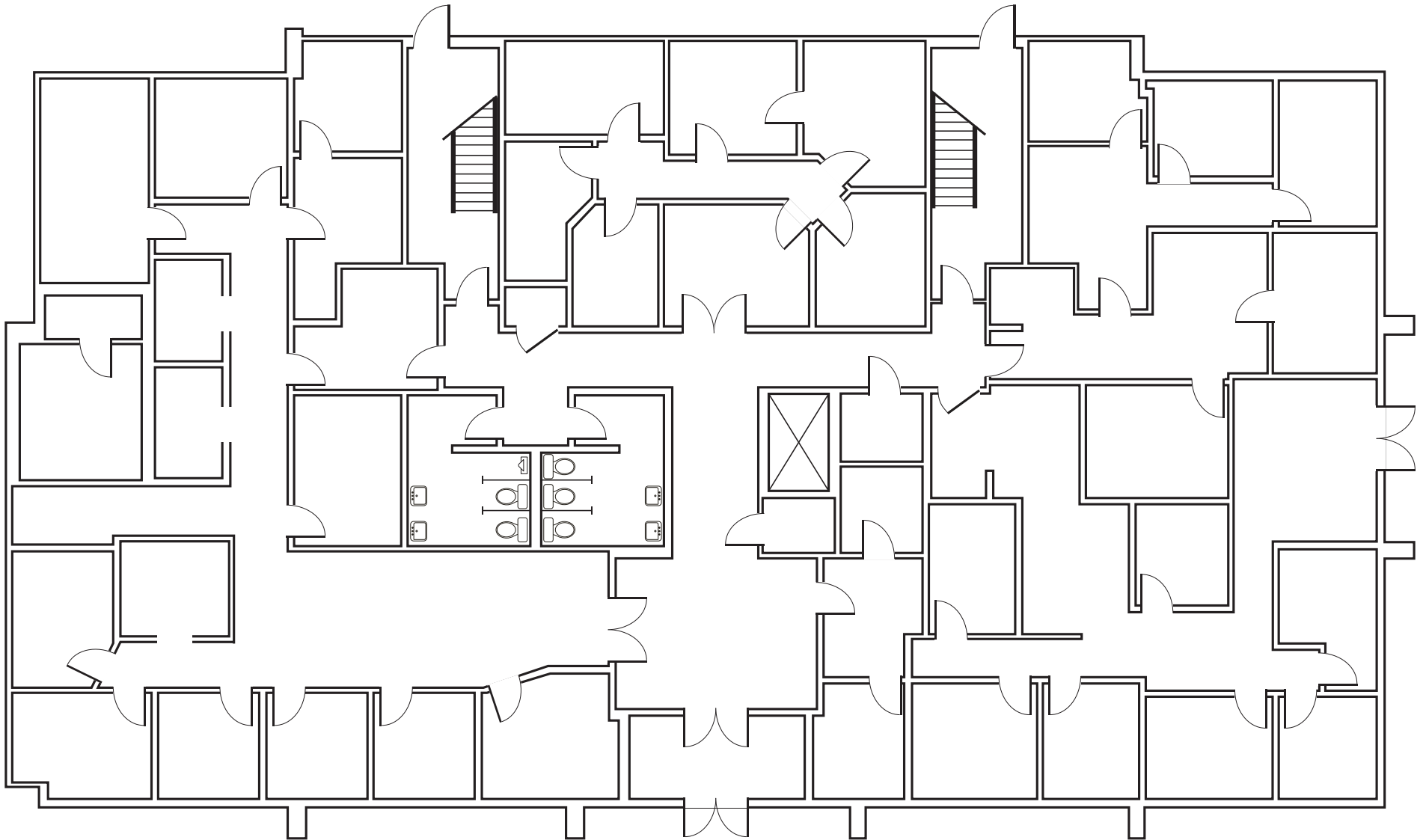
Jurisdiction	Town of Cary
Zoning	OI (Office and Institutional)
Access	Commonwealth Court
Elevators	One - Passenger
Electricity Provider	Duke Energy
Water	Town of Cary
Sewer	Town of Cary
Fire & Police	Town of Cary





First Floor

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The floor plan provided herewith is intended for illustrative purposes only and may not be entirely accurate or to scale.

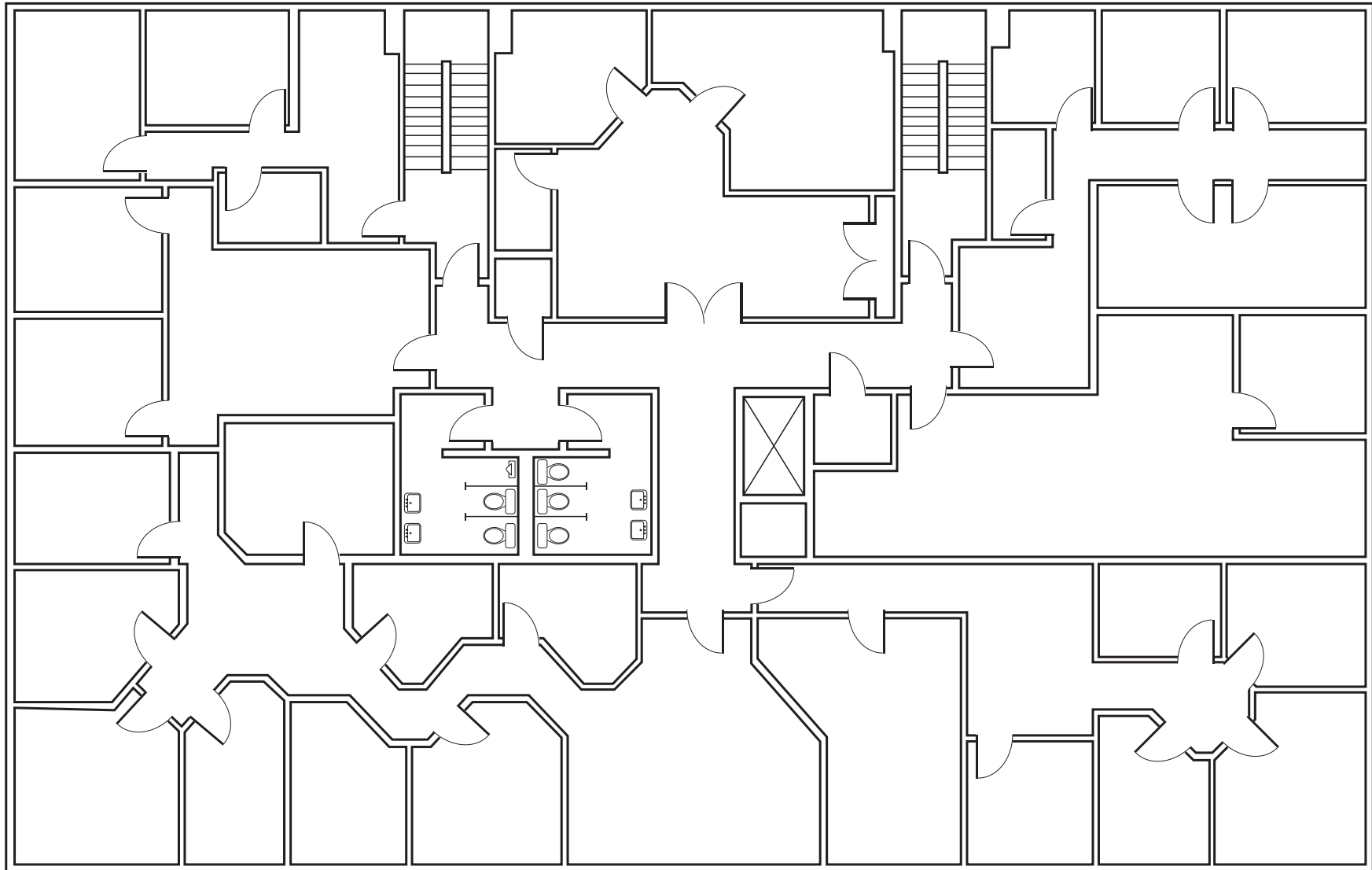
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Second Floor

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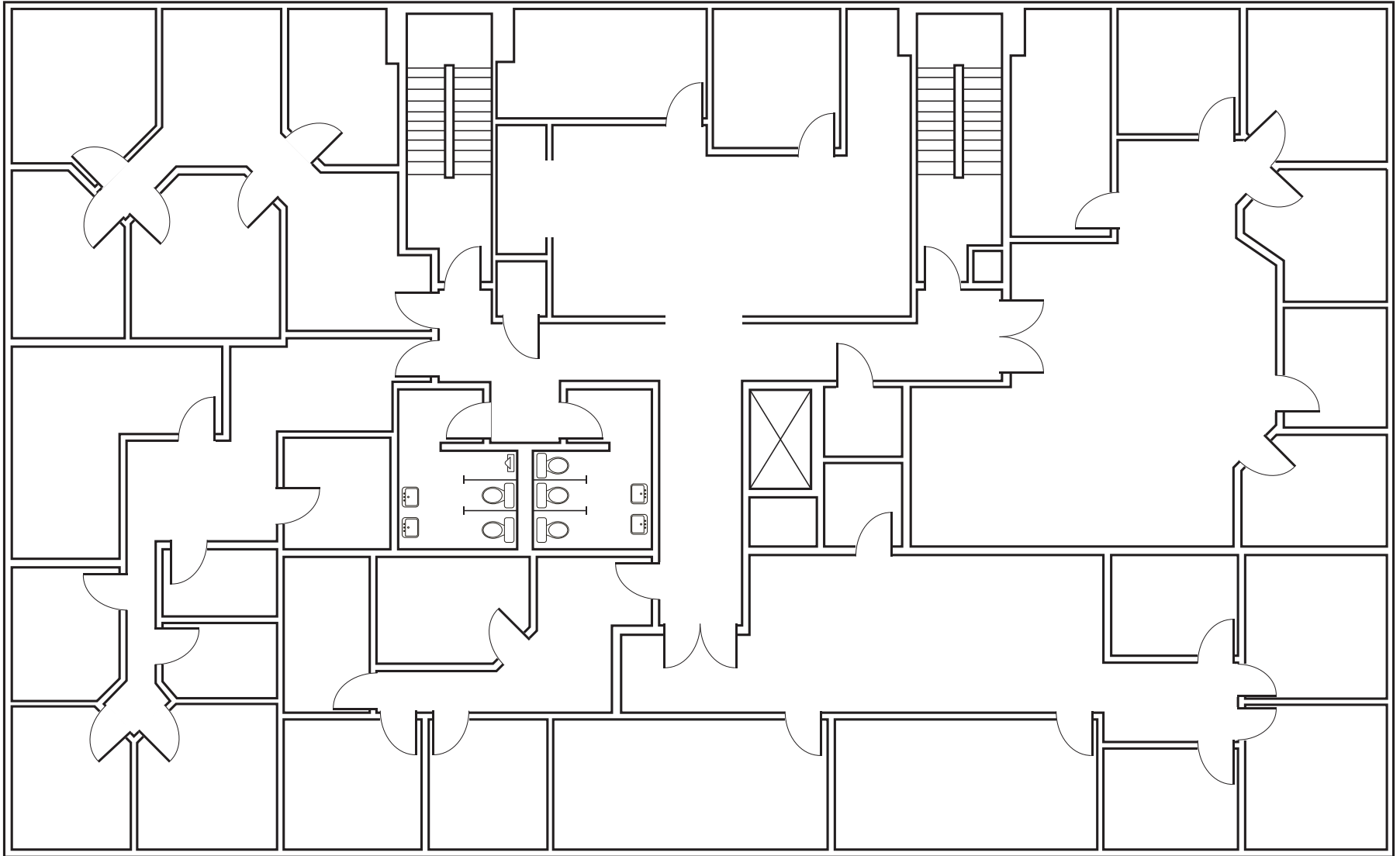
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Third Floor

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Cary Overview

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Cary is a thriving community of more than 175,000 residents in the heart of the Research Triangle region of North Carolina. In addition to Cary, the Triangle includes Raleigh, Durham, and Chapel Hill. With a population of more than 2 million, it repeatedly ranks among the top regions in the country to live, work, start a business, and find a home.

Cary's proximity to the Research Triangle Park and renowned universities - Duke University, the University of North Carolina at Chapel Hill, and NC State University - has produced a spirit of innovation and learning. With Cary's distinction as a top place to live and raise a family, the area is a magnet for top employees.

COMPANIES LOCATED IN CARY



* Indicates US or world headquarters

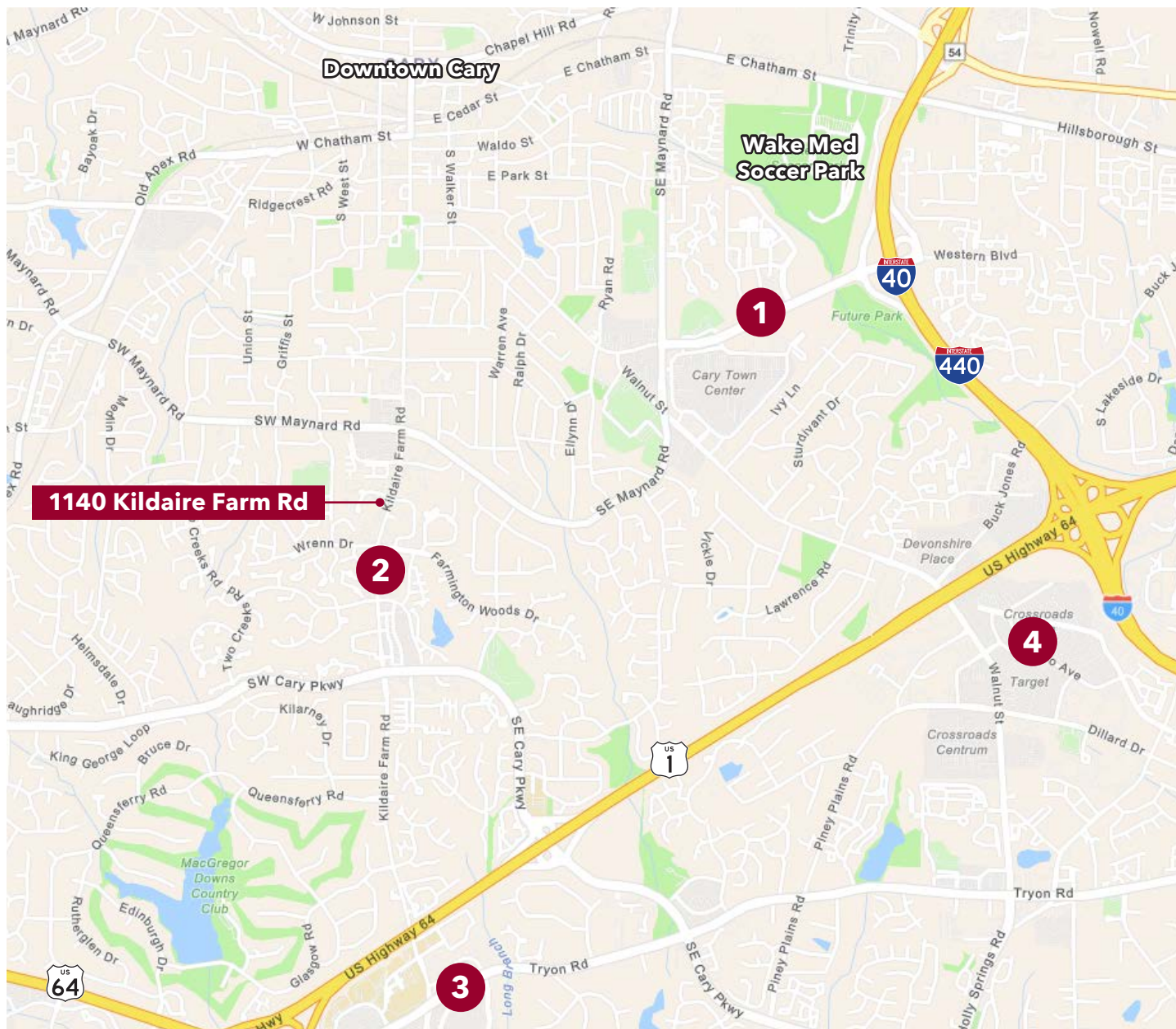
ACCOLADES AND STATS

- » Cary's **population grew by 32.1%** between 2010 and 2022.
- » Cary is the **7th largest municipality** in North Carolina.
- » Named **#1 Top City with the Most Resilient Economy in the U.S.** by SmartAsset in July 2022.
- » Ranked the **#1 City for Attracting Corporate Headquarters** in the U.S. by the Boyd Company.
- » The Town has approved \$225 million for infrastructure projects to facilitate continued growth opportunities.



Nearby Retailers

Office for Sale
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1

Fenton
Pottery Barn
Williams Sonoma
Sports & Social
lululemon
Sephora
Arhaus
M Sushi
Dram & Draught

2

Kildaire Farm Road
Trader Joe's
Staples
Aldi
Barnes & Noble
Starbucks
Chipotle
Goodberry's
Duck Donuts
McDonald's
The Butcher's Market

3

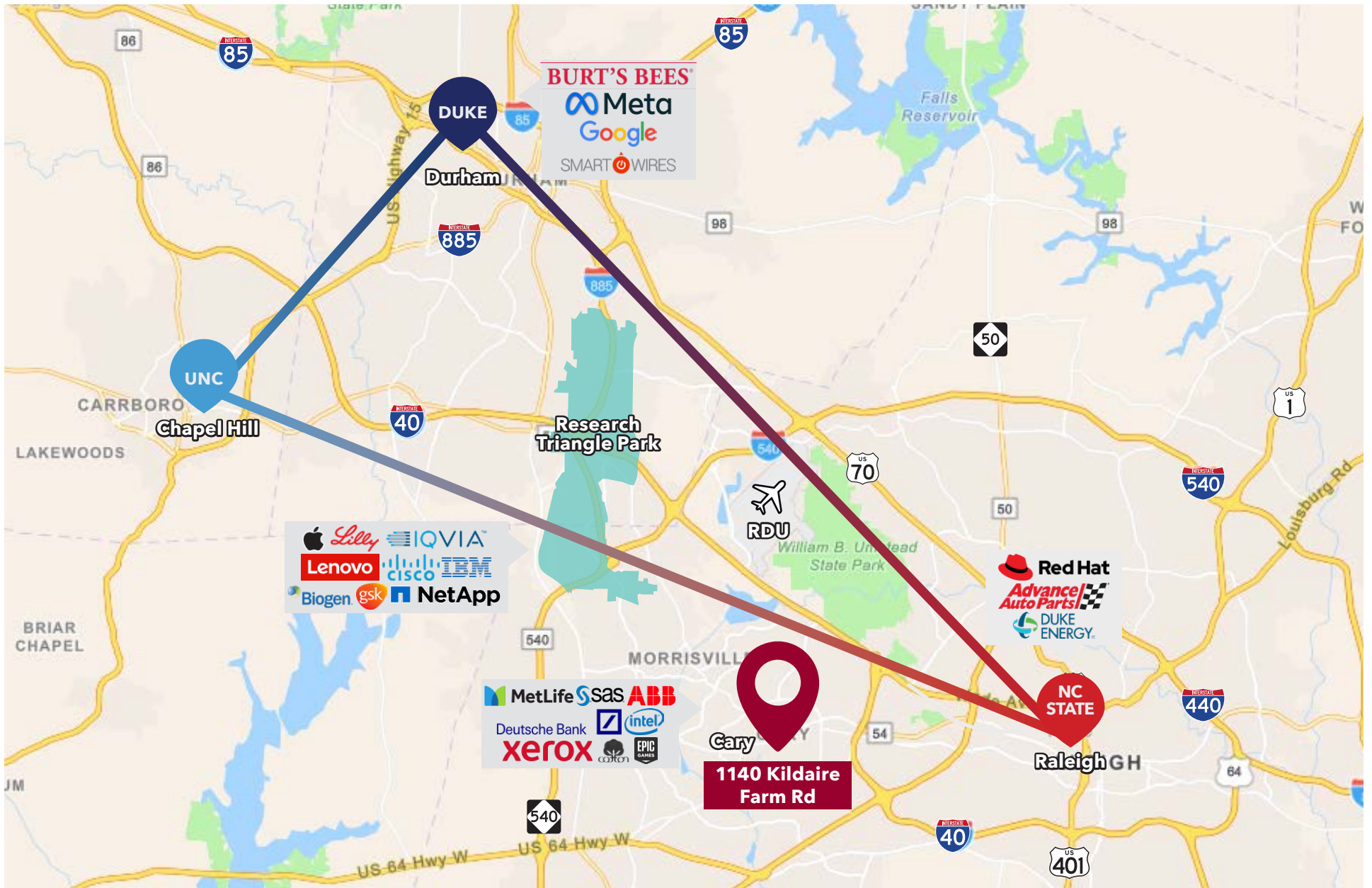
Waverly Place & Crescent Commons
Whole Foods
Chick-fil-A
Walmart
CinéBistro
Shake Shack
Panera Bread
Walgreens
Harris Teeter

4

Crossroads Plaza
Target
Best Buy
Hobby Lobby
Dick's Sporting Goods
HomeGoods
Michaels
Home Depot
Lowe's
BJ's
PetSmart
Joann Fabric
World Market

Regional Map

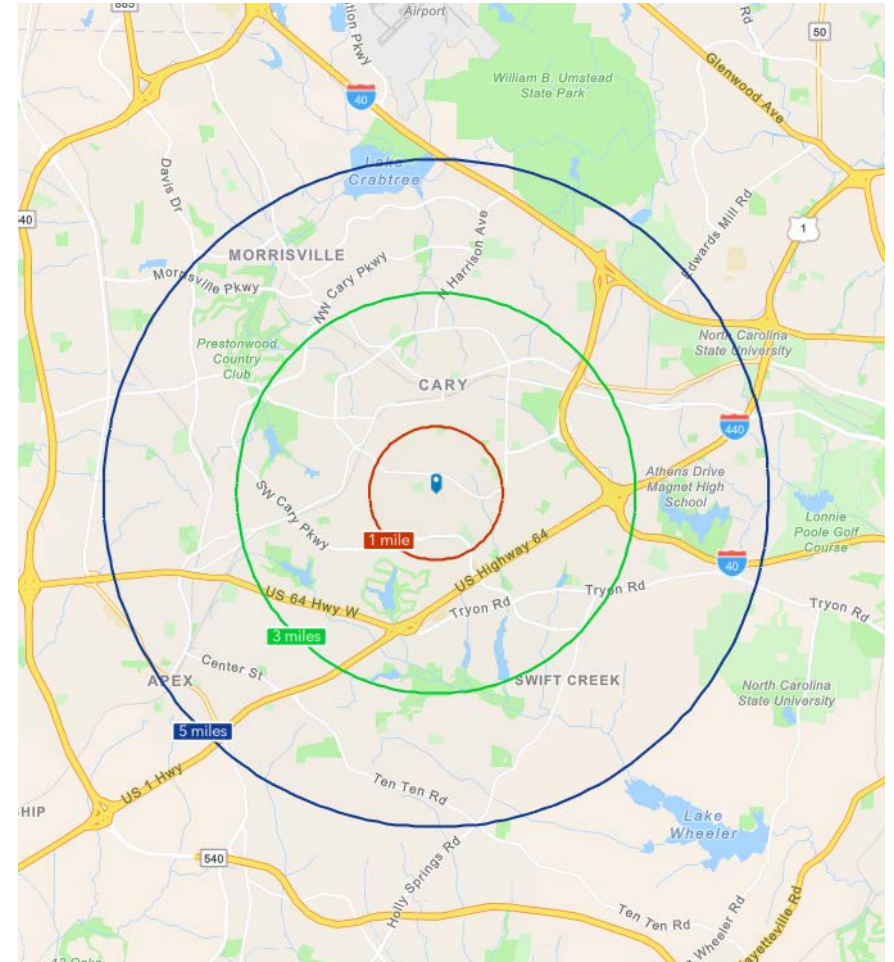
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Demographics

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	1 MILE	3 MILES	5 MILES
Population (2023)	10,972	82,240	190,792
Daytime Population	13,032	96,182	204,822
Median Age	31.8	34.9	35.3
Average Household Income	\$120,455	\$130,870	\$140,810
Average Home Value	\$397,050	\$429,296	\$474,569
Bachelor's Degree or Higher	58.7%	63.6%	67.7%



**#3 Best Large Metro
for Business Climate
(Raleigh-Cary)**
Business Facilities, 2023

**#7 Top Tech Metro in the
U.S. (Raleigh-Cary MSA)**
NC Tech Association, 2023

**#1 Top State for Business
(North Carolina)**
CNBC, 2022 & 2023