

3,484 SF | DRIVE THRU

RETAIL/OFFICE FOR SALE/LEASE  
**950 NORTH HARRISON AVENUE**  
CARY, NC 27513

**HUNTER STEWART, SIOR, MBA**  
hstewart@lee-associates.com  
O 919.576.2507  
C 919.548.3172

**AIMEE GIBBS, J.D.**  
agibbs@lee-associates.com  
O 919.591.2267  
C 919.548.9649

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

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# PROPERTY OVERVIEW

## PROPERTY DESCRIPTION

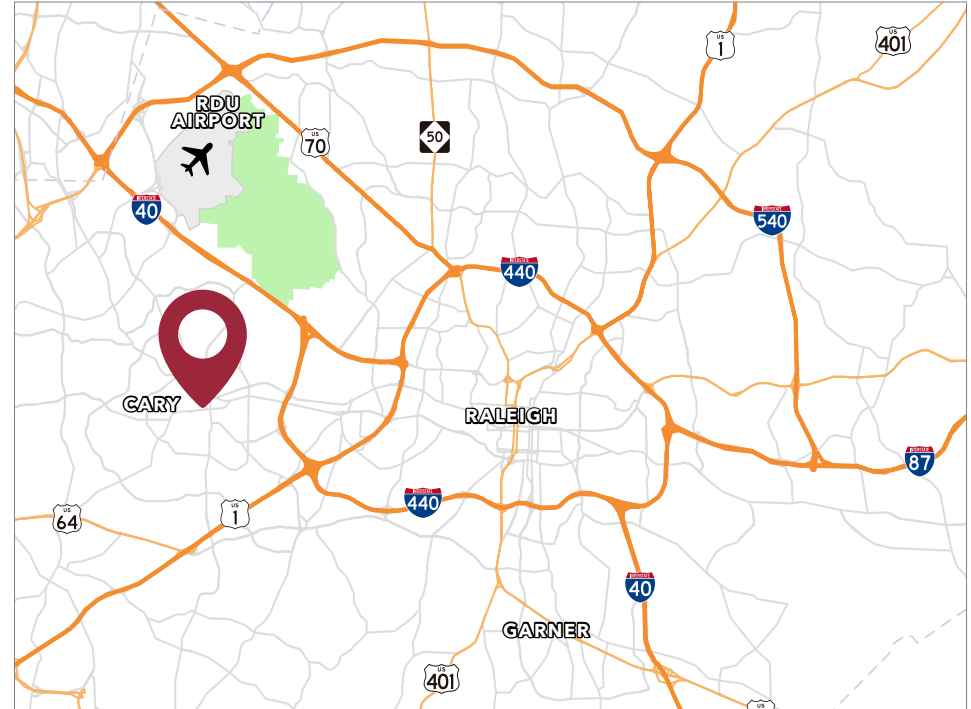
Incredible retail, office, or medical opportunity on N. Harrison Avenue in Cary, NC! This freestanding building has great visibility, easy access to I-40 and is only 15 minutes to the Research Triangle Park. The property is convenient to Downtown Cary, local restaurants, bakeries, parks, and art venues.

## HIGHLIGHTS

- 3,484 SF Freestanding retail/office building
- 0.85 Acres
- PIN#: 0764465663
- [Zoned OICU](#)
- Triple lane drive-thru plus ATM lane
- Monument signage
- Approximately 1 mile to downtown Cary and less than 3 miles to I-40
- Surrounded by Harrison Pointe, anchored by Harris Teeter and Northwoods Market, anchored by Walmart Neighborhood Market
- Tenant Improvement Allowance available for credit tenants
- Sale price: call brokers
- Lease rate: call brokers

## TRAFFIC COUNTS (2023)

- » 12,000 VPD on N Harrison Ave
- » 16,500 VPD on NE Maynard Rd



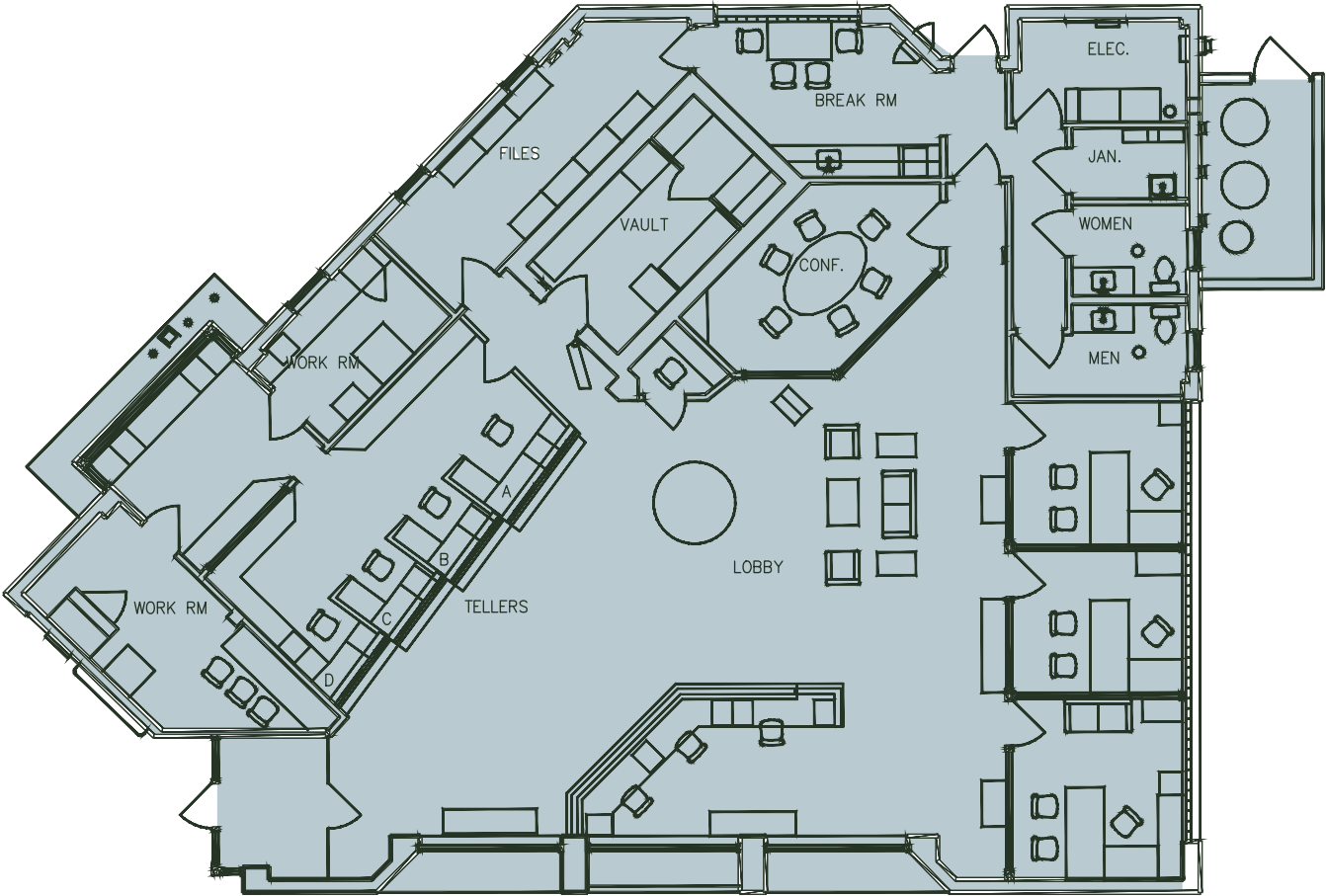
# PROPERTY OVERVIEW

Address	950 North Harrison Avenue Cary, NC 27513	Year Built/Remodeled	1987 / 2000
Exterior	Brick	Jurisdiction	Town of Cary
Wake County GIS PIN	0764465663	Zoning	OICU
Site Area	0.85 acres	Access	North Harrison Avenue
Building Size	3,484 square feet	Drive Thru	Three Lanes
# of Floors	One	Electricity Provider	Duke Energy
		Water	Town of Cary





FLOOR PLAN



AVAILABLE  
3,484 SF





FOR SALE/LEASE | 950 NORTH HARRISON AVENUE, CARY, NC, 27513





FOR SALE/LEASE | 950 NORTH HARRISON AVENUE, CARY, NC, 27513



# AREA OVERVIEW



FOR SALE/LEASE | 950 NORTH HARRISON AVENUE, CARY, NC, 27513





	1 MILE	3 MILES	5 MILES
Population (2025)	12,238	74,968	182,142
Daytime Population	11,028	88,508	240,943
Median Age	36.0	36.9	37.5
Median Household Income	\$99,896	\$104,322	\$113,631
Median Home Value	\$488,947	\$511,217	\$557,020

