

RETAIL & OFFICE FOR LEASE

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ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON



THE SHOPPES AT TWYLA WALK

2301 CORLEY ROAD, CARY, NC 27519

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THE SHOPPES AT TWYLA WALK



PROPERTY OVERVIEW

The Shoppes at Twyla Walk is a new 17,150 SF office and retail building under construction in Cary. The property is a commercial outparcel located near NC 540 Hwy with frontage and visibility on Morrisville Parkway.

- » 5,010 SF retail & office building
- » Up to 1,927 RSF retail
- » Up to 3,083 RSF office
- » Anticipated cold dark shell delivery Q4 2025
- » 73 parking spaces
- » Retail end caps have glass roll up doors
- » Signage available

LEASE RATE: Call broker for pricing

AVAILABLE SPACES

Suites 105 & 106	Retail	1,927 RSF
Suites 202 & 203	Office	3,083 RSF

Karah Jennings McConnell
kjennings@lee-associates.com
O: 919.576.2502
C: 919.817.0705

James Bailey
jbailey@lee-associates.com
O: 919.576.2514
C: 336.602.3022

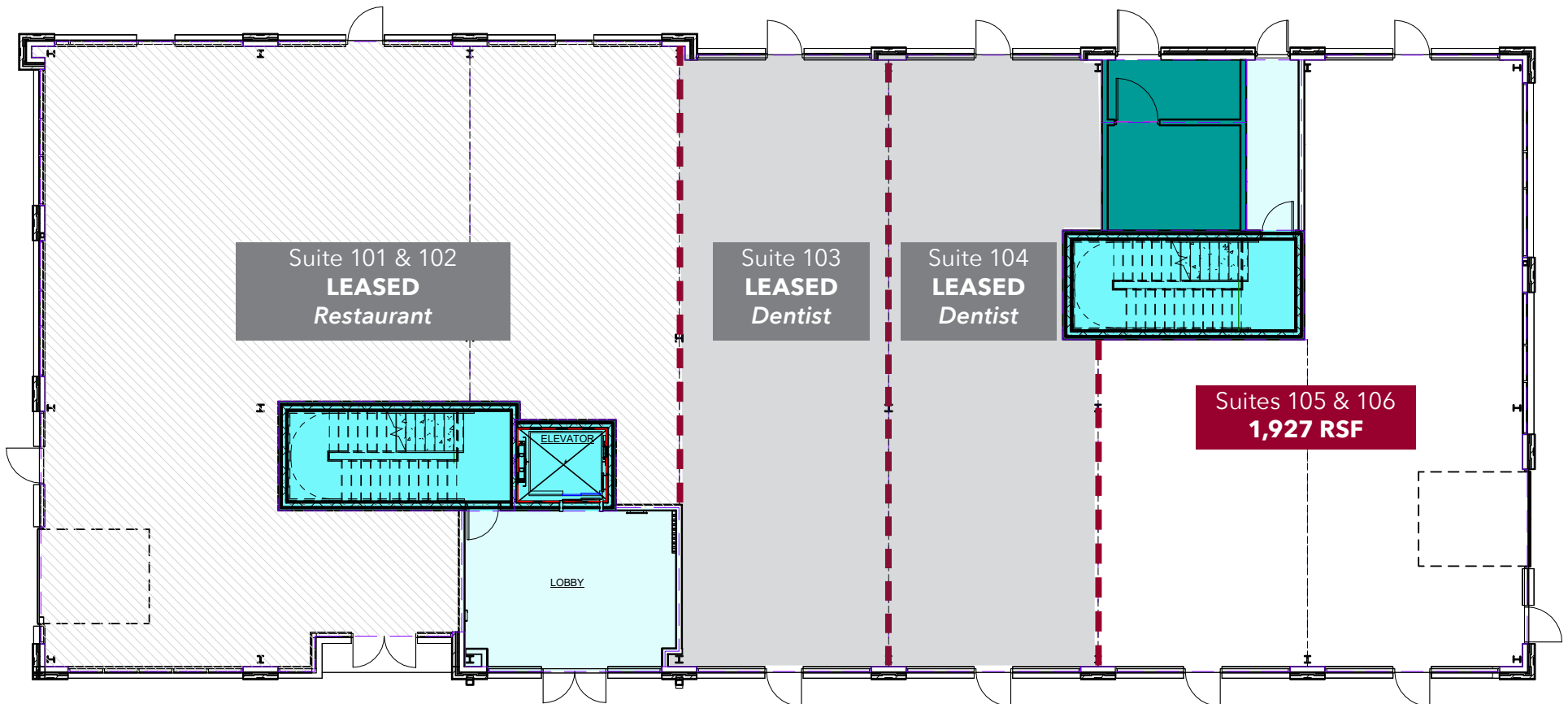
Moss Withers, SIOR, MBA
mwithers@lee-associates.com
O: 919.576.2501

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RETAIL

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1,927 RSF AVAILABLE



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kjennings@lee-associates.com
O: 919.576.2502
C: 919.817.0705

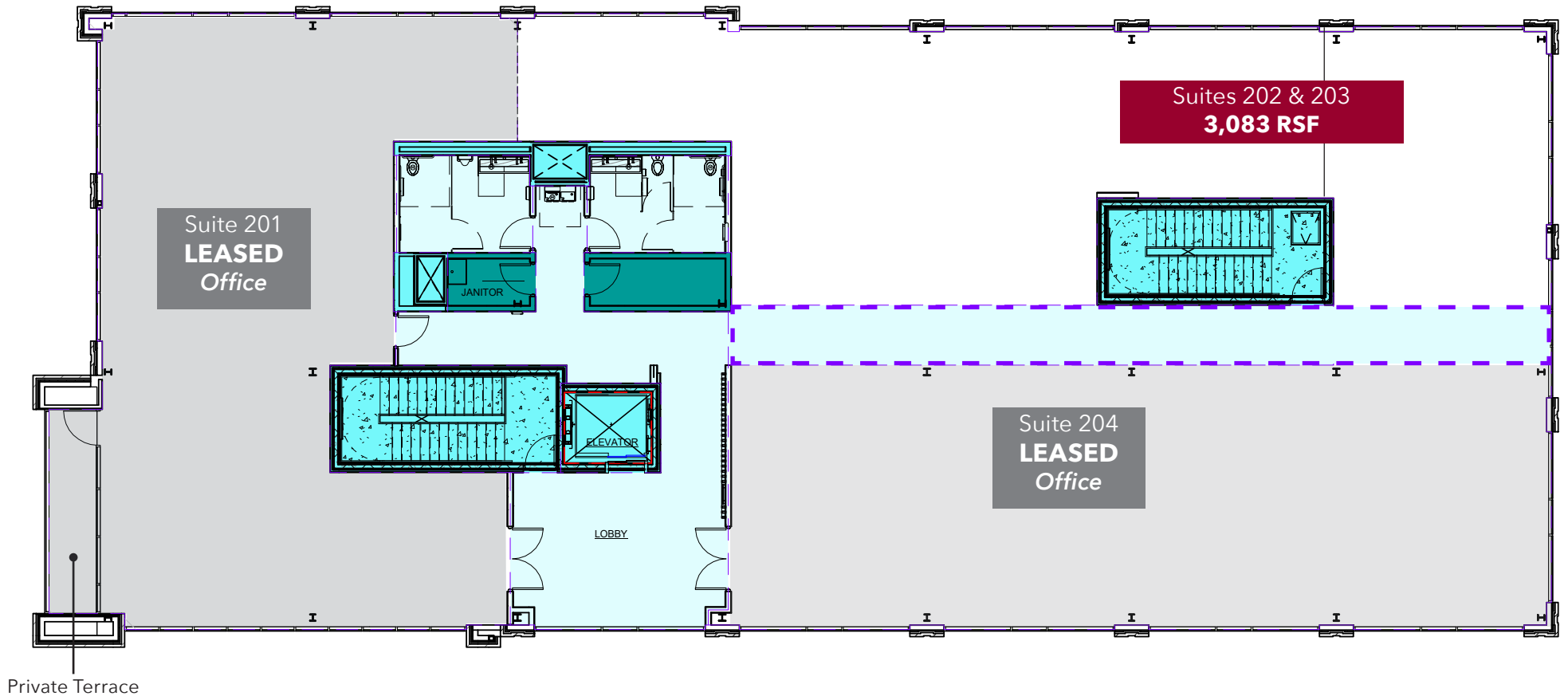
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jbailey@lee-associates.com
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OFFICE

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3,083 RSF AVAILABLE



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kjennings@lee-associates.com
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C: 919.817.0705

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jbailey@lee-associates.com
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OFFICE LOBBY VIEW



FRONT FAÇADE

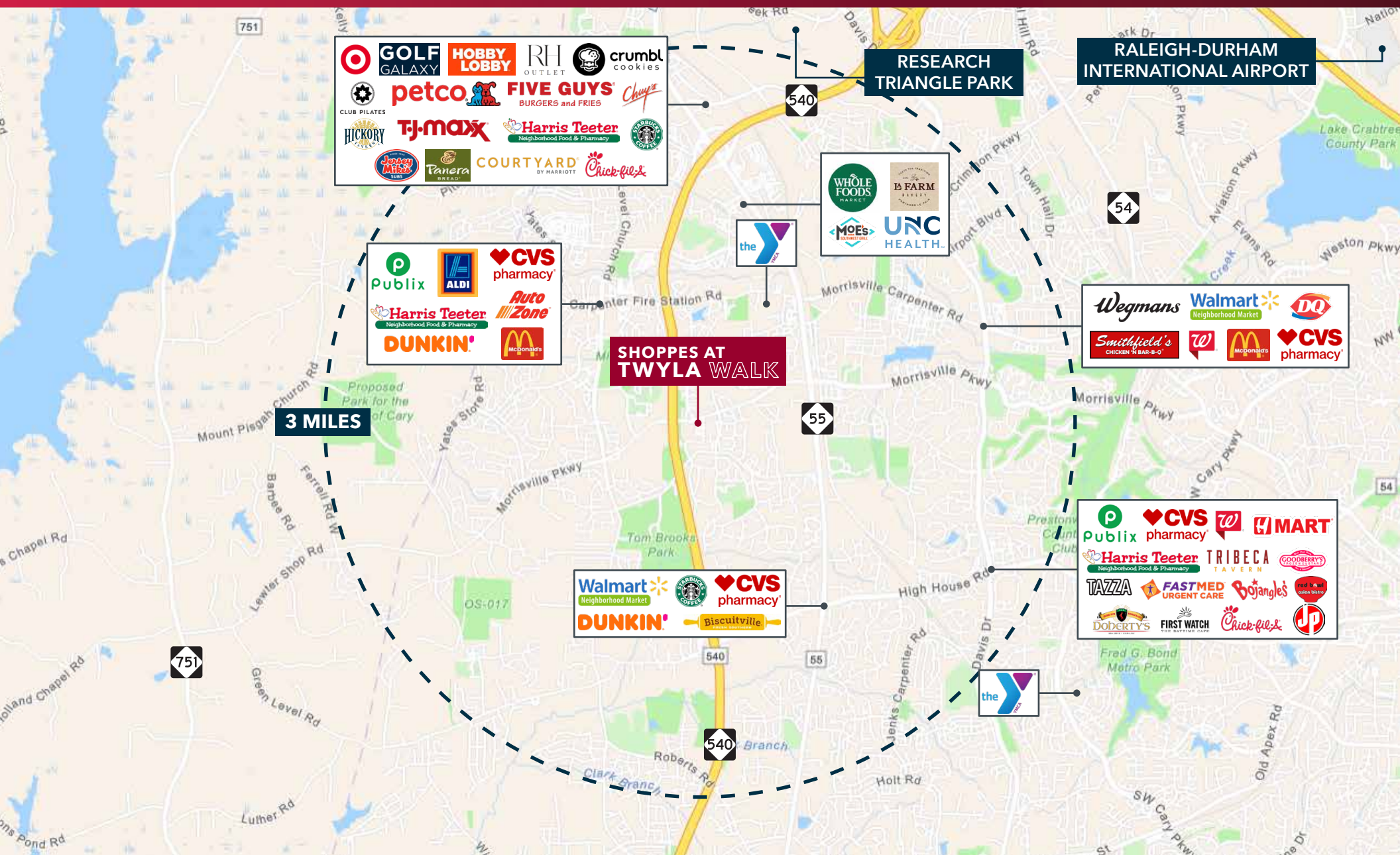
Up to 1,927 RSF of retail space & 3,083 RSF of office



NEARBY AMENITIES

DISTANCES

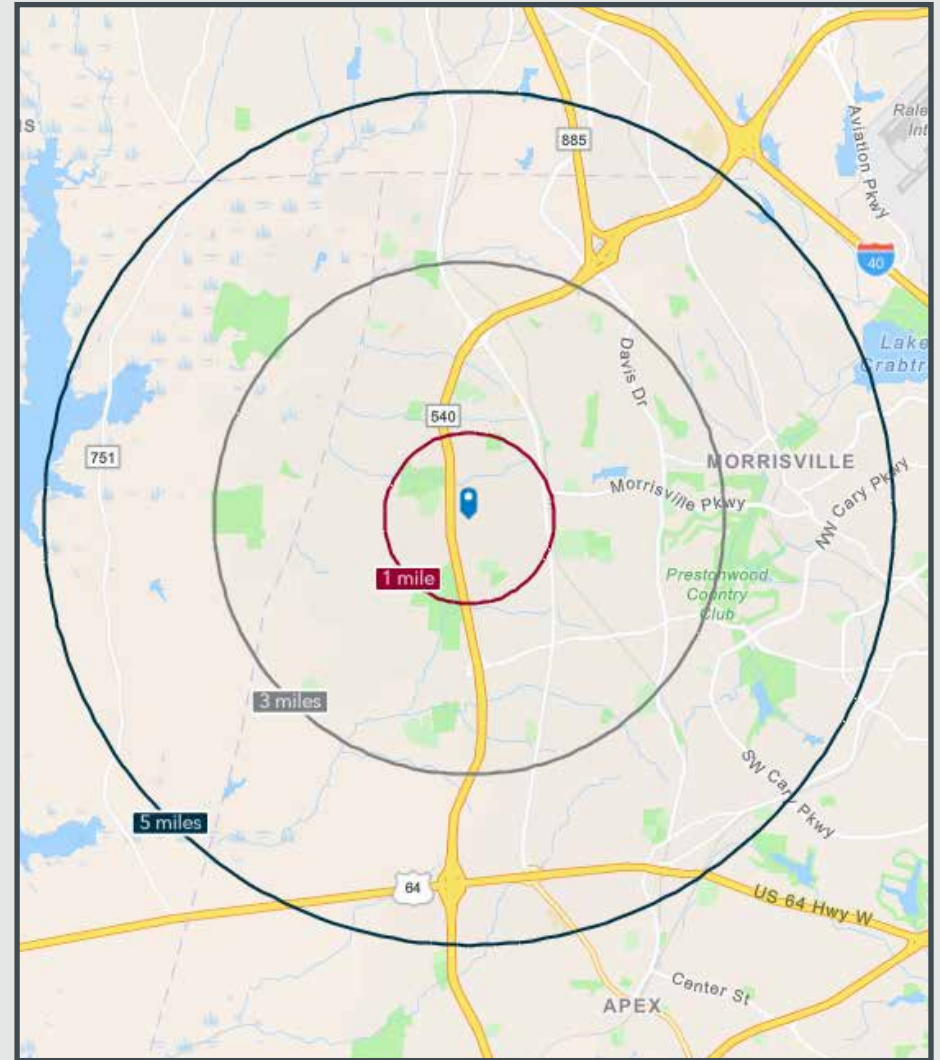
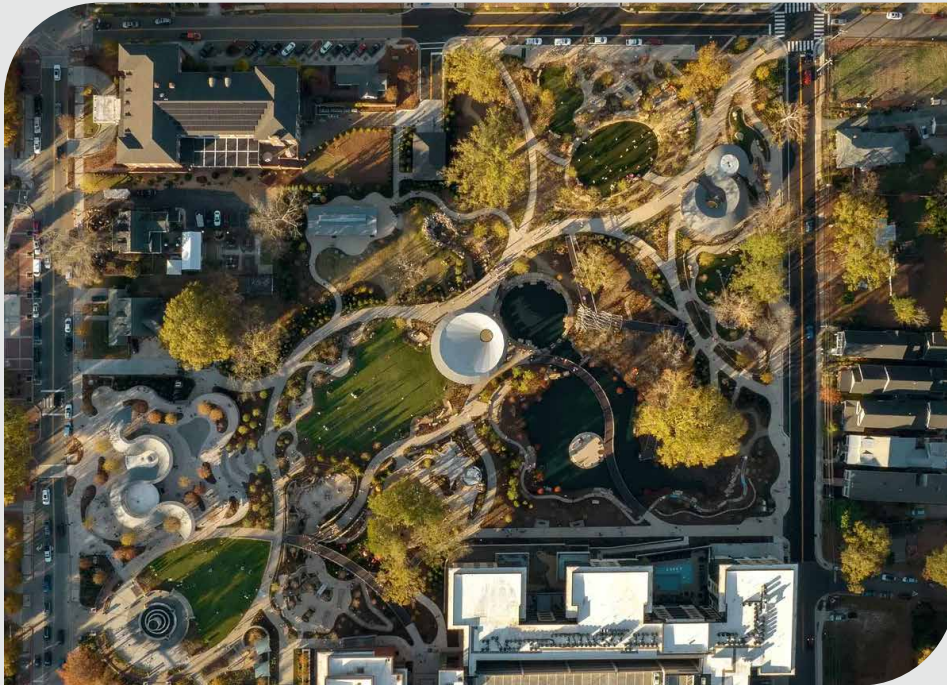
NC 540 Hwy	< 1 Mile
NC 55 Hwy	1 Mile
Research Triangle Park	4 Miles
RDU Airport	9 Miles



DEMOGRAPHICS

THE SHOPPES AT TWYLA WALK

	1 MILE	3 MILES	5 MILES
Population (2024)	10,397	85,299	160,126
Median Age	37.2	38.4	37.9
Average Household Income	\$228,519	\$197,346	\$182,250
Average Home Value	\$744,247	\$672,925	\$638,654
Bachelor's Degree or Higher	81.2%	79.9%	77.6%



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