

TRIANGLE 55
1.3 MILLION SF
INDUSTRIAL DEVELOPMENT



22,500 VPD

GREENBERG GIBBONS
±570,000 SF FLEX
DEVELOPMENT

CHANCERY
VILLAGE
276 UNITS



THE RESEARCH
TRIANGLE PARK



KIT CREEK ROAD

KIT CREEK ROAD
5,900 VPD

ALSTON RIDGE
ELEMENTARY
SCHOOL



AVENTON CARY
293 UNITS
DELIVERED
NOVEMBER 2024

24,000 VPD



ALSTON RIDGE
MIDDLE SCHOOL

GREEN LEVEL CHURCH ROAD

BEXLEY AT
TRIANGLE PARK
434 UNITS

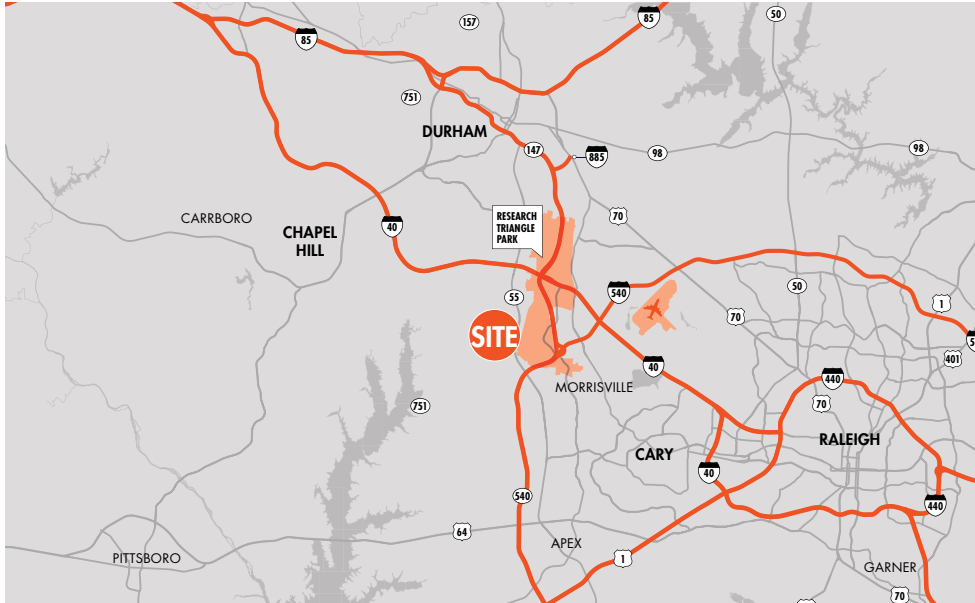


KIT CREEK OUTPARCELS

7625 & 7655 KIT CREEK ROAD
11635 GREEN LEVEL CHURCH ROAD
CARY, NC 27519

FOR SALE, GROUND LEASE, OR BUILD-TO-SUIT | ±0.88 AC | ±1.55 AC | ±2.23 AC

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PROPERTY FEATURES

- Rare opportunity along the rapidly growing Highway 55 corridor in Cary
- Nearly adjacent to Research Triangle Park (RTP) and large employers such as Credit Suisse, Cisco Systems, Lenovo, and NetApp
- High visibility parcels with convenient access to Highway 55 and I-540
- 7655 & 7625 Kit Creek Road | \$875,000 per acre
- 11635 Green Level Church Road | \$675,000 per acre
- Parcels can be acquired individually or together

**DUE DILIGENCE
INFORMATION**



7625 & 7655 KIT CREEK ROAD; 11635 GREEN LEVEL CHURCH ROAD, CARY, NC 27519

DEMOGRAPHICS

1 MILE RADIUS



3,954
ESTIMATED POPULATION



32.9
MEDIAN AGE



\$120,425
MEDIAN HOUSEHOLD INCOME



1,175
TOTAL EMPLOYEES



\$584,056
MEDIAN HOME VALUE

3 MILE RADIUS



51,623
ESTIMATED POPULATION



37.1
MEDIAN AGE



\$132,127
MEDIAN HOUSEHOLD INCOME



17,170
TOTAL EMPLOYEES



\$500,987
MEDIAN HOME VALUE

5 MILE RADIUS



132,967
ESTIMATED POPULATION



36.3
MEDIAN AGE



\$128,228
MEDIAN HOUSEHOLD INCOME



73,327
TOTAL EMPLOYEES



\$501,739
MEDIAN HOME VALUE

AREA RETAILERS



Harris Teeter

GOLF GALAXY



FOR MORE INFORMATION, PLEASE CONTACT:

JAMES MATTOX | 919.576.2696

James.Mattox@foundrycommercial.com

Licensed Real Estate Broker

KARL HUDSON IV, CCIM | 919.987.1012

Karl.Hudson@foundrycommercial.com

Licensed Real Estate Broker

PATRICK STEVENS | 919.802.2784

Patrick.Stevens@foundrycommercial.com

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11635 GREEN LEVEL CHURCH ROAD
±2.23 AC

7655 KIT CREEK ROAD
±1.55 AC

7625 KIT CREEK ROAD
±0.88 AC

CHANCERY VILLAGE
276 UNITS

ALSTON RIDGE ELEMENTARY SCHOOL

AVENTON CARY
293 UNITS
DELIVERED NOVEMBER 2024

5,900 VPD

24,000 VPD

55

55

GREEN LEVEL CHURCH ROAD

KIT CREEK ROAD

SHEETZ

7625 AND 7655 KIT CREEK ROAD	
JURISDICTION	Town of Cary
PARCEL SIZES	±0.88 acres ±1.55 acres
ZONING	Village at the Park PDD 🖱️
CONDITIONS	Partially Developed Pads
ACCESS	Kit Creek Road Chalk Hill Lane Vos Way
KIT CREEK COVENANTS & RESTRICTIONS 🖱️	

11635 GREEN LEVEL CHURCH ROAD	
PARCEL SIZE	±2.23 acres
ZONING	ORD 🖱️
CONDITIONS	Raw Land
ACCESS	Kit Creek Road Green Level Church Road

TOWN OF CARY CODE OF ORDINANCES 🖱️

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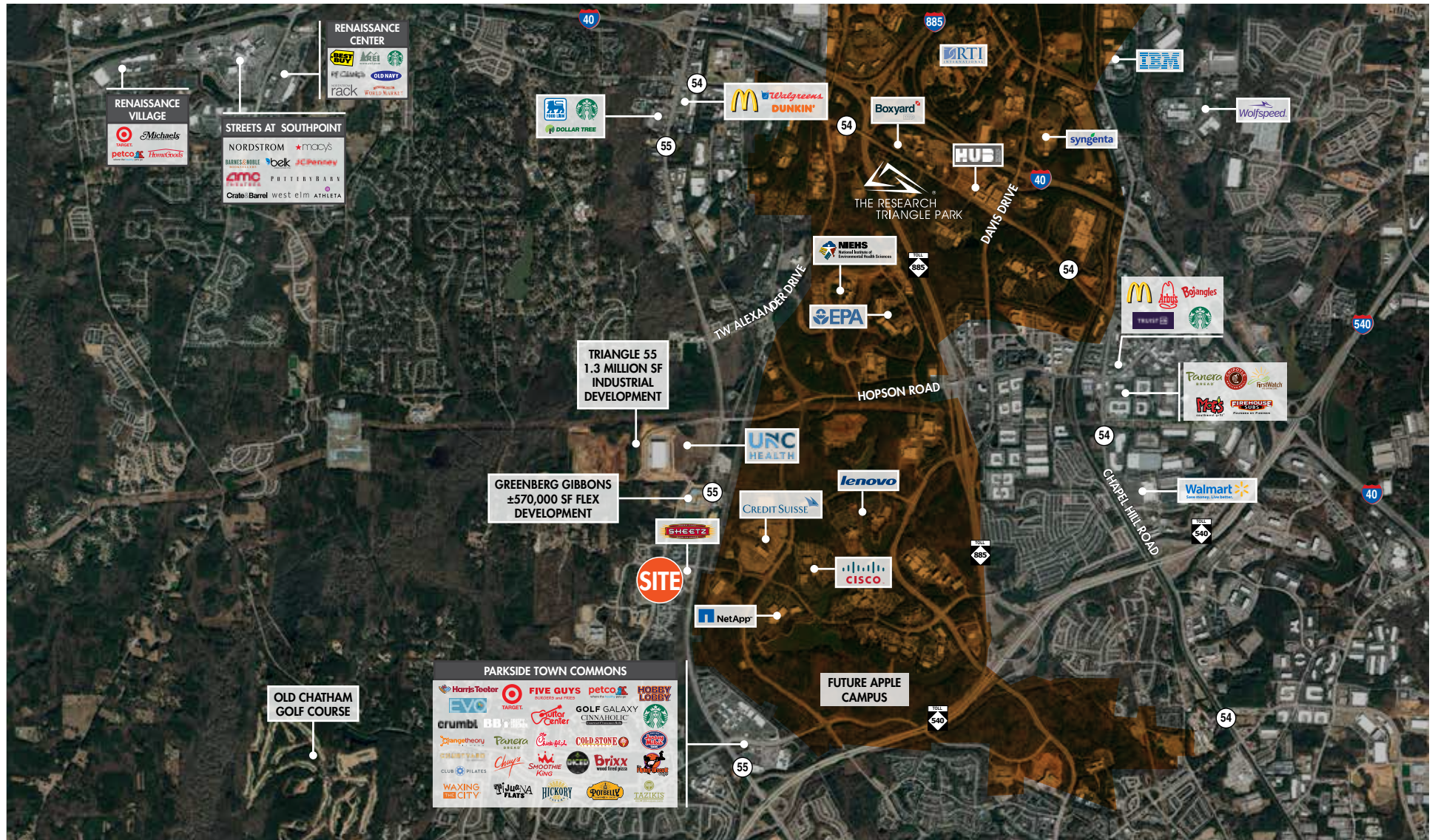
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