



TRADEMARK
PROPERTIES

7560 CARPENTER FIRE STATION ROAD

CARY, NC 27519

UP TO 8,872 SF
**FOR
LEASE**



LISTING BROKERS:

SHELLEY BHATIA, CCIM

910.273.8474 (M)

SBHATIA@TRADEMARKPROPERTIES.COM

JACK PRUDEN

919.645.1426 (O) | 919.619.7293 (M)

JPRUDEN@TRADEMARKPROPERTIES.COM

**7560 CARPENTER FIRE STATION RD
CARY, NC 27519**

PROPERTY HIGHLIGHTS

- » **Three-story Class A medical office building**
- » **The West Cary property is perfectly positioned in the center of the Triangle with convenient access to RTP as well as RDU International Airport**
- » **The surrounding Cary suburbs provide an excellent demographic of high-income households with a highly-educated workforce**
- » **36,000+ SF space features an excellent variety of medical tenants**
- » **4:1,000 SF parking**
- » **Great visibility with building and monument signage available**
- » **Timeshare Rate: Negotiable for Suite 303; 1,500 SF**
- » **Vacant spaces available in cold dark shell with a TI allowance**

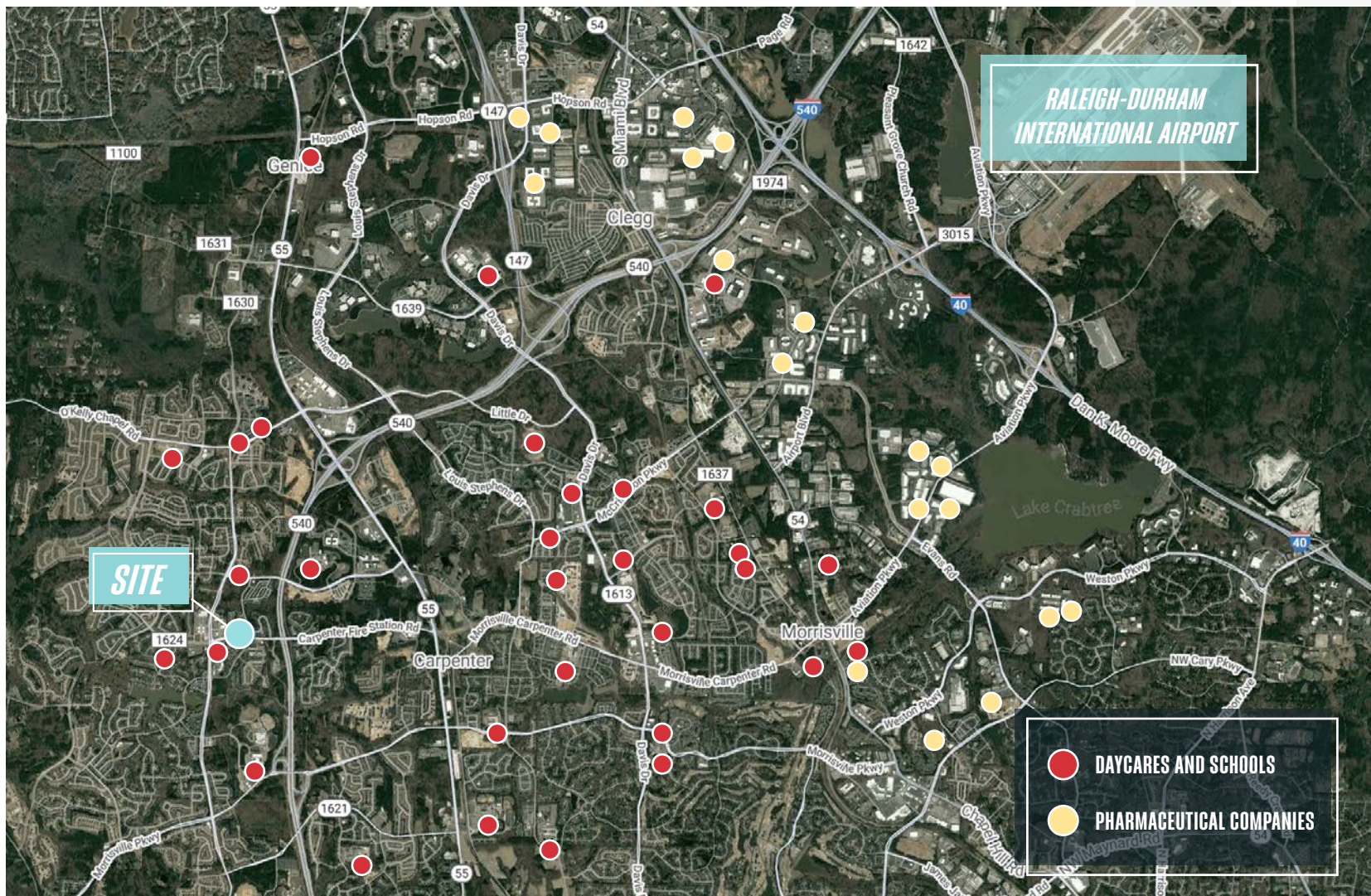


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LOCATION MAP



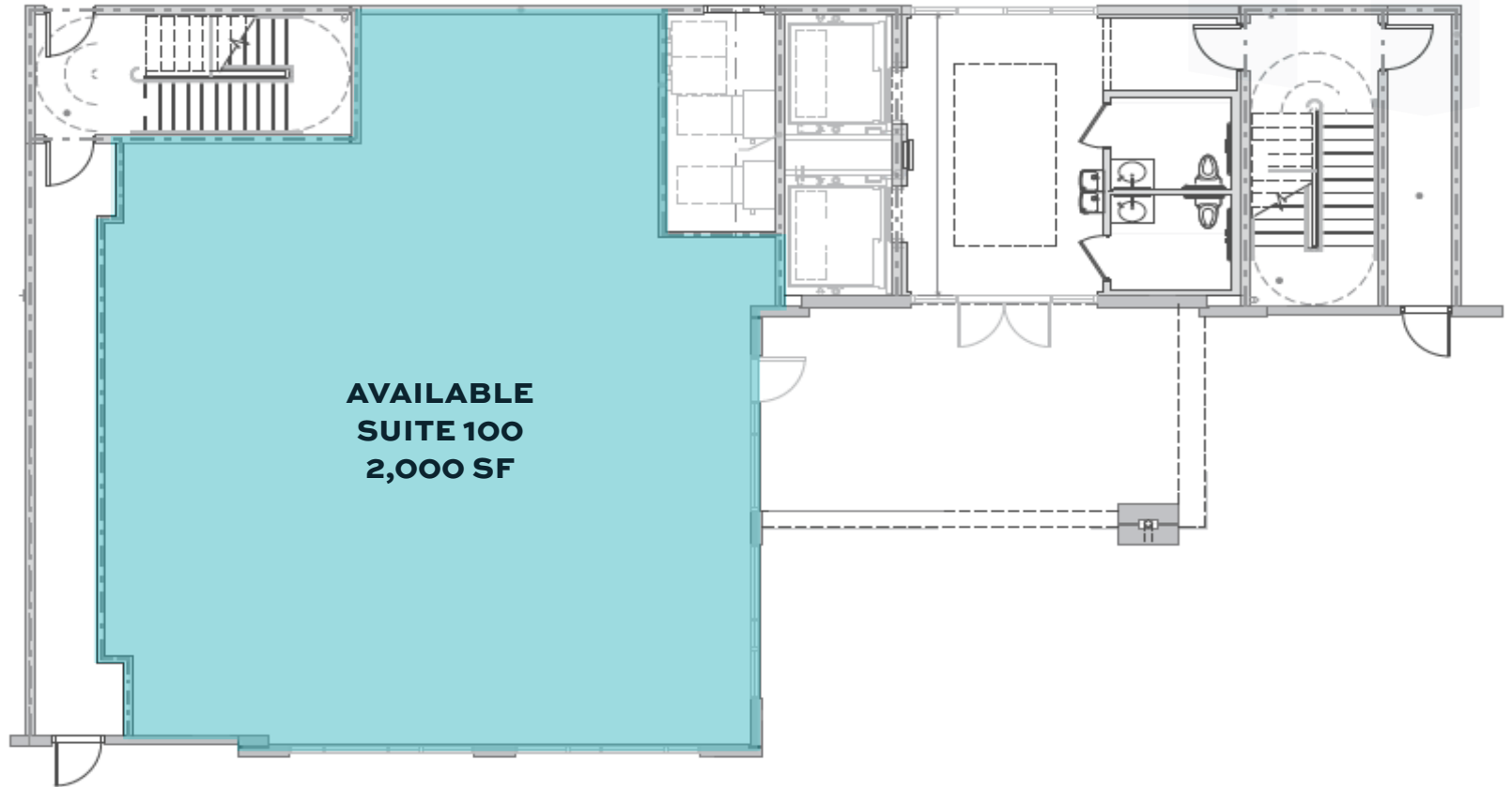
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**7560 CARPENTER FIRE STATION RD
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FIRST FLOOR

LEASE RATE: MID \$30s + \$6.00, NNN

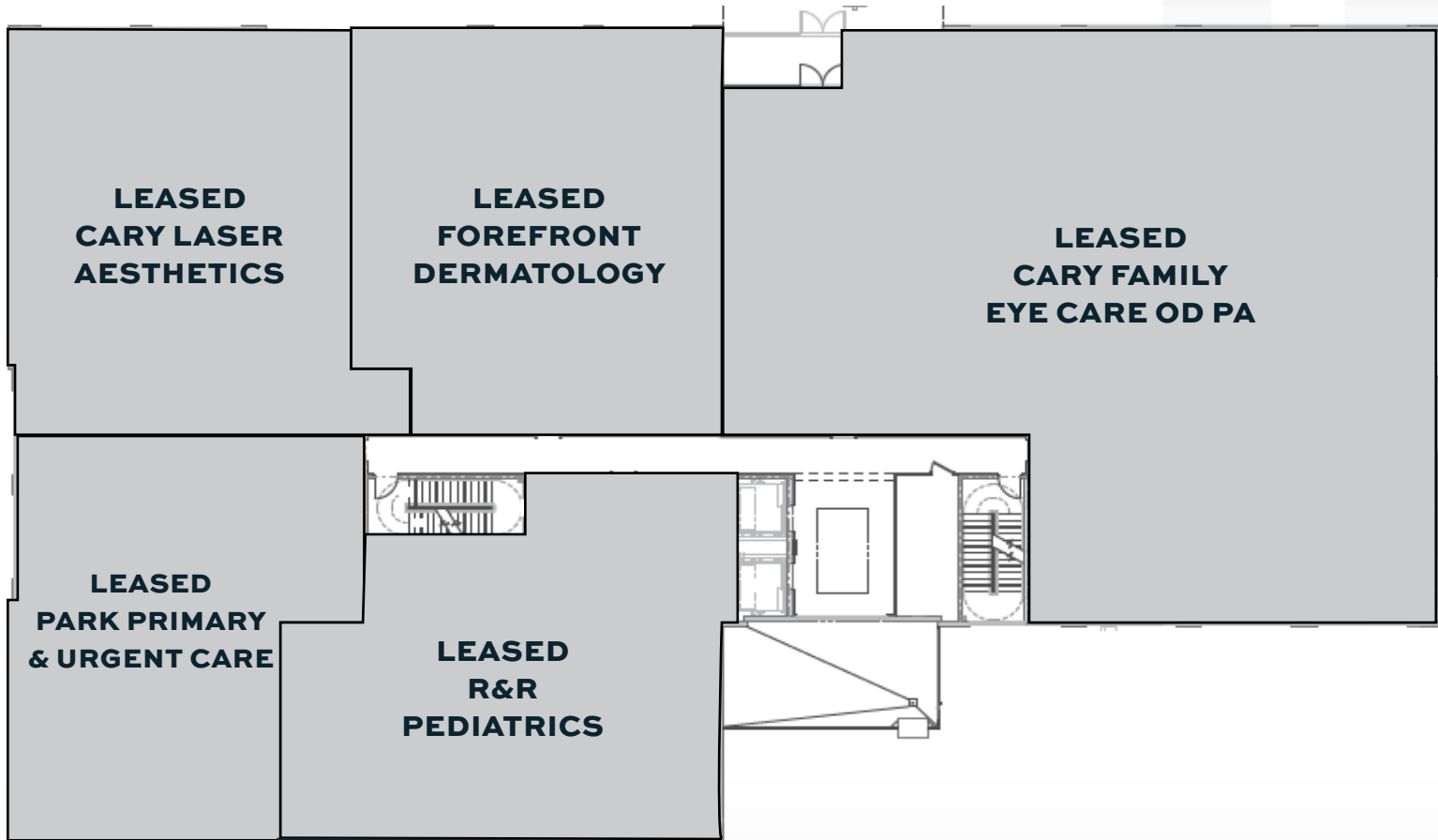


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SECOND FLOOR



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THIRD FLOOR



****SUITE OCCUPIED
TWO DAYS/WEEK BY
PARK GASTROENTEROLOGY**

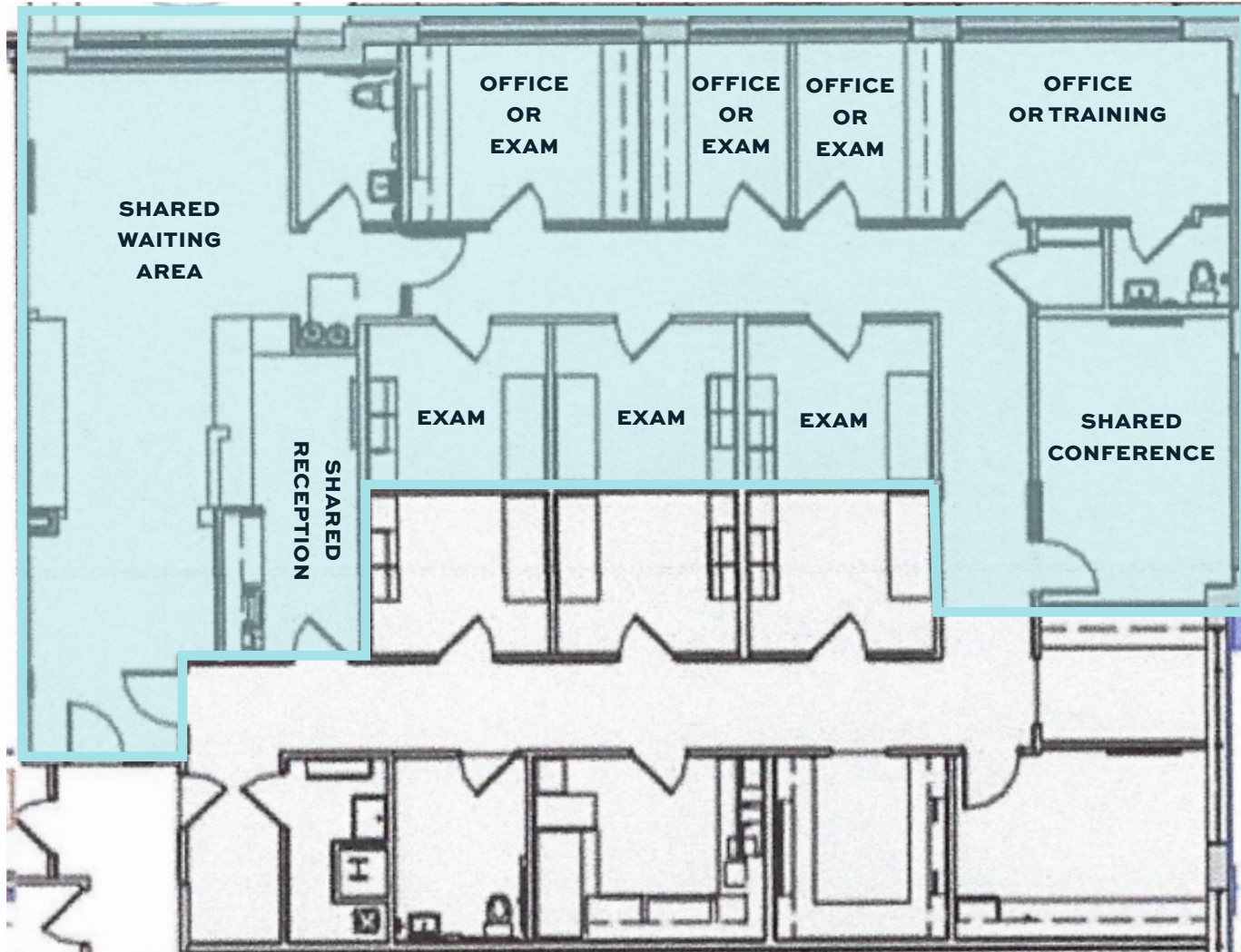
SUITE	SIZE	RENT/MONTH	AVAILABLE
301	2,624 SF	\$26.00	Immediately
302	2,333 SF	\$26.00	Immediately
303	1,500 SF	Negotiable	Immediately
304	1,915 SF	\$26.00	Immediately

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SUITE 303 - TIMESHARE SPACE

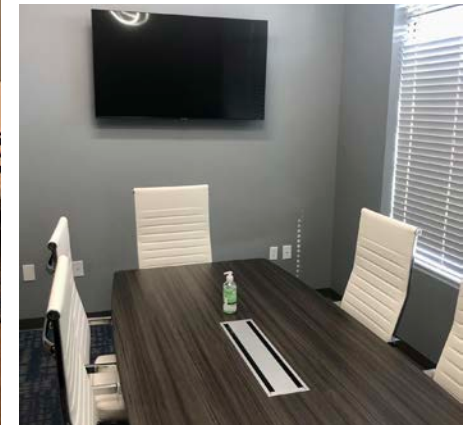
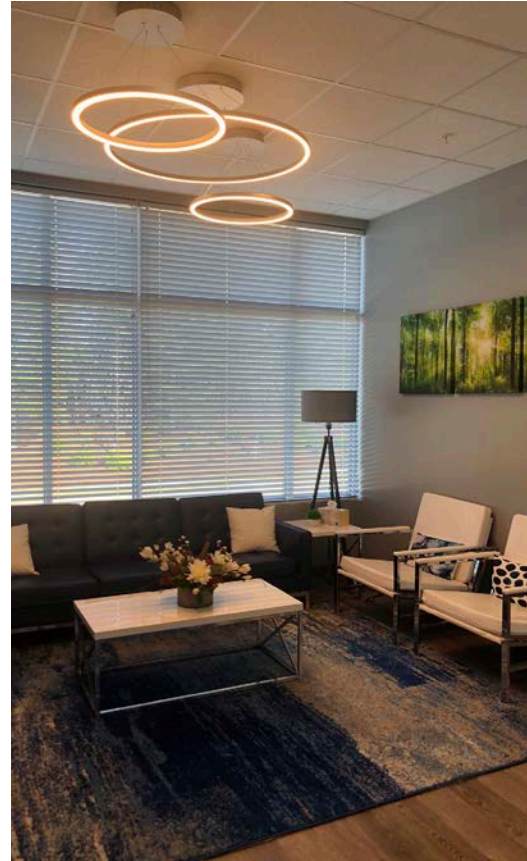


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EXAMPLE OF UPFIT SUITE



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GALLERY



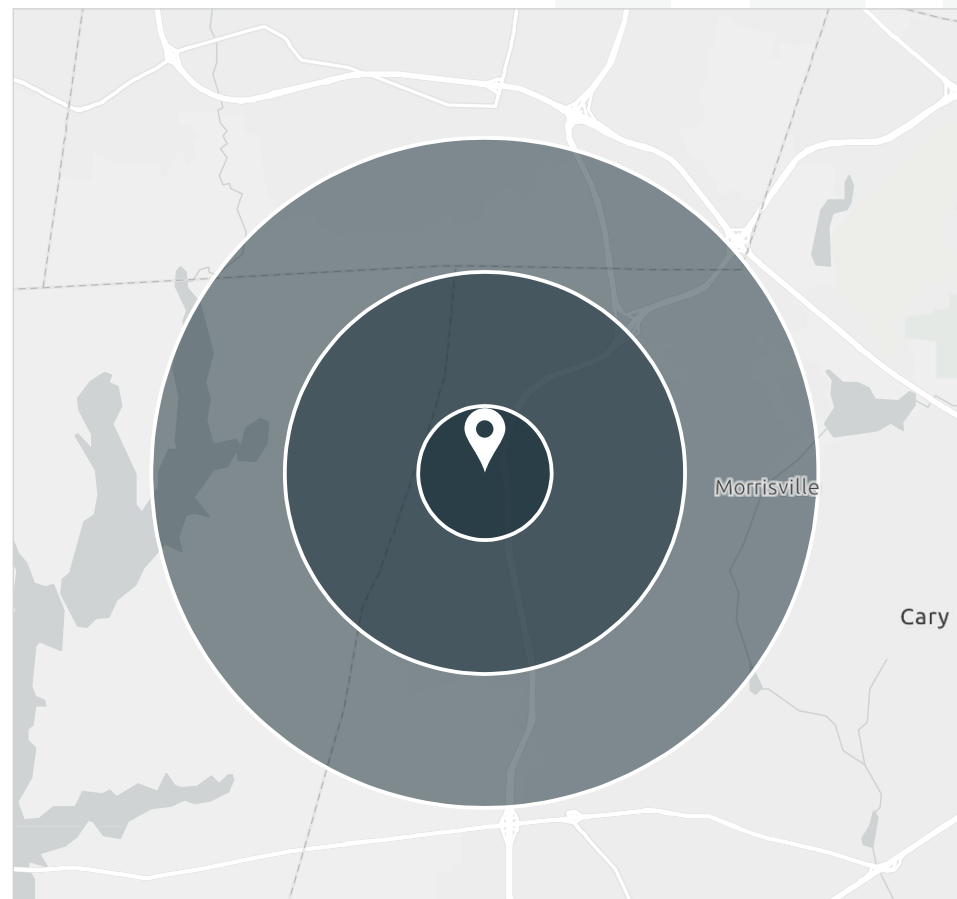
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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2025 POPULATION	15,485	66,607	149,625
2030 POPULATION (PROJECTED)	16,476	70,477	160,023
2025 HOUSEHOLDS	5,380	23,387	55,197
2030 HOUSEHOLDS (PROJECTED)	5,761	24,954	59,892
OWNER-OCCUPIED HOUSING UNITS	3,482	15,319	34,357
RENTER-OCCUPIED HOUSING UNITS	1,898	8,068	20,840
2025 AVERAGE HOUSEHOLD INCOME	\$217,287	\$201,797	\$188,023
2030 AVG HOUSEHOLD INCOME (PROJECTED)	\$234,956	\$221,085	\$204,421



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THIS IS OUR TRADEMARK

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