

RETAIL & OFFICE FOR LEASE

**LEE &
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

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

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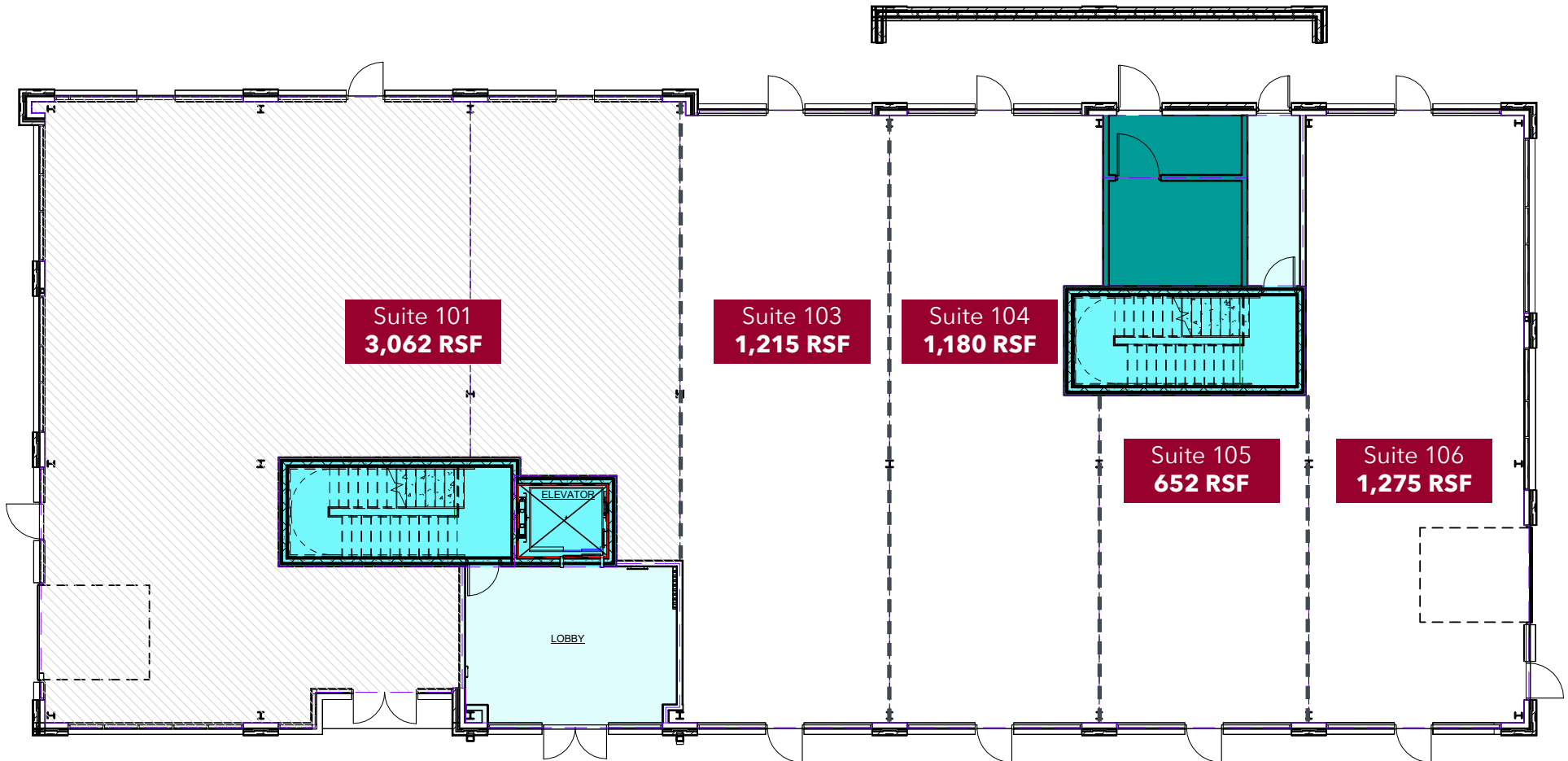
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RETAIL

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7,384 RSF AVAILABLE



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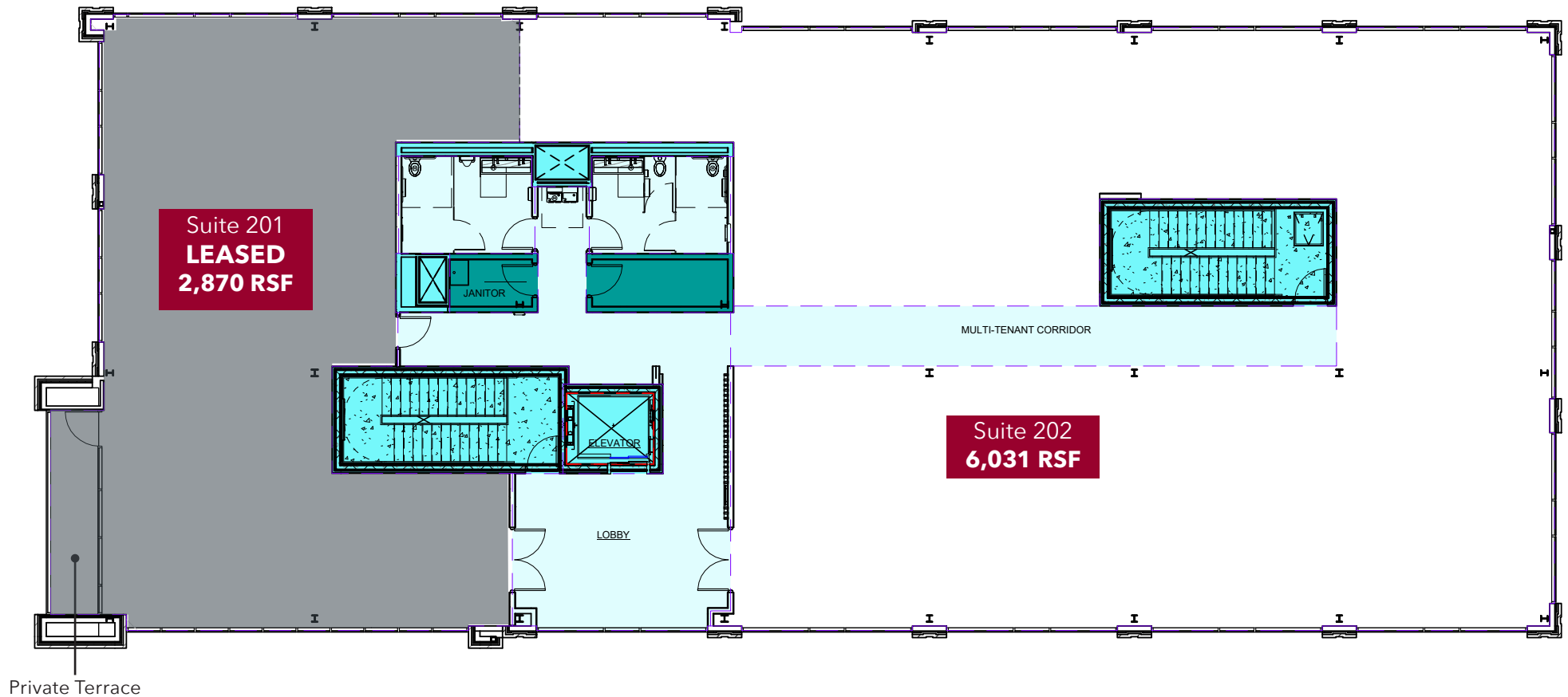
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6,031 RSF AVAILABLE



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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

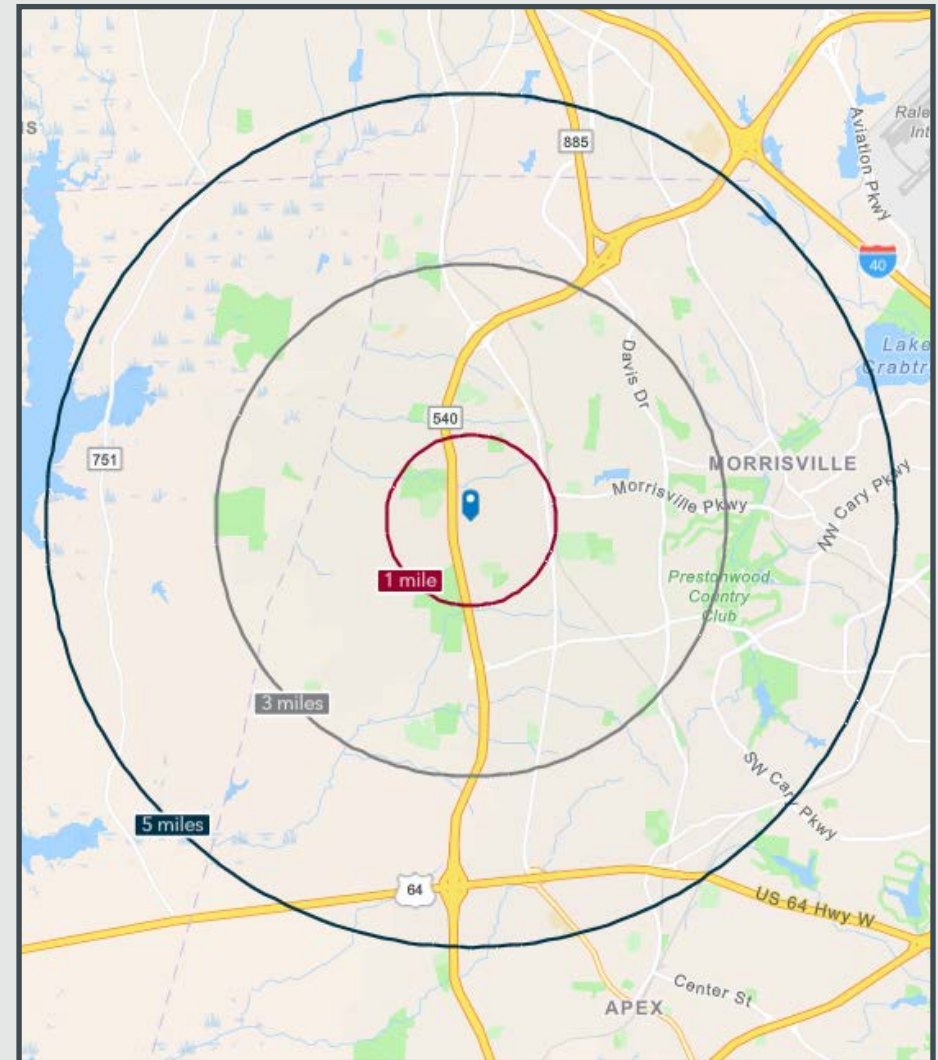
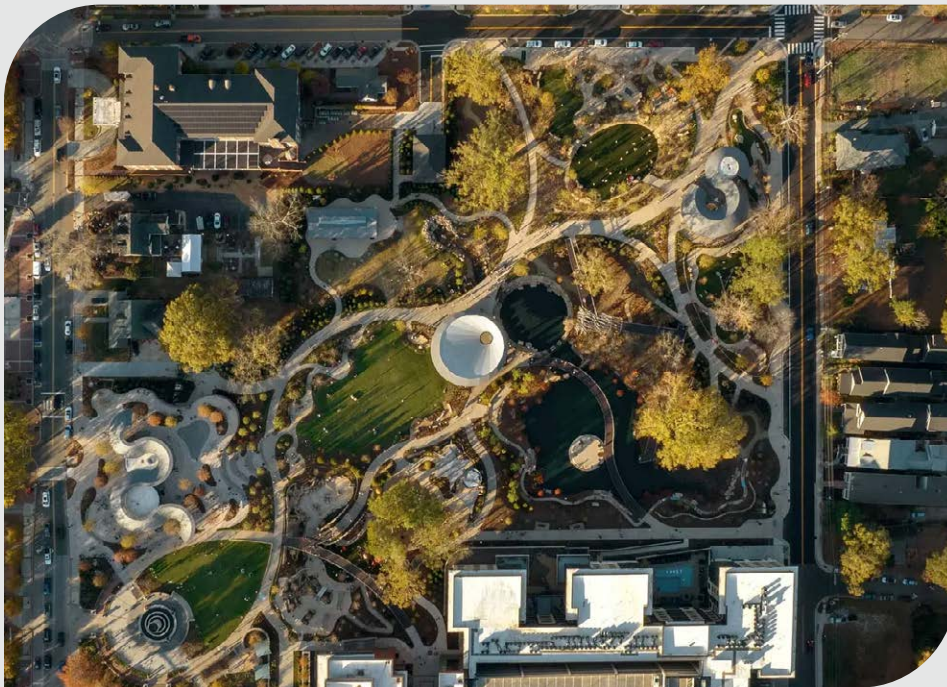
NC 540 Hwy	< 1 Mile
NC 55 Hwy	1 Mile
Research Triangle Park	4 Miles
RDU Airport	9 Miles



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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