

For Sale

119 SW Maynard Rd.

Cary, NC



Standalone Leased **Value Add** Investment Opportunity

EXECUTIVE SUMMARY



Prime Cary Location

- 11,884 SF stand-alone building SW Maynard Rd & Kildaire Farm Rd with strong visibility and walking amenities
- Close proximity to Downtown Cary
- Widely recognized as one of the fastest growing, most in-demand markets in North Carolina

In-Place Cash Flow with Flexibility

- Multi-tenant executive office users on short-term leases providing immediate income and future upside

Clear Value-Add Opportunity

- Ability to drive NOI through lease-up, mark-to-market rents, tenant re-mix, or repositioning
- Ideal for owner-user, investor, or developer execution

Flexible Zoning & Multiple Uses

- Zoning supports a wide range of approved commercial uses

PROPERTY DETAILS



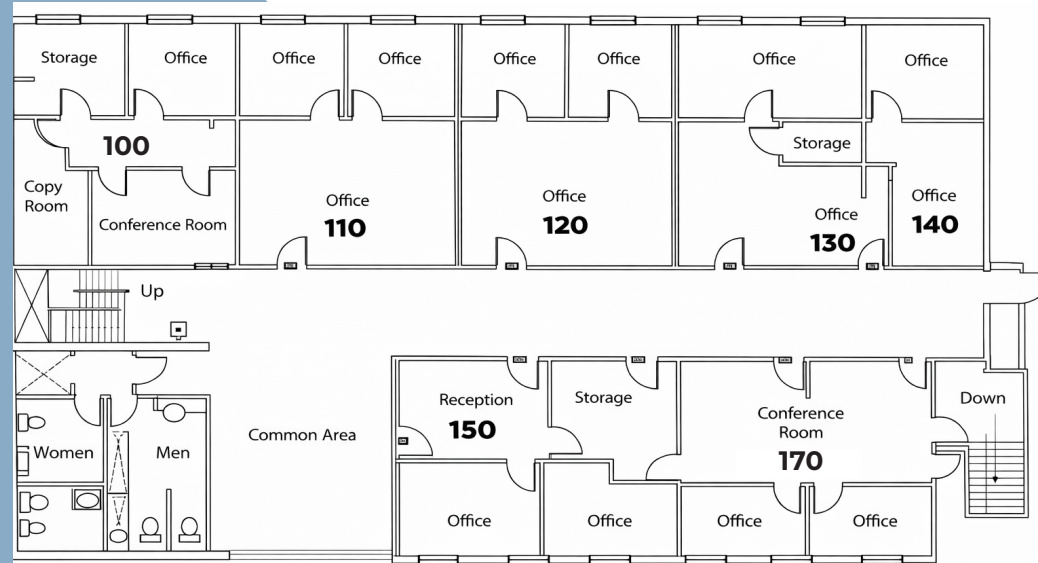
ADDRESS	119 SW Maynard Road, Cary, NC 27511
SALE PRICE	\$1,999,999 / \$168 PSF
OCCUPANCY	100% Leased
YEAR BUILT	Built 1972 / Renovated 2017
BUILDING SIZE	11,884 SF
CONFIGURATION	Conventional Two-Story Office / Executive Office Suites
ACRES	0.49
PARKING	Free Surface
HVAC	Varies
ROOF	2017 with a 15-year Carlisle Membrane Warranty (expiring 2032)
ZONING	GC

For Lease and Financial Information Please Contact Broker

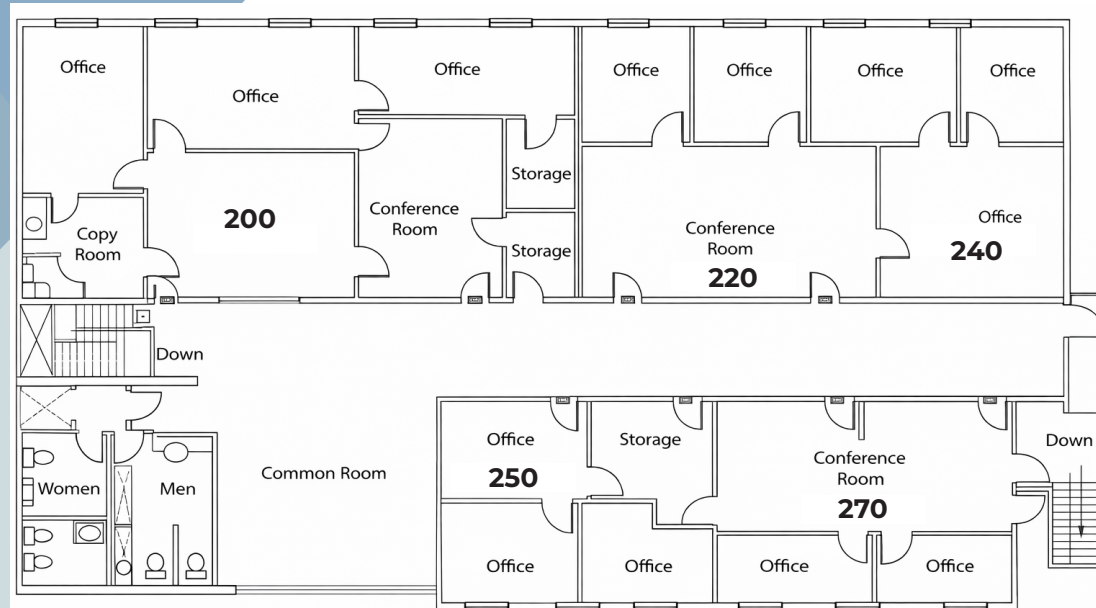


FLOOR PLAN

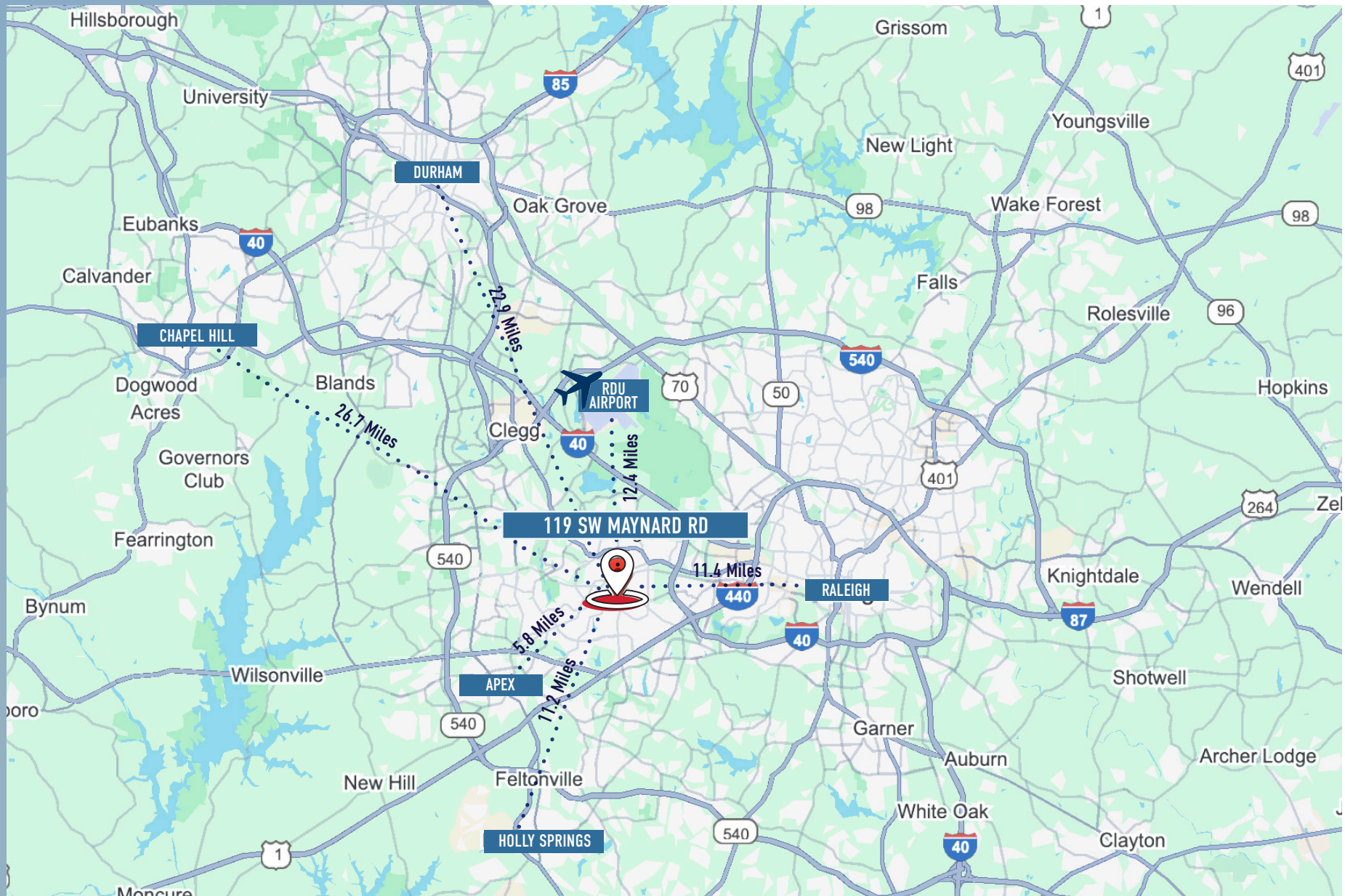
FIRST FLOOR



SECOND FLOOR



LOCATION OVERVIEW



AMENITIES OVERVIEW



HIGHLIGHTS & DEMOGRAPHICS

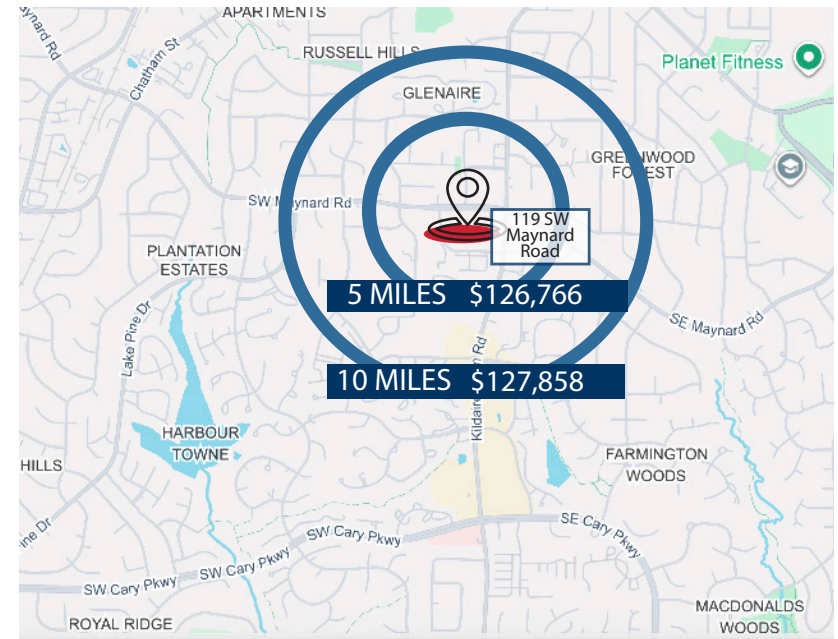
LOCATION & ACCESSIBILITY

- **Prime Cary Location:** The property is situated near the intersection of SW Maynard and Kildaire Farm Roads in Cary, providing excellent exposure and visibility in a highly desirable area. Cary is consistently recognized as one of the safest towns in America.
- **Convenient Parking and Walkability:** The building offers generous parking for tenants and visitors. Supportive retail is within walking distance, the area has amenities including restaurants, fuel stations, and shopping within half a mile.
- **Proximity to Research Triangle Park:** The location benefits from being in the greater Research Triangle area, with nearby Research Triangle Park (RTP) being one of the largest research parks in the country, providing access to major employment centers and a thriving business community.

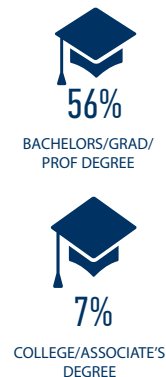
DEMOGRAPHICS*

	1 MILE	3 MILES	5 MILES
2024 Population	10,693	85,358	191,584
Average Household Income	\$97,982	\$119,279	\$126,766
Median Household Income	\$76,359	\$91,820	\$97,749
Total Households	4,749	35,937	79,365
Median Age	44.6	39.7	38.4

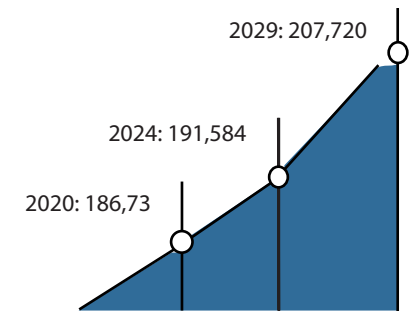
AVERAGE HOUSEHOLD INCOME



LARGE, RAPIDLY GROWING POPULATION



5 Mile Radius



MARKET OVERVIEW

Cary, NC



CARY SUBMARKET

Cary, located in the heart of North Carolina's renowned Research Triangle, stands as one of the nation's most desirable places to live, work, and invest. Ranked #5 nationally and #1 in North Carolina by U.S. News' 2025-2026 Best Places to Live list, Cary has experienced tremendous growth driven by its proximity to Research Triangle Park, exceptional schools, and vibrant economy. The town is home to world-class employers including SAS Institute, Epic Games, and Deutsche Bank, creating a robust job market that continues to attract professionals and families. With a reputation for safety, quality of life, and innovation, Cary represents a premier market for real estate investment.



\$76,359

Median
Household
Income



RETAIL

Cary's retail market continues to thrive with over 188,000 square feet of available retail space across multiple shopping centers and mixed-use developments. The premier Fenton development anchors the retail landscape with 348,000 square feet featuring high-end national brands including Williams Sonoma, Warby Parker, Pottery Barn, and Anthropologie. Average retail rents hover around \$25 per square foot, reflecting strong demand from both national and local retailers. Premium retail centers maintain occupancy rates above 95%, demonstrating the robust consumer spending power of Cary's affluent residents with a median household income exceeding \$129,000.



EXPANSION

Cary's economy has experienced robust growth driven by strategic expansion across multiple sectors. The Fenton development, encompassing 2.5 million square feet of mixed-use space, represents the largest catalytic project with retail, office, hotel, and luxury residential components creating a vibrant urban destination. New housing initiatives include a 126-unit mixed-income development at 921 SE Maynard Road welcoming residents in 2026, supported by \$3.6 million in Town Council-approved funding for housing programs. Major infrastructure investments exceeding \$400 million include NCDOT roadway improvements and the Complete 540 extension, enhancing connectivity to Research Triangle Park and



6,733

Total Employees



1,237

Total Businesses



MARKET OVERVIEW

RALEIGH-CARY-DURHAM-CHAPEL HILL RESEARCH TRIANGLE AT A GLANCE

The Research Triangle (the “Triangle”) is distinctly known as a national front runner in economic and population growth. This region in the North Carolina Piedmont incorporates the Raleigh-Cary-Durham-Chapel Hill CBSAs which has grown to over 2.4 million residents. The Raleigh-Cary metro area has experienced remarkable growth of 10.2% since 2020, reaching 1.6 million people, while Durham-Chapel Hill grew 6.6% to approximately 621,000 residents during the same period.

Projections through 2030 indicate the region will continue as one of the nation’s leaders in population growth, with some Triangle counties experiencing a cumulative five-year population change of 56.8%.

The Triangle is best known and aptly named for the triangular proximity of its renowned major universities—University of North Carolina in Chapel Hill, Duke University in Durham and North Carolina State University in Raleigh. As demand for talent escalates, global employers are finding a home in the area to access this professional, highly-educated workforce, but also due to the relative cost savings they can achieve when compared to gateway cities such as New York, Boston, and Washington D.C.

Companies are going to where they can find the best employees for their money, and the Triangle is leading the nation, as evidenced by the fact that the area is one of the nation’s fastest growing “large city” populations in the country. People from all over the country are migrating to the Triangle for the work-life balance and central location with drive times of just two hours to coastal beach fronts and three hours to mountain retreats. The region is home to 7,000+ companies, including 700+ international corporations, with nearly \$3 billion in R&D funding annually and 65,000 bachelor’s degrees awarded each year.

#1	#	#3	#5	#4	#8
Raleigh named Best Large City in America <i>WalletHub (2025)</i>	Raleigh ranks #1 Best City for Recent College DP <i>(2025)</i>	Raleigh is 3rd Happiest City in America <i>SmartAsset (2025)</i>	Raleigh is #5 Among STEM Job Growth Index <i>RCLCO STEMdex (2025)</i>	Raleigh is #4 out of 50 Best Places to Live in the US <i>Money (October 2022)</i>	Raleigh is #8 Safest Large City in the US <i>Far & Wide (2024)</i>



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