



FOR LEASE | RETAIL / OFFICE / MEDICAL

# MCCRIMMON VILLAGE

CARY, NC

ATLAS STARK

# PROPERTY SUMMARY

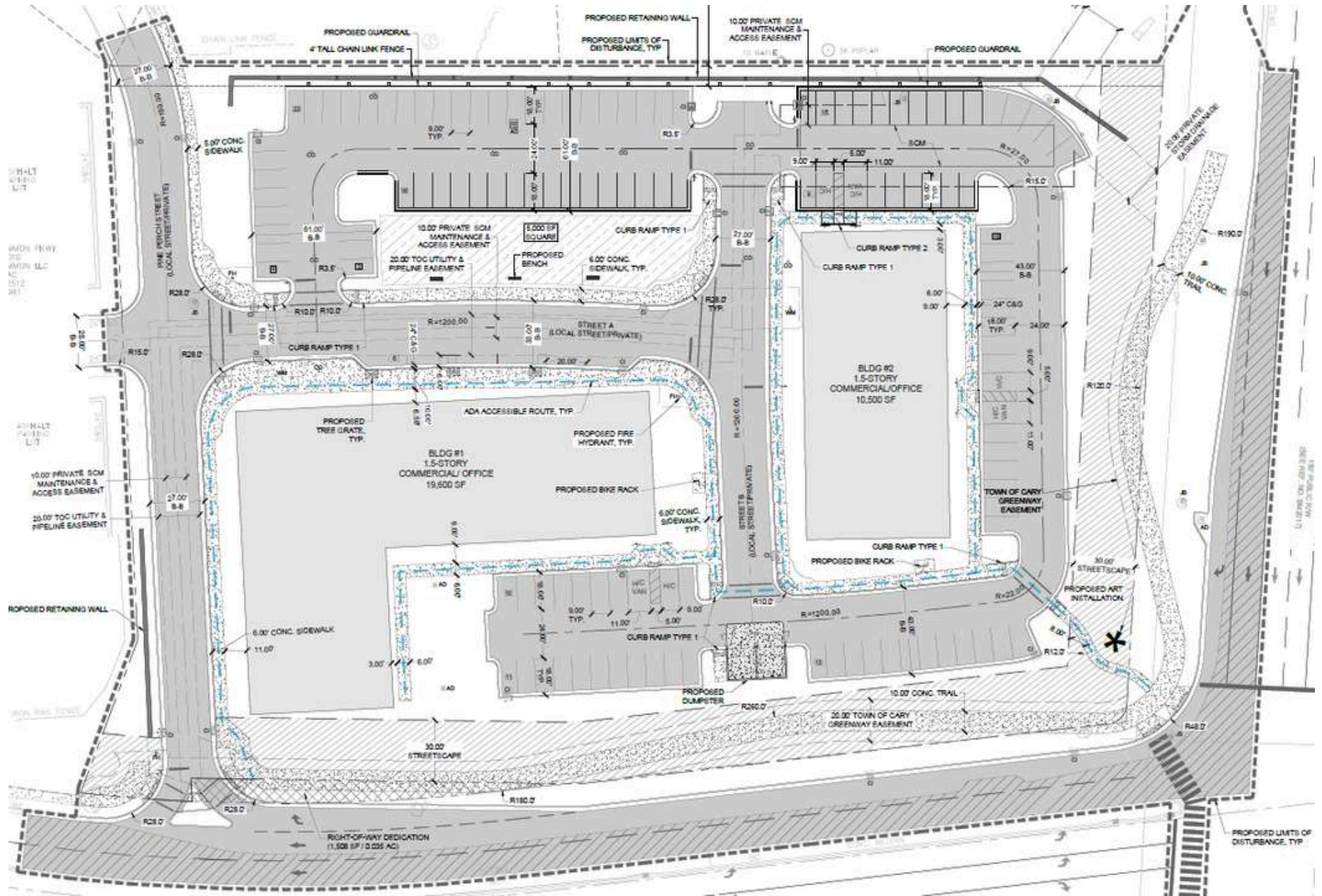
- **New, Class A** neighborhood center under construction, available for retail, office, and medical users.
- Two buildings **totaling +/- 30,100 SF available**, featuring all brick exterior, and ample patio seating for F&B users.
- Flexible suite sizes allowing for a variety of uses.
- Situated at the intersection of McCrimmon Pkwy and NC Hwy 55 in West Cary, down the road from Panther Creek High School and Whole Foods-anchored Alston Town Center. Full access provided via McCrimmon Pkwy, and connection to Alston Town Center.
- Conveniently located **less than 1 mile from I-540** interchange, directly across from REX UNC's 100,000 SF outpatient medical center, and **2.0 miles south of Research Triangle Park** and the future Apple campus.
- Ample Parking: 4.25 spaces per 1,000 SF

Address:	4405 NC 55 HWY, Cary, NC 27519
Site Area:	3.9 acres
Total SF:	30,100
Building Sizes:	19,600 SF & 10,500 SF
Suite Sizes:	1,500 - 19,600 SF
Delivery Date:	2027
Delivery Condition:	Cold, dark shell
Parking:	4.25 : 1

Contact Broker for lease rates and terms



# SITE PLAN



# AERIAL

**ALSTON YARDS**  
• 950 Apartment Units  
• 260,000sf of Commercial  
• 200 Room Hotel  
• 40-acres

NEW DEVELOPMENT

**ALSTON TOWN CENTER (PHASE II)**  
• 302 Apartment Units  
• 53,000 Lifetime Fitness

NEW DEVELOPMENT

RESEARCH TRIANGLE PARK

**(FUTURE CAMPUS)**  
• 200 acres  
• \$1 billion investment  
• 1 million SF campus  
• 3,000 employees  
• \$187K avg. salary

RESEARCH TRIANGLE PARK

ALSTON TOWN CENTER

PANTHER CREEK HIGH SCHOOL

**SGF**  
shady grove fertility

**WHOLE FOODS MARKET**  
**URBAN ANGEETHI**  
TASTE THE TRADITION  
**La Farm Bakery**  
**MOEs** Hollywood Feed  
SOUTHWEST FARM

**SITE**

**TWIN LAKES CENTER**  
• 158,300sf Commercial Shopping Center

NEW DEVELOPMENT

**UNC HEALTH.**

**CARPENTER FIRE STATION RD**  
• 300 Apartment Units  
• 20-acre public park  
• 49 Townhome Units

NEW DEVELOPMENT

AMBERLY PLACE

**Starbucks**  
**Publix.**  
**FIFTH THIRD BANK**

**FRANKLIN PARK AT CARPENTER VILLAGE**  
• 23 Townhomes  
• 32 MF Units  
• 24,000sf of Commercial

NEW DEVELOPMENT

CARY PARK TOWN CENTER

**REX**  
UNC HEALTH CARE  
**Harris Teeter**  
Neighborhood Food & Pharmacy  
**CVS pharmacy**  
**andia's**  
ICE CREAM

**LEGACY CARY & TWYLA WALK**  
• 395 Apartment Units  
• 181 Units to include a mix of Townhouses and MF Units

NEW DEVELOPMENT

Morrisville Pkwy

Morrisville Carpenter



## WEST CARY SUBMARKET, NC

Located in West Cary and Morrisville, just two miles from Research Triangle Park (RTP), this high-growth area offers prime retail, medical, and office opportunities. With a highly educated, affluent population (median income \$110K+), rapid residential expansion, and major corporate investments, the region is thriving. Apple's \$1B RTP campus will add 3,000+ jobs, while industry leaders like Google, IBM, and Cisco strengthen its business-friendly appeal. Healthcare demand is set to rise 20% in the next decade, supported by a 100,000 SF UNC Rex outpatient center and proximity to WakeMed and Duke Health. The site offers full intersection access at NC-55 & McCrimmon Parkway, just one mile from I-540, connecting to RTP, RDU Airport, and key business hubs. Surrounded by major retail centers and ongoing infrastructure improvements, this high-traffic corridor ensures premium visibility and accessibility for businesses.

### RETAIL & HOUSING SURGE

CLOSE TO ALSTON TOWN CENTER, WHOLE FOODS, AND 5,000+ NEW HOUSING UNITS PLANNED OR UNDER CONSTRUCTION.

### PRIME ACCESSIBILITY

LOCATED AT NC-55 & MCCRIMMON PKWY, 1 MILE FROM I-540, LINKING TO RTP, RDU AIRPORT, AND BUSINESS HUBS.

### STRONG GROWTH

CARY'S POPULATION GREW 20% IN A DECADE, WITH A \$160K+ MEDIAN INCOME AND 70%+ HOLDING A BACHELOR'S DEGREE.

### TOP BUSINESS HUB

2 MILES FROM RTP, HOME TO 300+ TECH AND LIFE SCIENCES COMPANIES, INCLUDING APPLE, GOOGLE, IBM, AND CISCO.

### TOP HEALTHCARE FACILITIES

100,000 SF UNC REX CENTER, WAKEMED, AND DUKE HEALTH NEARBY; HEALTHCARE DEMAND UP 20% IN 10 YEARS.

SOURCE: ESRI & CARYNC.GOV



## CONTACT

Trent Ragland, Broker  
919.815.8414  
tragland@atlasstark.com

Tyler Christensen, Broker  
828.999.9459  
tchristensen@atlasstark.com

Ruffin Jones, Broker  
919.602.6571  
ruffjones@atlasstark.com

ATLAS  STARK

Atlas Stark Holdings LLC | 1020 E Whitaker Mill Rd Suite 100  
Raleigh, NC | 919.289.1338 [www.ATLASSTARK.com](http://www.ATLASSTARK.com)

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