

ATLAS  STARK

FOR SALE
OR LEASE

100 PARKWAY OFFICE CT. SUITE 104
CARY, NC 27518



SALE/LEASE INFORMATION

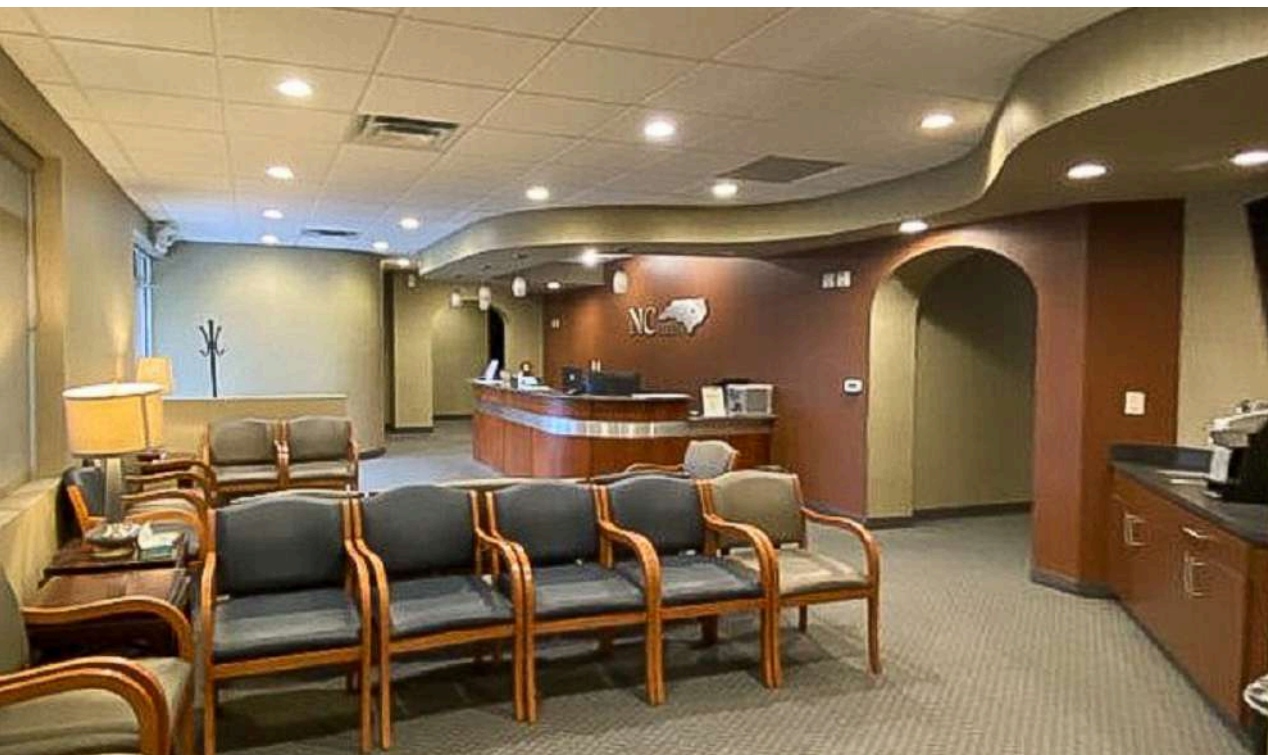
PROPERTY OVERVIEW

ASKING PRICE	\$1,125,000.00
LEASE RATE	\$30.50 PSF NNN
TICAM	\$8.15 PSF
ADDRESS	100 Parkway Office Ct.
SUITE	104
CITY	Cary
AREA	2,941 SF

Move-in-ready, second-generation medical office condo located in the desirable Parkway Professional Park, offering full access from SE Cary Parkway. The property is conveniently situated less than one-half mile from the US-1 / Highway 64 interchange.

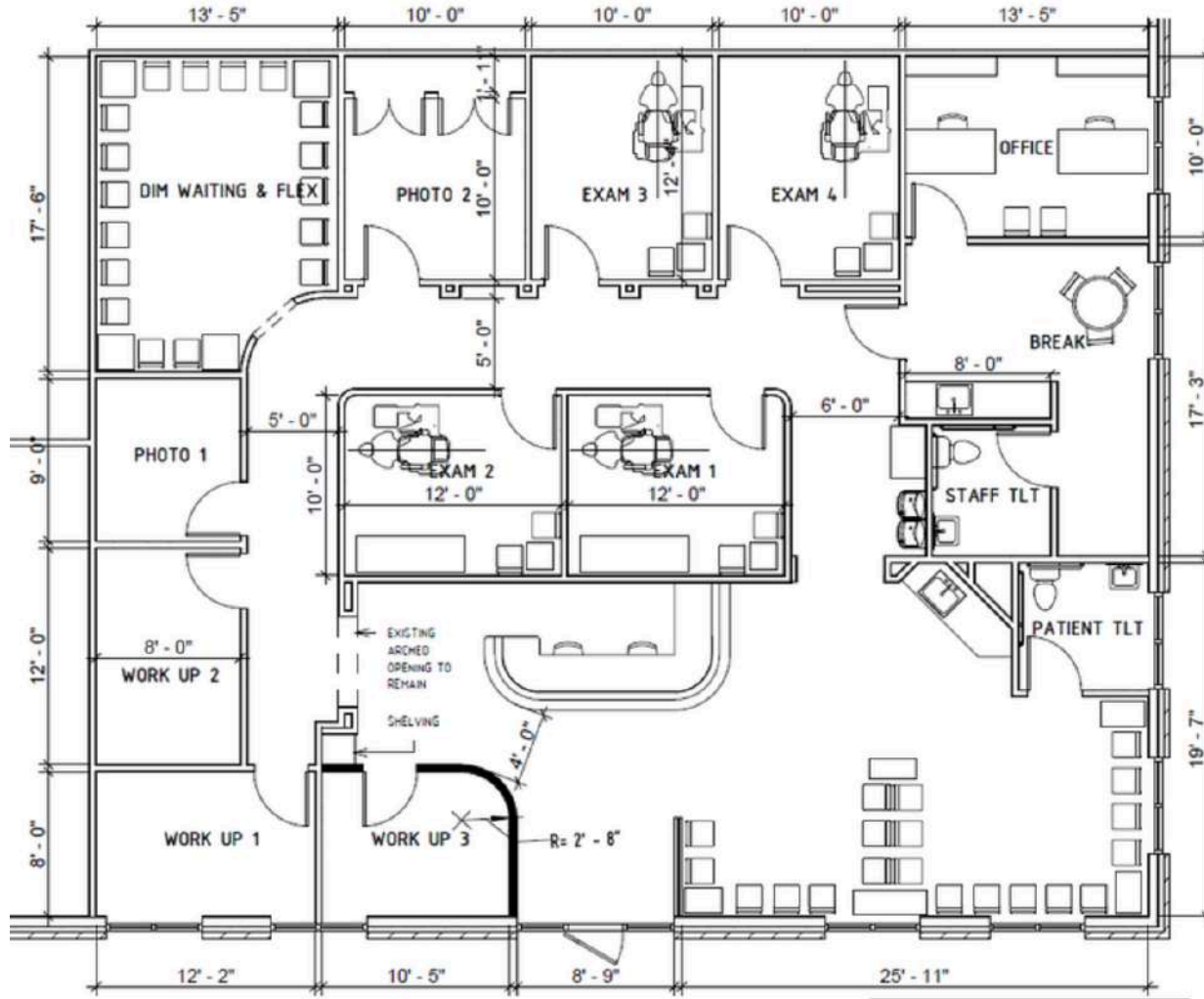
The surrounding Cary submarket features strong demographics, including high-income households, a diverse age profile, and a steadily growing population. Parkway Professional Park is home to established medical users such as Raleigh Radiology, Wake Family Eye Care, Wake E.N.T. Specialists, Cary Audiology Associates, Carolina Spine Center, among others.





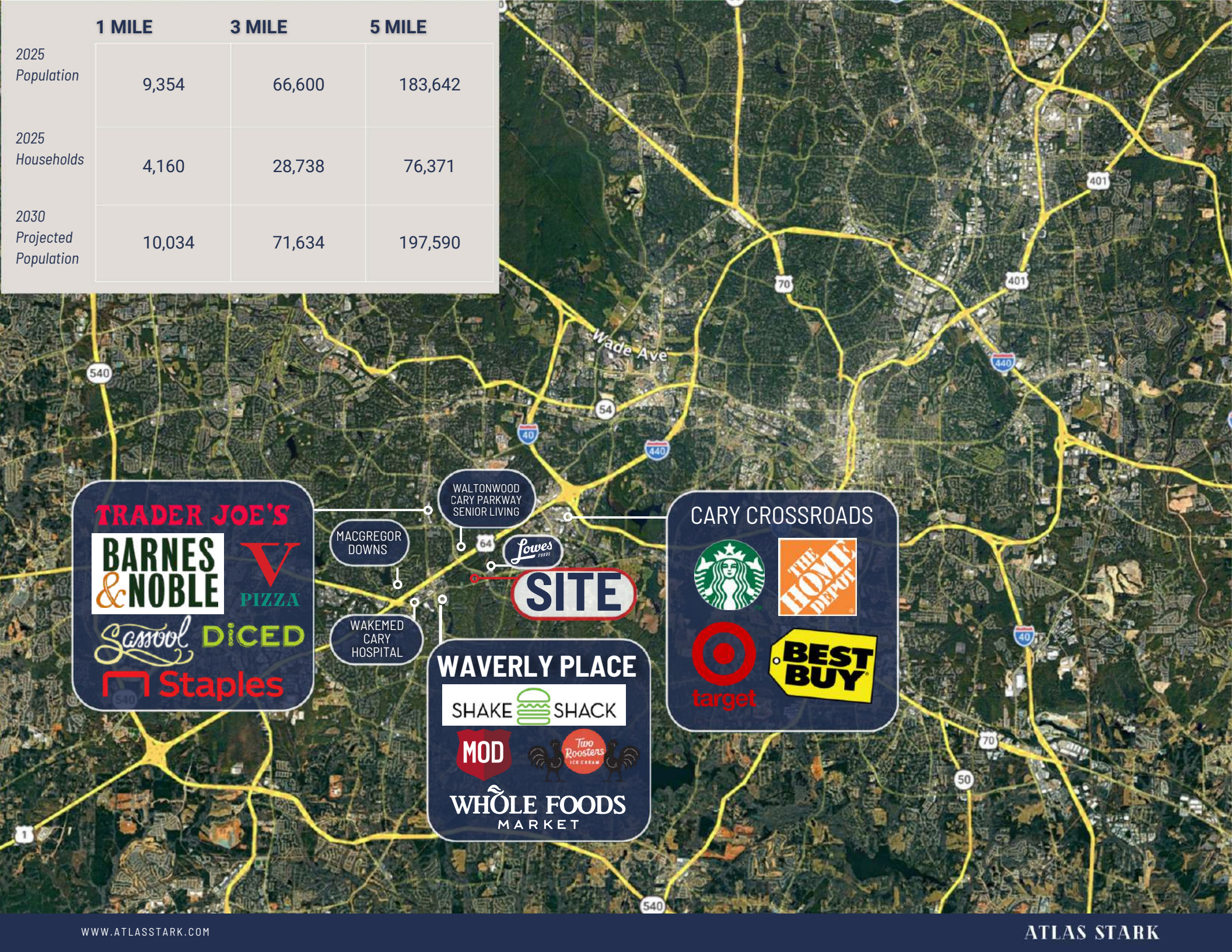
FLOOR PLAN

100 Parkway Ct.
SUITE 104
2,941 SQ. FT.



1 MILE 3 MILE 5 MILE

2025 Population	9,354	66,600	183,642
2025 Households	4,160	28,738	76,371
2030 Projected Population	10,034	71,634	197,590



TRADER JOE'S

BARNES & NOBLE **PIZZA V**

Samuel **DICED**

Staples

MACGREGOR DOWNS

WAKEMED CARY HOSPITAL

WALTONWOOD CARY PARKWAY SENIOR LIVING



SITE

WAVERLY PLACE

SHAKE SHACK

MOD **Two Roosters ICE CREAM**

WHOLE FOODS MARKET

CARY CROSSROADS

100 PARKWAY OFFICE CT CARY, NC 27518

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