



ESPCRE

ESP COMMERCIAL REALTY

OFFERING MEMORANDUM



202 Davis Grove Circle, Suite 103 | Cary, NC 27519



DON SAMSON

DIRECTOR OF BUSINESS DEVELOPMENT



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Don@ESPcre.com

202 Davis Grove Cir., Ste 103

202 Davis Grove Cir, Cary, NC 27519

Property Details

202 Davis Grove Street, Suite 103 is strategically located in the heart of Cary, one of the Triangle's most economically vibrant and desirable communities. The property benefits from strong surrounding demographics, including high household incomes, sustained population growth, and a well-educated workforce that supports long-term business stability.

Positioned within close proximity to major retail centers, restaurants, banking, healthcare, and daily conveniences, the location offers exceptional accessibility for both employees and clients. Nearby shopping destinations and service providers enhance the overall appeal and convenience of the area. It is also ideally situated with quick access to major thoroughfares, providing excellent connectivity to Raleigh, Research Triangle Park (RTP), and surrounding area.

Cary's continued residential growth, corporate presence, and strong local economy make this an ideal setting for professional office users seeking visibility, accessibility, and long-term value in a thriving submarket.

Price: \$295,000

- Prime Cary location in an established professional office corridor
- Ideal for medical, legal, financial, consulting, and general office users
- Flexible floor plan with private offices and collaborative workspace
- Kitchenette/break area for staff convenience
- Abundant natural light throughout
- Strong owner-occupant or investment opportunity

Price:	\$295,000
Unit Size:	710 SF
No. Units:	1
Total Building Size:	11,000 SF
Property Type:	Office
Sale Type:	Investment or Owner User
Building Class:	B
Floors:	1
Typical Floor Size:	11,000 SF
Year Built:	2007
Lot Size:	4.04 AC
Parking Ratio:	3.8/1,000 SF
Walk Score ®:	24 (Car-Dependent)
Transit Score ®:	11 (Minimal Transit)

View the full listing here: <https://www.loopnet.com/Listing/202-Davis-Grove-Cir-Cary-NC/39390811/>

202 Davis Grove Cir., Ste 103

202 Davis Grove Cir, Cary, NC 27519

Location



202 Davis Grove Cir., Ste 103

202 Davis Grove Cir, Cary, NC 27519

Property Photos



Main Photo



Front Door

202 Davis Grove Cir., Ste 103

202 Davis Grove Cir, Cary, NC 27519

Property Photos



Front Room



Back Office

202 Davis Grove Cir

202 Davis Grove Cir, Cary, NC 27519

Property Photos



Kitchenette



Bathroom

202 Davis Grove Cir

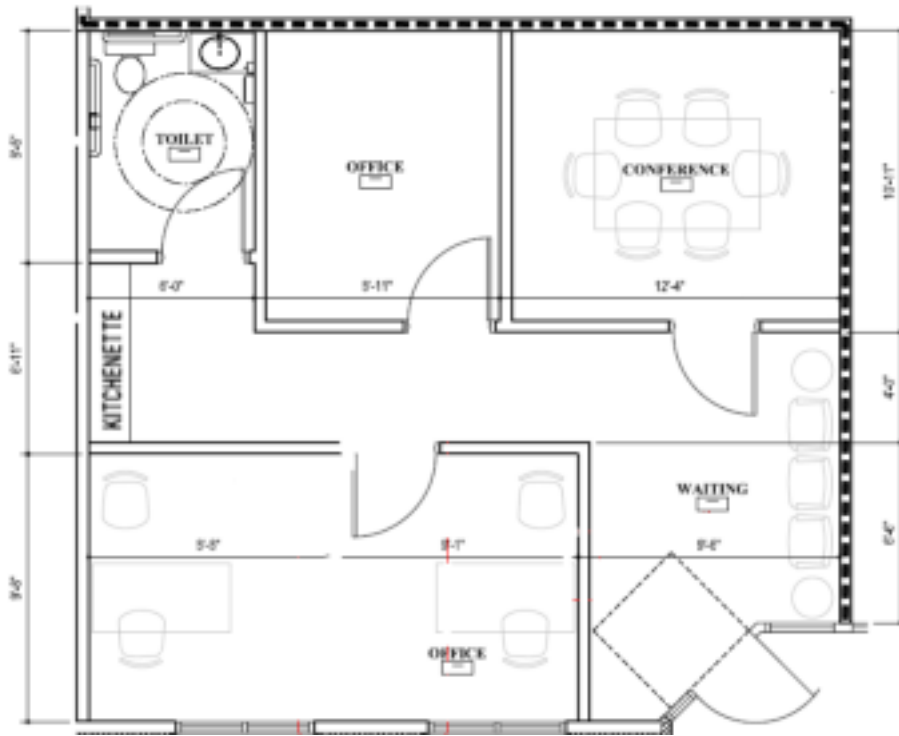
202 Davis Grove Cir, Cary, NC 27519

Property Photos



Building Photo

FLOORPLAN - 202 Davis Grove Cir., Ste 103



Demographics 202 Davis Grove, Ste 103, Cary NC

Davis Grove

202 Davis Grove Cir, Cary, NC 27519

Building Type: **Class B Office**

Class: **B**

RBA: **11,000 SF**

Typical Floor: **11,000 SF**

Total Available: **710 SF**

% Leased: **100%**

Rent/SF/Mo: **Negotiable**



2024 Annual Spending (\$000s)	1 Mile	2 Mile	5 Mile
Total Specified Consumer Spending	\$198,796	\$617,548	\$3,302,174
Total Apparel	\$10,201	\$30,964	\$169,918
Women's Apparel	4,079	12,460	67,160
Men's Apparel	2,142	6,562	35,532
Girl's Apparel	752	2,201	12,377
Boy's Apparel	523	1,518	8,759
Infant Apparel	362	1,132	6,968
Footwear	2,342	7,091	39,123
Total Entertainment & Hobbies	\$28,685	\$88,935	\$474,700
Entertainment	3,151	8,509	42,241
Audio & Visual Equipment/Service	5,657	17,828	101,021
Reading Materials	412	1,303	6,662
Pets, Toys, & Hobbies	4,927	15,404	81,901
Personal Items	14,538	45,890	242,875
Total Food and Alcohol	\$50,527	\$155,664	\$855,737
Food At Home	24,530	74,674	414,573
Food Away From Home	22,351	69,341	378,748
Alcoholic Beverages	3,646	11,650	62,416
Total Household	\$34,160	\$109,221	\$577,551
House Maintenance & Repair	6,660	21,065	106,451
Household Equip & Furnishings	12,798	40,382	217,876
Household Operations	9,896	32,141	172,615
Housing Costs	4,806	15,633	80,609

Demographics 202 Davis Grove, Ste 103, Cary NC

Davis Grove

202 Davis Grove Cir, Cary, NC 27519

2024 Annual Spending (000s)	1 Mile	2 Mile	5 Mile
Total Transportation/Maint.	\$49,352	\$151,533	\$806,359
Vehicle Purchases	24,489	74,357	387,516
Gasoline	11,440	34,946	195,363
Vehicle Expenses	1,474	4,698	23,993
Transportation	6,296	19,965	104,228
Automotive Repair & Maintenance	5,654	17,566	95,259
Total Health Care	\$9,271	\$28,868	\$151,110
Medical Services	5,425	16,996	88,846
Prescription Drugs	2,817	8,711	45,404
Medical Supplies	1,028	3,161	16,859
Total Education/Day Care	\$16,601	\$52,364	\$266,799
Education	10,922	34,177	172,652
Fees & Admissions	5,679	18,186	94,146

Demographic Summary Report

Davis Grove

202 Davis Grove Cir, Cary, NC 27519

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Radius	1 Mile		2 Mile		5 Mile	
Population						
2029 Projection	13,541		40,626		237,277	
2024 Estimate	12,604		37,695		217,861	
2020 Census	12,967		38,089		206,797	
Growth 2024 - 2029	7.43%		7.78%		8.91%	
Growth 2020 - 2024	-2.80%		-1.03%		5.35%	
2024 Population by Hispanic Origin	666		2,038		16,698	
2024 Population	12,604		37,695		217,861	
White	7,322	58.09%	23,232	61.63%	122,731	56.33%
Black	523	4.15%	1,763	4.68%	17,576	8.07%
Am. Indian & Alaskan	13	0.10%	36	0.10%	304	0.14%
Asian	3,584	28.44%	9,241	24.52%	53,171	24.41%
Hawaiian & Pacific Island	0	0.00%	4	0.01%	25	0.01%
Other	1,161	9.21%	3,420	9.07%	24,053	11.04%
U.S. Armed Forces	59		82		214	
Households						
2029 Projection	4,555		14,411		88,183	
2024 Estimate	4,241		13,374		80,985	
2020 Census	4,371		13,530		77,037	
Growth 2024 - 2029	7.40%		7.75%		8.89%	
Growth 2020 - 2024	-2.97%		-1.15%		5.12%	
Owner Occupied	3,291	77.60%	10,237	76.54%	51,896	64.08%
Renter Occupied	949	22.38%	3,137	23.46%	29,089	35.92%
2024 Households by HH Income	4,239		13,376		80,984	
Income: <\$25,000	204	4.81%	748	5.59%	6,683	8.25%
Income: \$25,000 - \$50,000	168	3.96%	686	5.13%	8,075	9.97%
Income: \$50,000 - \$75,000	287	6.77%	1,116	8.34%	8,960	11.06%
Income: \$75,000 - \$100,000	440	10.38%	1,328	9.93%	9,323	11.51%
Income: \$100,000 - \$125,000	506	11.94%	1,366	10.21%	8,520	10.52%
Income: \$125,000 - \$150,000	406	9.58%	1,282	9.58%	8,300	10.25%
Income: \$150,000 - \$200,000	1,123	26.49%	2,748	20.54%	11,032	13.62%
Income: \$200,000+	1,105	26.07%	4,102	30.67%	20,091	24.81%
2024 Avg Household Income	\$169,136		\$172,302		\$148,494	
2024 Med Household Income	\$154,831		\$152,948		\$121,862	

Davis Grove

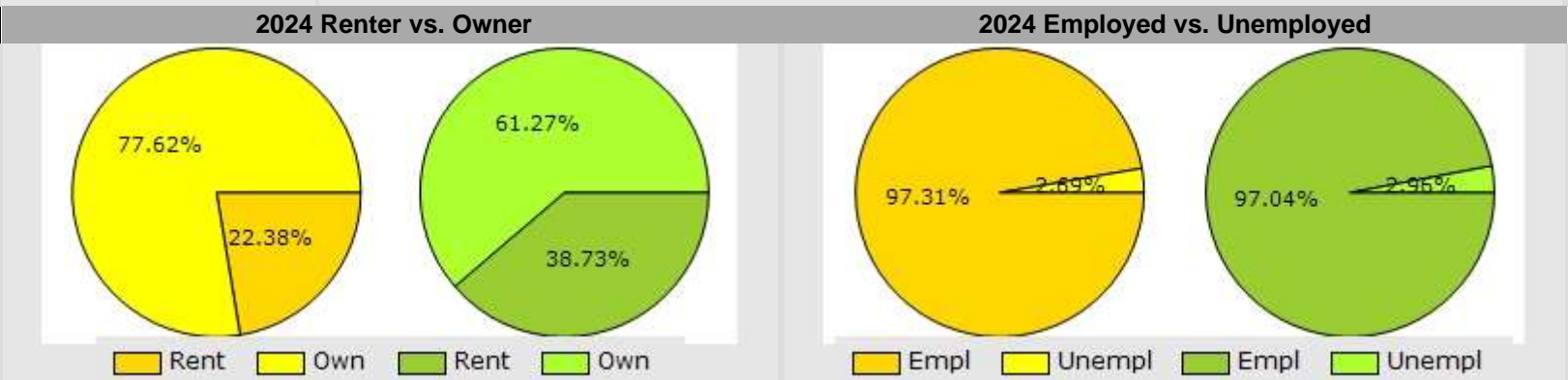
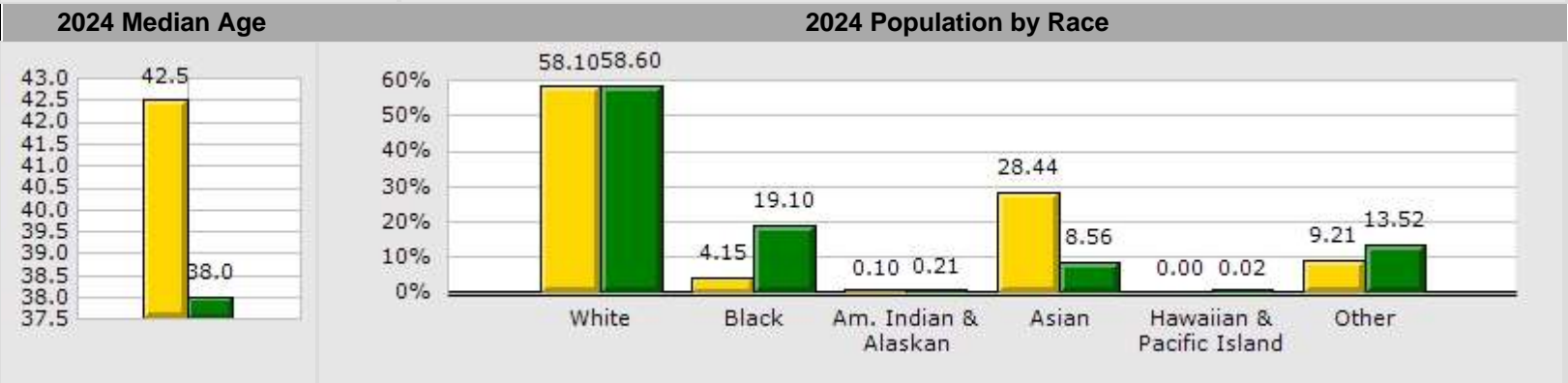
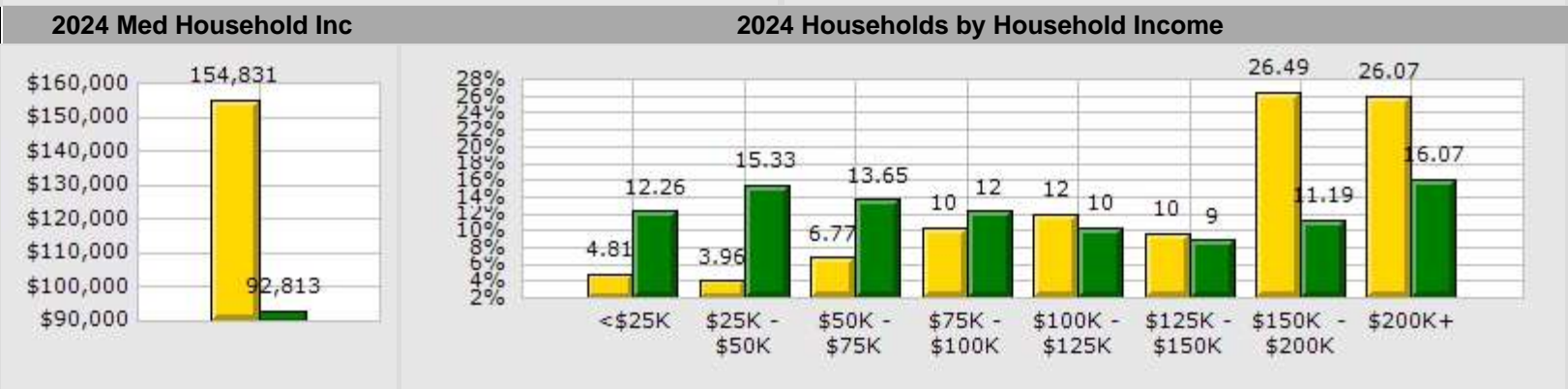
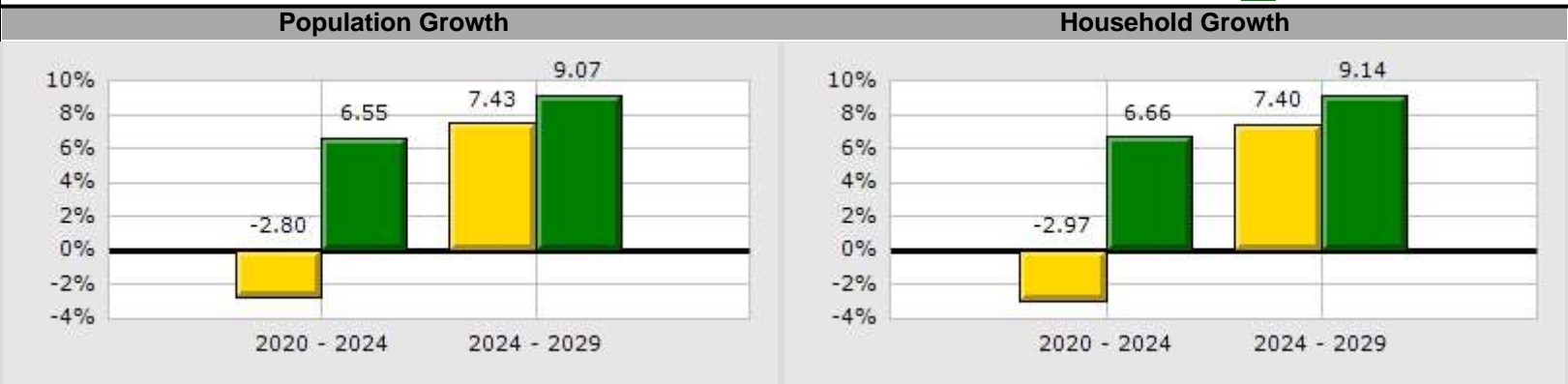
202 Davis Grove Cir, Cary, NC 27519

Type: Class B Office

County: Wake

1 Mile

County



Demographic Market Comparison Report

1 mile radius

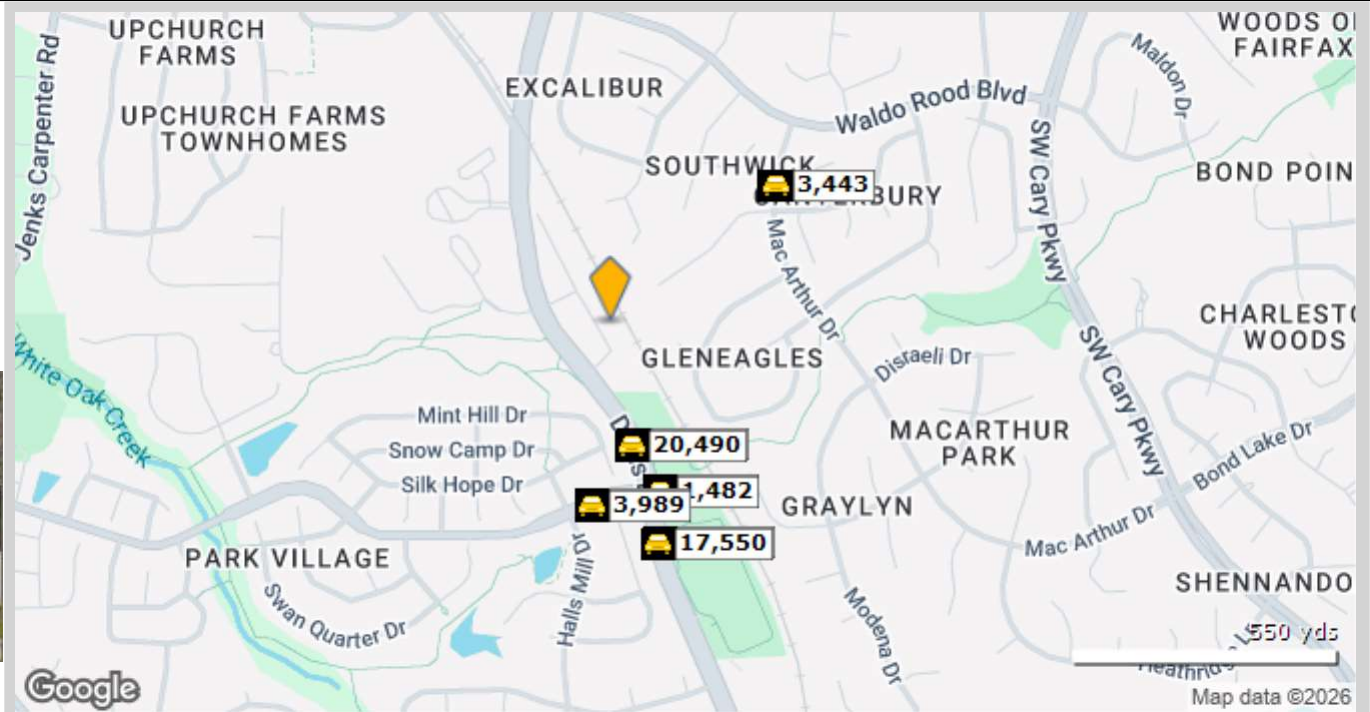
Davis Grove				
202 Davis Grove Cir, Cary, NC 27519				
Type: Class B Office				
County: Wake				
	1 Mile		County	
Population Growth				
Growth 2020 - 2024	-2.80%		6.55%	
Growth 2024 - 2029	7.43%		9.07%	
Empl	6,974	97.31%	658,545	97.04%
Unempl	193	2.69%	20,111	2.96%
2024 Population by Race				
	12,602		1,203,342	
White	7,322	58.10%	705,125	58.60%
Black	523	4.15%	229,793	19.10%
Am. Indian & Alaskan	12	0.10%	2,509	0.21%
Asian	3,584	28.44%	102,995	8.56%
Hawaiian & Pacific Island	0	0.00%	181	0.02%
Other	1,161	9.21%	162,739	13.52%
Household Growth				
Growth 2020 - 2024	-2.97%		6.66%	
Growth 2024 - 2029	7.40%		9.14%	
Renter Occupied	949	22.38%	180,562	38.73%
Owner Occupied	3,291	77.62%	285,607	61.27%
2024 Households by Household Income				
	4,239		466,169	
Income <\$25K	204	4.81%	57,162	12.26%
Income \$25K - \$50K	168	3.96%	71,465	15.33%
Income \$50K - \$75K	287	6.77%	63,646	13.65%
Income \$75K - \$100K	440	10.38%	57,276	12.29%
Income \$100K - \$125K	506	11.94%	48,367	10.38%
Income \$125K - \$150K	406	9.58%	41,147	8.83%
Income \$150K - \$200K	1,123	26.49%	52,183	11.19%
Income \$200K+	1,105	26.07%	74,923	16.07%
2024 Med Household Inc	\$154,831		\$92,813	
2024 Median Age	42.50		38.00	

Traffic Count Report

Davis Grove

202 Davis Grove Cir, Cary, NC 27519

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 Total Available: **710 SF**
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 Rent/SF/Mo: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Davis Dr	PkVillage Dr	0.06 S	2024	20,635	MPSI	.15
2	Davis Dr	PkVillage Dr	0.06 S	2025	20,490	MPSI	.15
3	Davis Dr	PkVillage Dr	0.01 W	2025	1,446	MPSI	.21
4	Davis Dr	PkVillage Dr	0.01 W	2024	1,482	MPSI	.21
5	Park Village Dr	Halls Mill Dr	0.03 SW	2024	4,022	MPSI	.22
6	Park Village Dr	Halls Mill Dr	0.03 SW	2025	3,989	MPSI	.22
7	Mac Arthur Dr	Woodstar Dr	0.03 S	2024	3,453	MPSI	.26
8	Mac Arthur Dr	Woodstar Dr	0.03 S	2025	3,443	MPSI	.26
9	Davis Dr	PkVillage Dr	0.06 N	2025	23,770	MPSI	.27
10	Davis Dr	PkVillage Dr	0.06 N	2024	17,550	MPSI	.27

Demographic Detail Report

Davis Grove

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Radius	1 Mile			2 Mile		5 Mile	
Population							
2029 Projection	13,541			40,626		237,277	
2024 Estimate	12,604			37,695		217,861	
2020 Census	12,967			38,089		206,797	
Growth 2024 - 2029	7.43%			7.78%		8.91%	
Growth 2020 - 2024	-2.80%			-1.03%		5.35%	
2024 Population by Age	12,604			37,695		217,861	
Age 0 - 4	566	4.49%		1,799	4.77%	12,072	5.54%
Age 5 - 9	789	6.26%		2,266	6.01%	14,406	6.61%
Age 10 - 14	990	7.85%		2,619	6.95%	15,338	7.04%
Age 15 - 19	1,054	8.36%		2,883	7.65%	15,416	7.08%
Age 20 - 24	818	6.49%		2,408	6.39%	12,748	5.85%
Age 25 - 29	517	4.10%		1,765	4.68%	11,742	5.39%
Age 30 - 34	443	3.51%		1,718	4.56%	13,499	6.20%
Age 35 - 39	650	5.16%		2,180	5.78%	16,139	7.41%
Age 40 - 44	937	7.43%		2,678	7.10%	17,229	7.91%
Age 45 - 49	1,104	8.76%		3,032	8.04%	17,255	7.92%
Age 50 - 54	1,143	9.07%		3,303	8.76%	16,765	7.70%
Age 55 - 59	1,062	8.43%		3,191	8.47%	14,537	6.67%
Age 60 - 64	895	7.10%		2,742	7.27%	12,299	5.65%
Age 65 - 69	604	4.79%		1,908	5.06%	9,384	4.31%
Age 70 - 74	387	3.07%		1,285	3.41%	7,192	3.30%
Age 75 - 79	271	2.15%		887	2.35%	5,379	2.47%
Age 80 - 84	199	1.58%		571	1.51%	3,430	1.57%
Age 85+	174	1.38%		459	1.22%	3,032	1.39%
Age 65+	1,635	12.97%		5,110	13.56%	28,417	13.04%
Median Age	42.50			42.30		39.20	
Average Age	39.20			39.60		38.20	

Demographic Detail Report

Davis Grove 202 Davis Grove Cir, Cary, NC 27519					
Radius	1 Mile		2 Mile		5 Mile
2024 Population By Race	12,604		37,695		217,861
White	7,322	58.09%	23,232	61.63%	122,731 56.33%
Black	523	4.15%	1,763	4.68%	17,576 8.07%
Am. Indian & Alaskan	13	0.10%	36	0.10%	304 0.14%
Asian	3,584	28.44%	9,241	24.52%	53,171 24.41%
Hawaiian & Pacific Island	0	0.00%	4	0.01%	25 0.01%
Other	1,161	9.21%	3,420	9.07%	24,053 11.04%
Population by Hispanic Origin	12,604		37,695		217,861
Non-Hispanic Origin	11,937	94.71%	35,657	94.59%	201,162 92.34%
Hispanic Origin	667	5.29%	2,038	5.41%	16,699 7.66%
2024 Median Age, Male	42.70		42.00		38.60
2024 Average Age, Male	39.00		39.20		37.40
2024 Median Age, Female	42.40		42.50		39.90
2024 Average Age, Female	39.40		39.90		38.90
2024 Population by Occupation Classification	10,049		30,435		172,968
Civilian Employed	6,974	69.40%	21,197	69.65%	120,797 69.84%
Civilian Unemployed	193	1.92%	558	1.83%	3,146 1.82%
Civilian Non-Labor Force	2,829	28.15%	8,607	28.28%	48,831 28.23%
Armed Forces	53	0.53%	73	0.24%	194 0.11%
Households by Marital Status					
Married	3,150		9,260		47,704
Married No Children	1,441		4,512		22,000
Married w/Children	1,709		4,748		25,704
2024 Population by Education	8,814		26,924		155,693
Some High School, No Diploma	73	0.83%	306	1.14%	5,209 3.35%
High School Grad (Incl Equivalency)	460	5.22%	1,696	6.30%	13,155 8.45%
Some College, No Degree	1,413	16.03%	4,325	16.06%	27,941 17.95%
Associate Degree	427	4.84%	1,204	4.47%	7,811 5.02%
Bachelor Degree	3,530	40.05%	10,575	39.28%	56,390 36.22%
Advanced Degree	2,911	33.03%	8,818	32.75%	45,187 29.02%

Demographic Detail Report

Davis Grove						
202 Davis Grove Cir, Cary, NC 27519						
Radius	1 Mile		2 Mile		5 Mile	
2024 Population by Occupation	13,377		40,727		230,576	
Real Estate & Finance	441	3.30%	1,568	3.85%	10,151	4.40%
Professional & Management	7,617	56.94%	22,120	54.31%	114,161	49.51%
Public Administration	348	2.60%	829	2.04%	4,131	1.79%
Education & Health	1,429	10.68%	4,340	10.66%	23,960	10.39%
Services	393	2.94%	1,295	3.18%	10,007	4.34%
Information	233	1.74%	640	1.57%	3,820	1.66%
Sales	978	7.31%	3,239	7.95%	20,745	9.00%
Transportation	21	0.16%	65	0.16%	372	0.16%
Retail	369	2.76%	1,244	3.05%	10,347	4.49%
Wholesale	50	0.37%	374	0.92%	2,535	1.10%
Manufacturing	849	6.35%	2,509	6.16%	12,144	5.27%
Production	225	1.68%	936	2.30%	6,720	2.91%
Construction	90	0.67%	291	0.71%	3,278	1.42%
Utilities	147	1.10%	589	1.45%	3,521	1.53%
Agriculture & Mining	5	0.04%	81	0.20%	519	0.23%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	60	0.03%
Other Services	182	1.36%	607	1.49%	4,105	1.78%
2024 Worker Travel Time to Job	5,562		16,395		94,677	
<30 Minutes	3,923	70.53%	11,226	68.47%	66,747	70.50%
30-60 Minutes	1,431	25.73%	4,468	27.25%	24,946	26.35%
60+ Minutes	208	3.74%	701	4.28%	2,984	3.15%
2020 Households by HH Size	4,370		13,530		77,037	
1-Person Households	551	12.61%	2,140	15.82%	17,179	22.30%
2-Person Households	1,280	29.29%	4,183	30.92%	23,321	30.27%
3-Person Households	986	22.56%	2,887	21.34%	14,135	18.35%
4-Person Households	1,098	25.13%	3,004	22.20%	15,326	19.89%
5-Person Households	331	7.57%	900	6.65%	4,749	6.16%
6-Person Households	91	2.08%	301	2.22%	1,668	2.17%
7 or more Person Households	33	0.76%	115	0.85%	659	0.86%
2024 Average Household Size	2.90		2.80		2.70	
Households						
2029 Projection	4,555		14,411		88,183	
2024 Estimate	4,241		13,374		80,985	
2020 Census	4,371		13,530		77,037	
Growth 2024 - 2029	7.40%		7.75%		8.89%	
Growth 2020 - 2024	-2.97%		-1.15%		5.12%	

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\$75,000 - \$100,000	440	10.38%	1,328	9.93%	9,323 11.51%
\$100,000 - \$125,000	506	11.94%	1,366	10.21%	8,520 10.52%
\$125,000 - \$150,000	406	9.58%	1,282	9.58%	8,300 10.25%
\$150,000 - \$200,000	1,123	26.49%	2,748	20.54%	11,032 13.62%
\$200,000+	1,105	26.07%	4,102	30.67%	20,091 24.81%
2024 Avg Household Income	\$169,136		\$172,302		\$148,494
2024 Med Household Income	\$154,831		\$152,948		\$121,862
2024 Occupied Housing	4,240		13,374		80,985
Owner Occupied	3,291	77.62%	10,237	76.54%	51,896 64.08%
Renter Occupied	949	22.38%	3,137	23.46%	29,089 35.92%
2020 Housing Units	4,548		14,351		86,702
1 Unit	4,048	89.01%	12,314	85.81%	65,045 75.02%
2 - 4 Units	87	1.91%	201	1.40%	2,968 3.42%
5 - 19 Units	223	4.90%	1,126	7.85%	11,554 13.33%
20+ Units	190	4.18%	710	4.95%	7,135 8.23%
2024 Housing Value	3,291		10,237		51,896
<\$100,000	11	0.33%	46	0.45%	725 1.40%
\$100,000 - \$200,000	11	0.33%	75	0.73%	1,395 2.69%
\$200,000 - \$300,000	254	7.72%	736	7.19%	6,283 12.11%
\$300,000 - \$400,000	1,099	33.39%	2,803	27.38%	12,407 23.91%
\$400,000 - \$500,000	1,062	32.27%	2,895	28.28%	12,544 24.17%
\$500,000 - \$1,000,000	783	23.79%	3,335	32.58%	16,948 32.66%
\$1,000,000+	71	2.16%	347	3.39%	1,594 3.07%
2024 Median Home Value	\$425,471		\$450,379		\$440,959
2024 Housing Units by Yr Built	4,552		14,382		87,690
Built 2010+	549	12.06%	2,281	15.86%	23,160 26.41%
Built 2000 - 2010	741	16.28%	2,950	20.51%	20,402 23.27%
Built 1990 - 1999	2,735	60.08%	6,779	47.14%	23,012 26.24%
Built 1980 - 1989	328	7.21%	1,694	11.78%	11,253 12.83%
Built 1970 - 1979	94	2.07%	346	2.41%	5,743 6.55%
Built 1960 - 1969	41	0.90%	156	1.08%	1,926 2.20%
Built 1950 - 1959	42	0.92%	96	0.67%	1,381 1.57%
Built <1949	22	0.48%	80	0.56%	813 0.93%
2024 Median Year Built	1995		1996		1999



CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared by ESP Commercial Realty for informational purposes only and is intended solely for use by prospective purchasers in evaluating the acquisition of 202 Davis Grove Cir., Suite 103, Cary, North Carolina.

The information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to the accuracy or completeness of the information. All projections, assumptions, and financial estimates are for illustrative purposes only and are subject to change.

Prospective purchasers are advised to conduct their own independent investigation and due diligence regarding the property, including but not limited to square footage, zoning, permitted uses, financial performance, physical condition, and legal matters.

The property is offered subject to prior sale, price change, or withdrawal without notice.

DON SAMSON

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