

**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.

- » 17,150 SF retail & office building
- » Up to 7,384 RSF retail
- » Up to 6,031 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

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

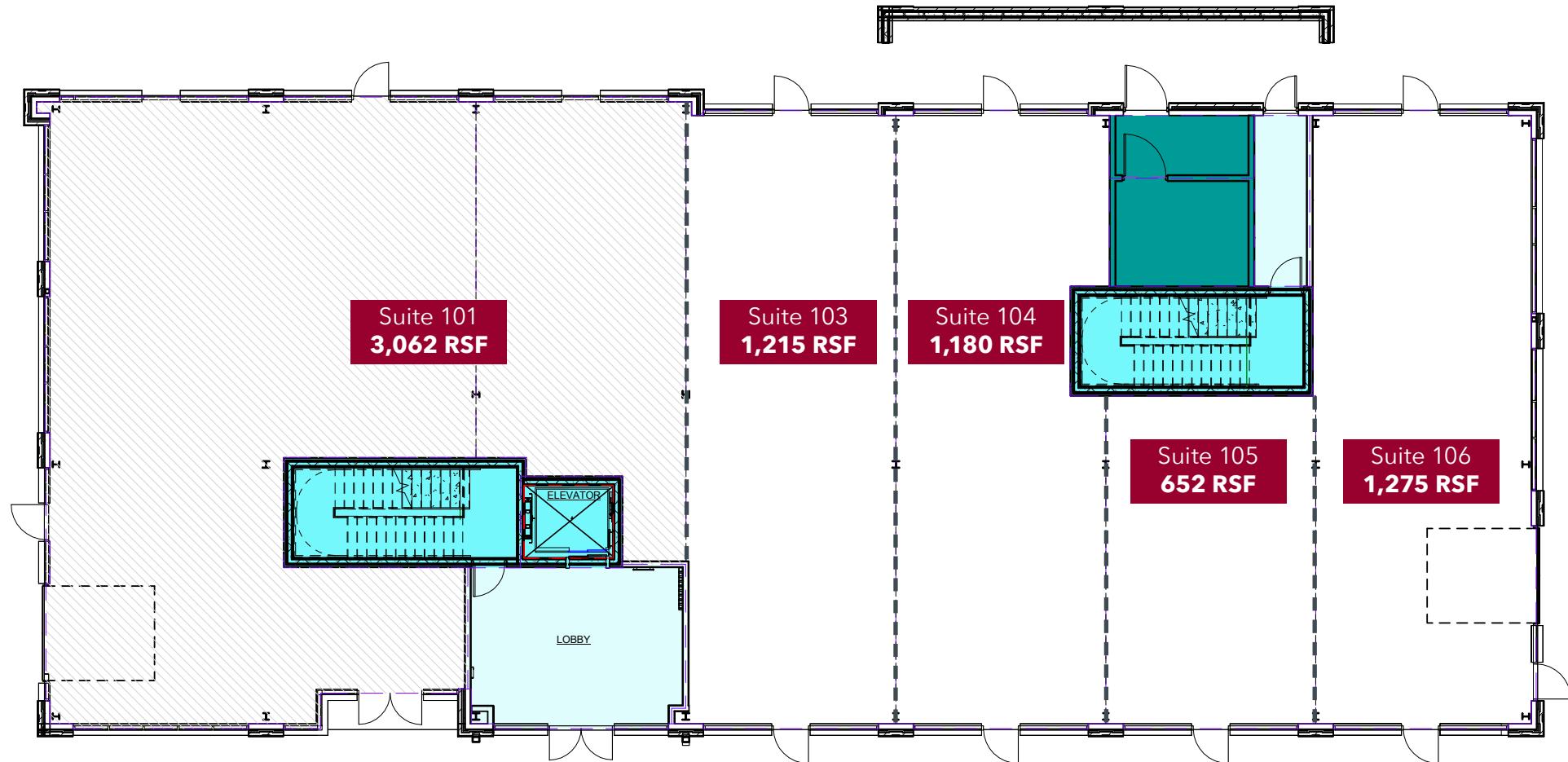
## AVAILABLE SPACES

Suite 101-102	Restaurant with outdoor patio area	3,062 RSF
Suite 103	Retail	1,215 RSF
Suite 104	Retail	1,180 RSF
Suite 105	Retail	652 RSF
Suite 106	Retail	1,275 RSF
Suite 202	Office	6,031 RSF

# RETAIL

THE SHOPPES AT  
**TWYLA WALK**

7,384 RSF AVAILABLE



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

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O: 919.576.2501

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# OFFICE

## THE SHOPPES AT TWYLA WALK

6,031 RSF AVAILABLE



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

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## OFFICE LOBBY VIEW



## FRONT FAÇADE

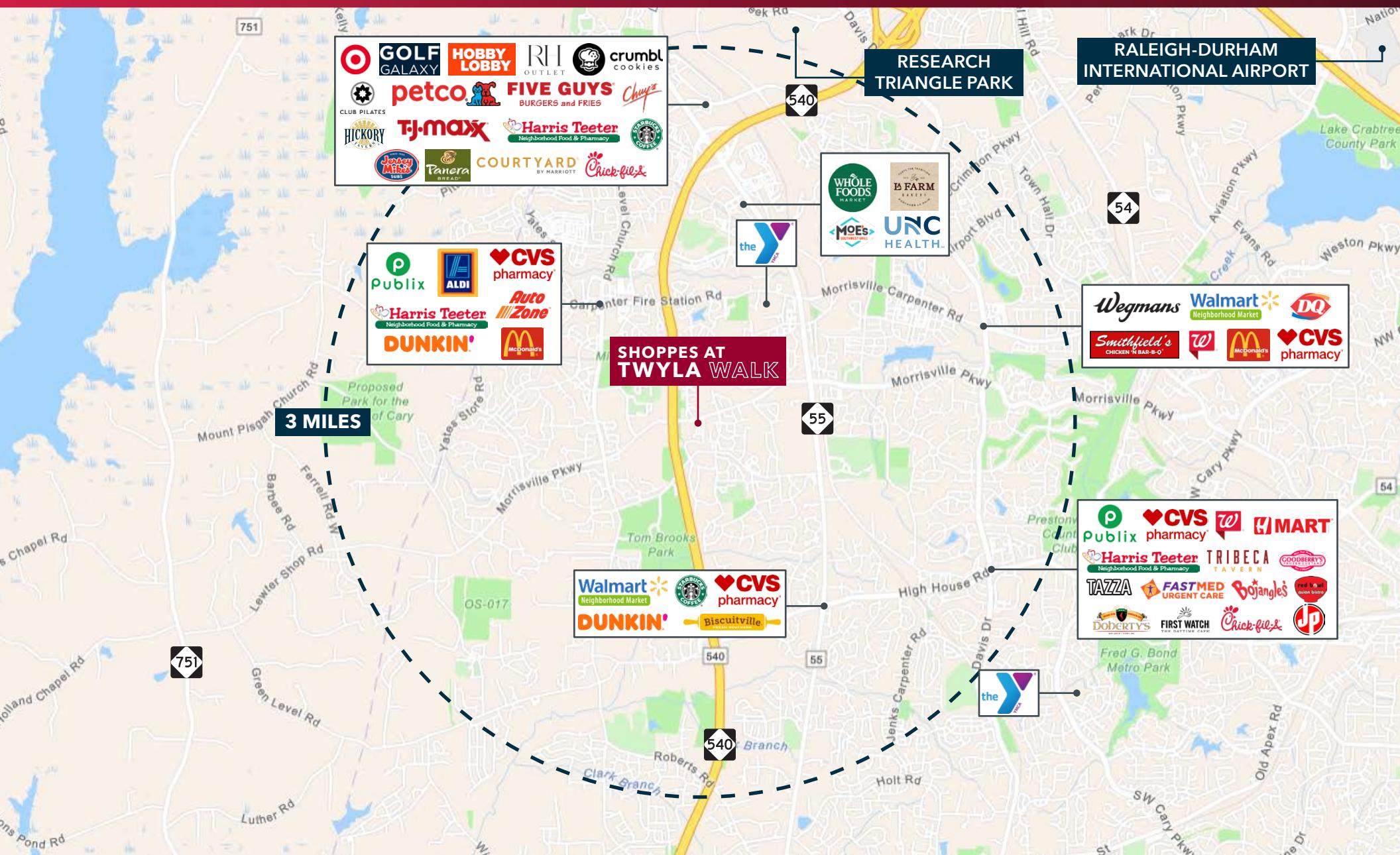


Up to 7,384 RSF of retail space & 6,031 RSF of office

# NEARBY AMENITIES

## DISTANCES

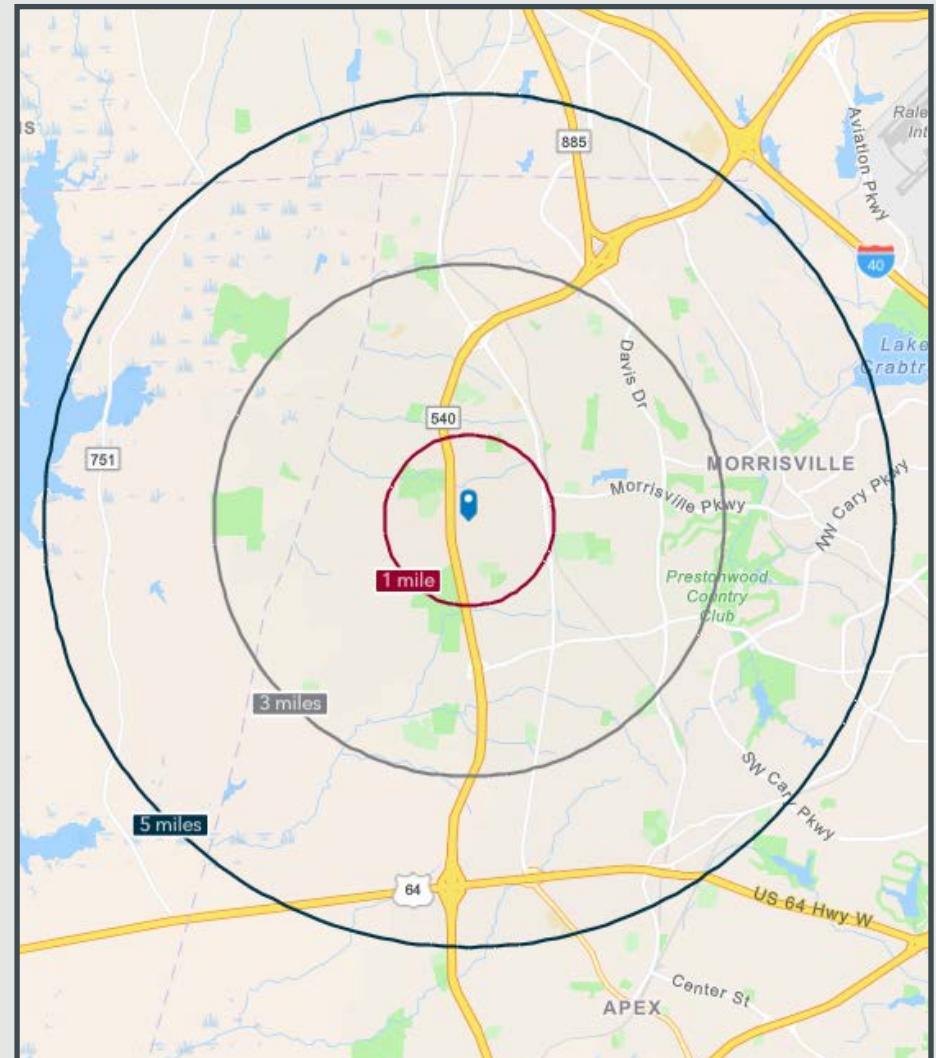
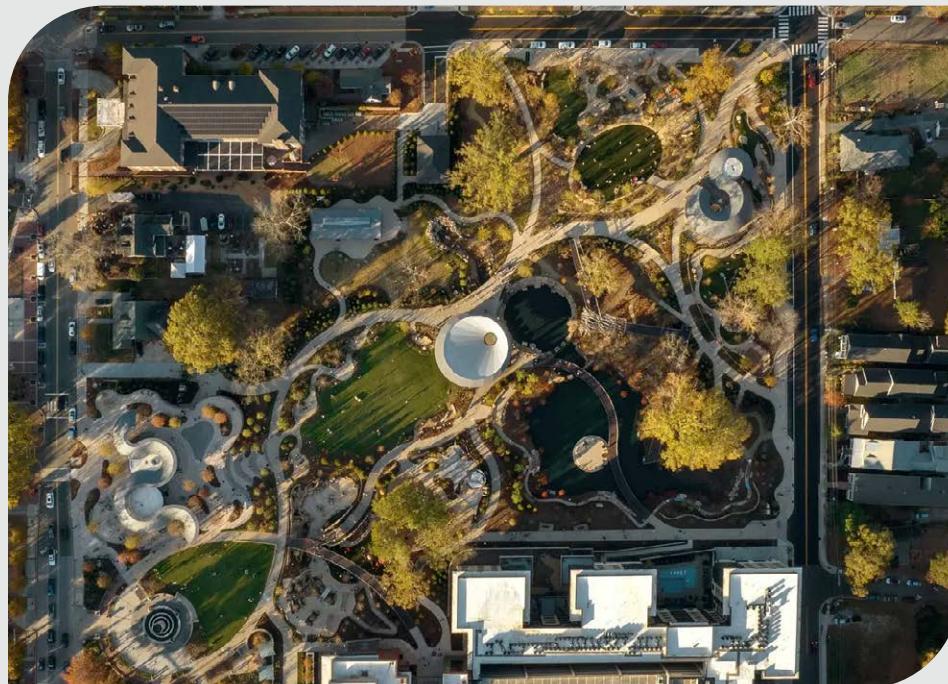
NC 540 Hwy	< 1 Mile
NC 55 Hwy	1 Mile
Research Triangle Park	4 Miles
RDU Airport	9 Miles



# 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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