

HIGH-VISIBILITY

FREESTANDING RETAIL

122 SW MAYNARD RD
Cary, NC 27511



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Freestanding Retail

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PROPERTY INFORMATION

Call for Rate

Property Address

122 SW MAYNARD RD
Cary, NC 27511

Year Built

1973

Rentable Area

2,700 Sq. Ft.

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

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PROPERTY OVERVIEW

Freestanding retail building located along SW Maynard Road in Cary, NC, offering strong visibility, convenient access to US-1 and I-40, and exposure within a dense and established trade area. The property consists of 2,700 SF situated on a ± 0.58 -acre lot with on-site parking and efficient ingress and egress. The space is currently in cold dark shell condition following the prior tenant's cessation of operations, providing an excellent opportunity for users to customize the build-out to their specific needs. Architectural drawings are available, allowing incoming tenants to accelerate planning and permitting.

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PROPERTY DETAILS

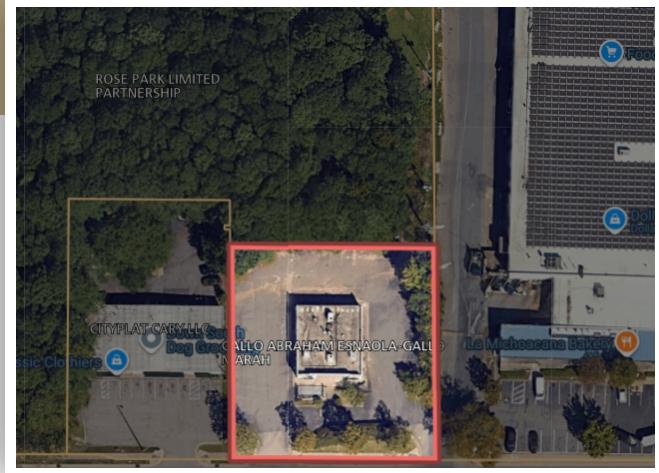
The property is **zoned GC (General Commercial)** and is suitable for a wide range of **retail, service, medical, and food uses** (verify with Town of Cary). There is **potential for outdoor seating or a patio**, subject to approvals.

Offered on a **triple-net (NNN) basis**, this site is well suited for tenants seeking a **freestanding retail presence** with long-term control in one of Cary's most active corridors.

Highlights:

- ±2,700 SF freestanding retail building
- ±0.58-acre parcel with on-site parking
- Cold dark shell condition
- Drawings available
- Zoned GC – suitable for most retail uses
- Potential outdoor seating/patio (subject to approval)
- NNN lease structure
- Strong visibility along SW Maynard Rd

PROPERTY PHOTOS

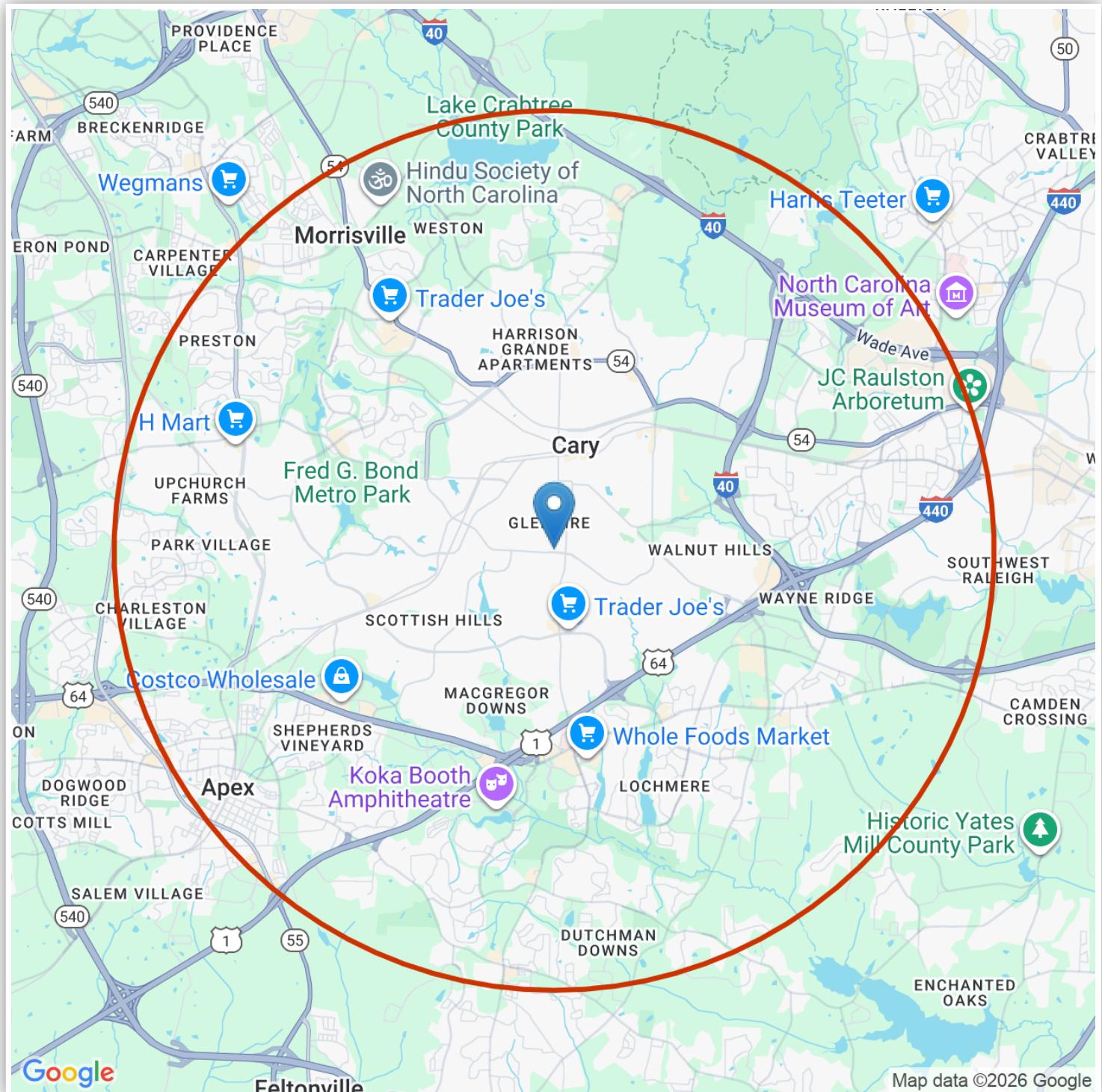


**CENTURY 21
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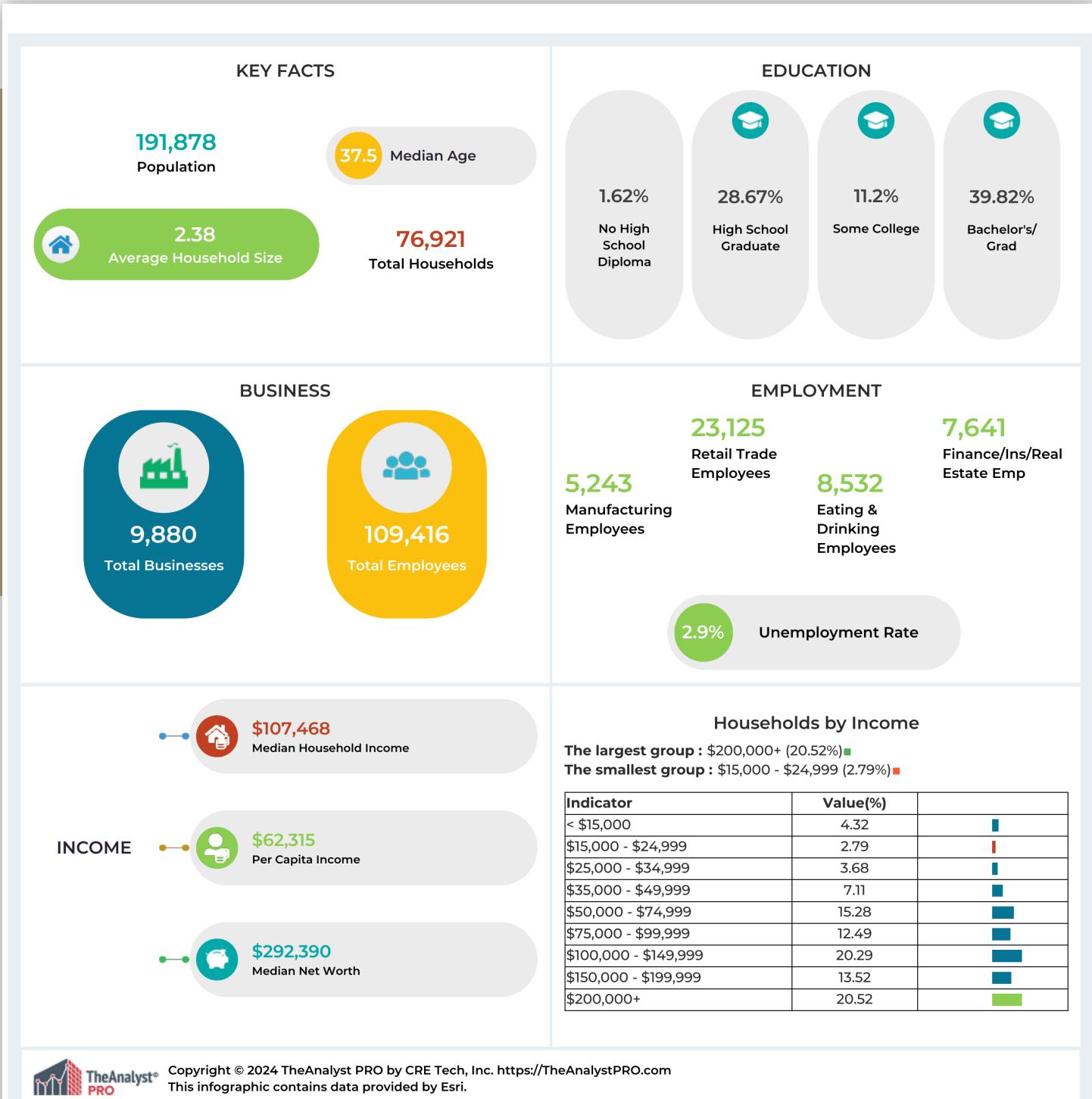
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Page: 5

LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



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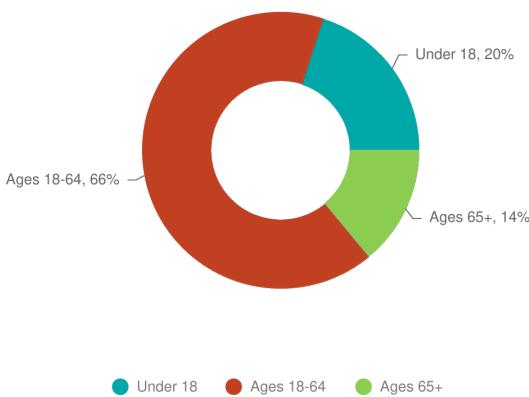


INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

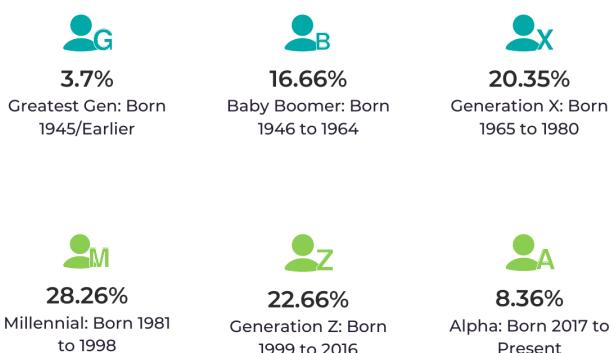
POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

191,878	80,458	37.5
Population	Households	Median Age
2.38	\$107,468	\$520,295
Avg Size Household	Median Household Income	Median Home Value
132	83	65.7
Wealth Index	Housing Affordability	Diversity Index

POPULATION BY AGE



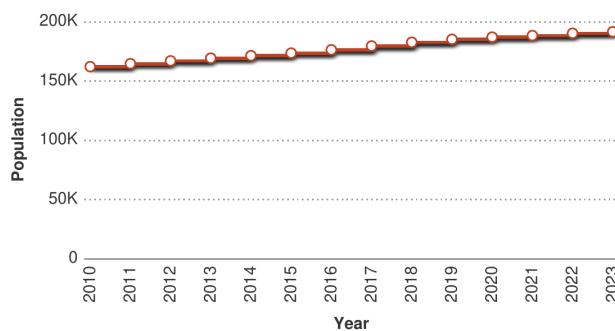
POPULATION BY GENERATION



HISTORICAL & FORECAST POPULATION



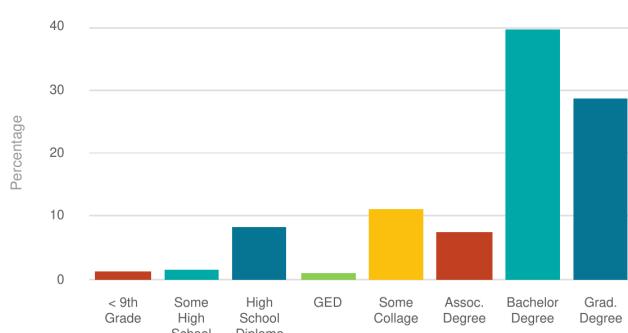
Household Population **197,866**
 Population Density **2,528**



DAYTIME POPULATION



POPULATION BY EDUCATION



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HIGH-VISIBILITY FREESTANDING RETAIL

122 SW MAYNARD RD, CARY, NC, 27511



INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

Community Profile



191,878
Population Total

0.79%
Population Growth

2.38
Average HH Size

37.5
Median Age

65.7
Diversity Index

\$107,468
Median HH Income

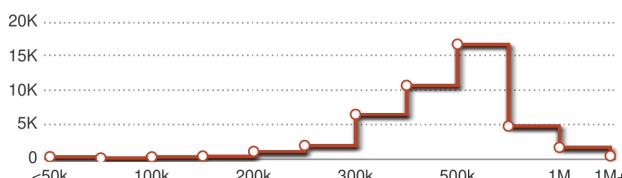
\$520,295
Median Home Value

19.73%
Under 18

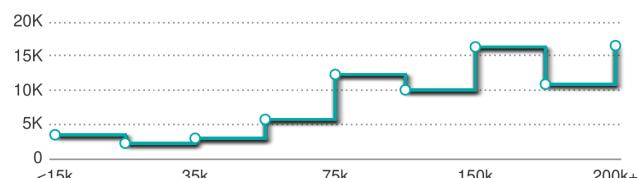
65.8%
Ages 18 to 65

14.48%
Aged 66+

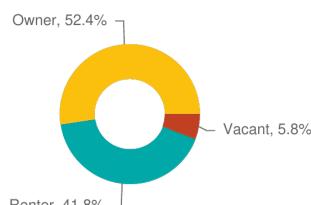
HOME VALUE



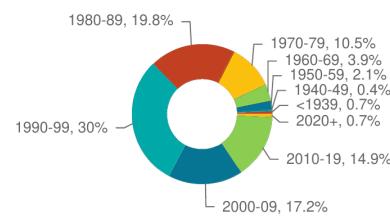
HOUSEHOLD INCOME



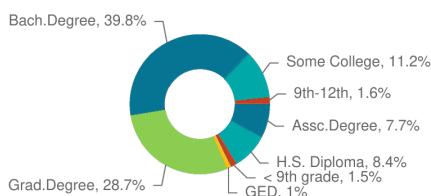
HOME OWNERSHIP



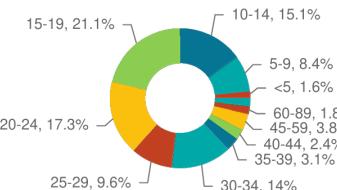
HOUSING: YEAR BUILT



EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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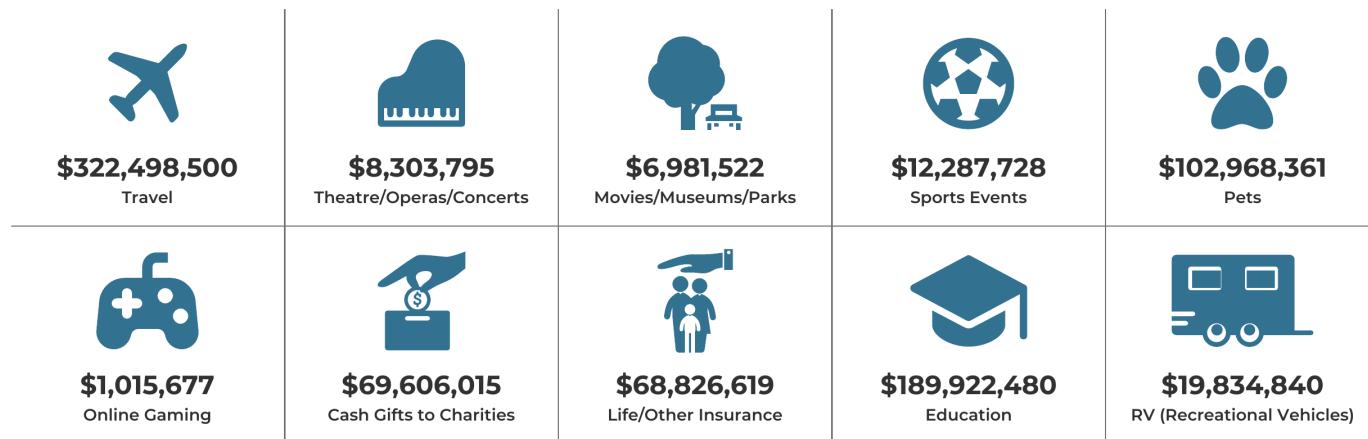
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)



DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2010	Census 2020	2025	2030
Population	160,747	185,600	191,239	198,534
Households	64,532	76,921	81,632	85,838
Families	41,263	48,108	49,111	51,086
Average Household Size	2.48	2.40	2.34	2.31
Owner Occupied Housing Units	38,808	42,501	44,365	46,175
Renter Occupied Housing Units	25,724	34,420	37,267	39,664
Median Age	35.3	37.1	37.9	38.9
Trends: 2025-2030 Annual Rate	Area	State	National	
Population	0.75%	0.80%	0.42%	
Households	1.01%	1.10%	0.64%	
Families	0.79%	0.94%	0.54%	
Owner HHs	0.80%	1.21%	0.91%	
Median Household Income	2.50%	2.61%	2.53%	
		2025	2030	
Households by Income	Number	Percent	Number	Percent
<\$15,000	3,278	4.0%	2,814	3.3%
\$15,000 - \$24,999	2,268	2.8%	1,756	2.0%
\$25,000 - \$34,999	2,757	3.4%	2,206	2.6%
\$35,000 - \$49,999	5,826	7.1%	5,039	5.9%
\$50,000 - \$74,999	11,039	13.5%	10,386	12.1%
\$75,000 - \$99,999	9,655	11.8%	9,480	11.0%
\$100,000 - \$149,999	16,287	20.0%	17,105	19.9%
\$150,000 - \$199,999	10,438	12.8%	11,827	13.8%
\$200,000+	20,084	24.6%	25,226	29.4%
Median Household Income	\$115,173		\$130,302	
Average Household Income	\$153,692		\$169,188	
Per Capita Income	\$65,651		\$73,255	
Population by Age	Census 2010	Census 2020	2025	2030
	Number	Percent	Number	Percent
0 - 4	10,153	6.3%	9,613	5.2%
5 - 9	11,341	7.1%	10,691	5.8%
10 - 14	11,601	7.2%	11,595	6.2%
15 - 19	10,381	6.5%	11,327	6.1%
20 - 24	12,075	7.5%	13,865	7.5%
25 - 34	23,994	14.9%	30,057	16.2%
35 - 44	25,129	15.6%	25,288	13.6%
45 - 54	26,259	16.3%	24,865	13.4%
55 - 64	16,420	10.2%	23,757	12.8%
65 - 74	7,763	4.8%	14,800	8.0%
75 - 84	4,054	2.5%	7,006	3.8%
85+	1,576	1.0%	2,738	1.5%
Race and Ethnicity	Census 2010	Census 2020	2025	2030
	Number	Percent	Number	Percent
White Alone	118,230	73.6%	117,258	63.2%
Black Alone	15,632	9.7%	17,483	9.4%
American Indian Alone	756	0.5%	682	0.4%
Asian Alone	16,459	10.2%	27,263	14.7%
Pacific Islander Alone	62	0.0%	108	0.1%
Some Other Race Alone	5,405	3.4%	8,106	4.4%
Two or More Races	4,203	2.6%	14,701	7.9%
Hispanic Origin (Any Race)	13,164	8.2%	17,112	9.2%

Data Note: Income is expressed in current dollars.

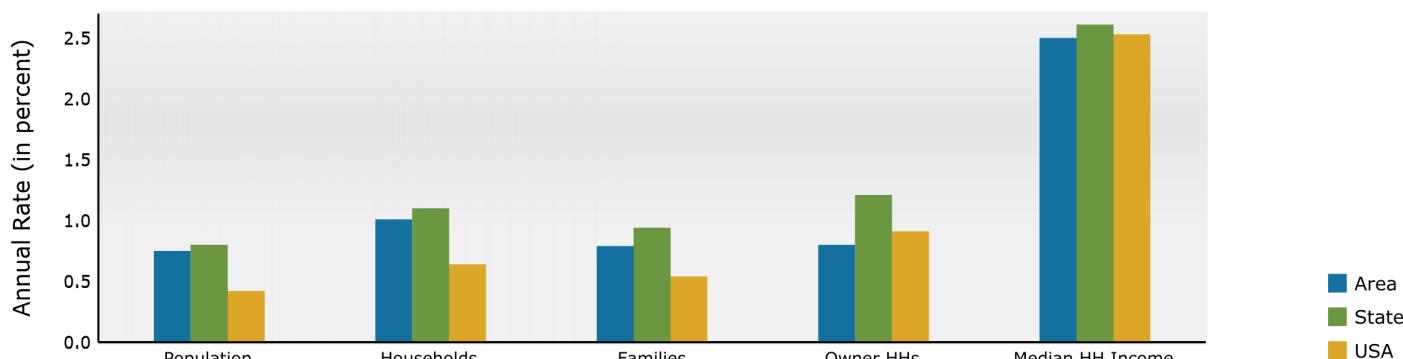
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



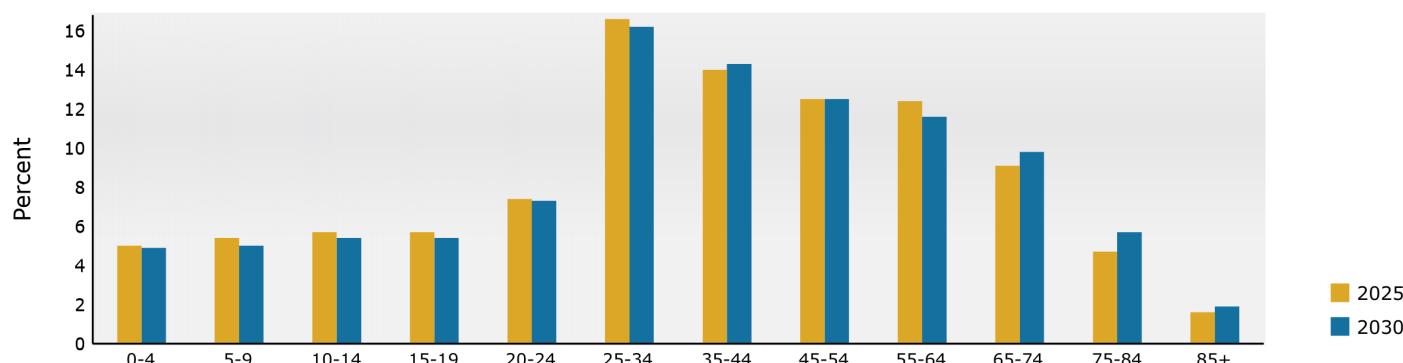
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DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

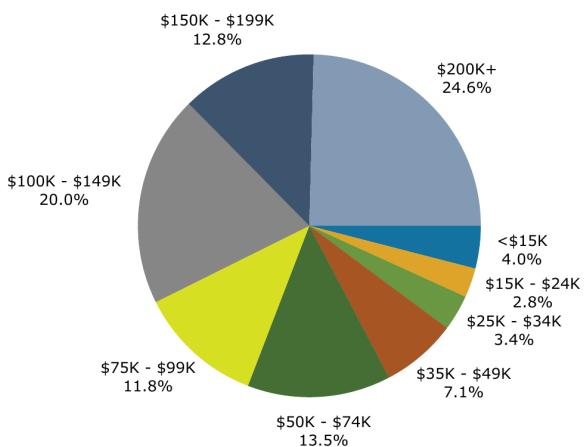
Trends 2025-2030



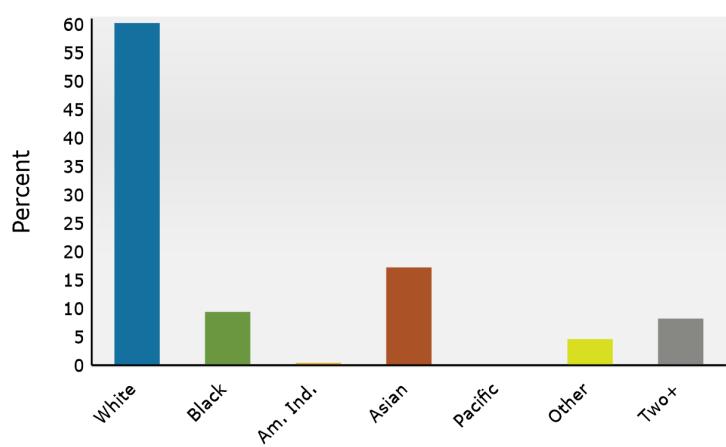
Population by Age



2025 Household Income



2025 Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



HOUSING PROFILE (RING: 5 MILE RADIUS)

Population		Households			
2020 Total Population		2025 Median Household Income		\$115,173	
2025 Total Population		2030 Median Household Income		\$130,302	
2030 Total Population		2025-2030 Annual Rate		2.50%	
2025-2030 Annual Rate		0.75%			
Housing Units by Occupancy Status and Tenure		Census 2020	2025	2030	
		Number	Percent	Number	Percent
Total Housing Units		81,231	100.0%	86,636	100.0%
Occupied		76,921	94.7%	81,632	94.2%
Owner		42,501	52.3%	44,365	51.2%
Renter		34,420	42.4%	37,267	43.0%
Vacant		4,312	5.3%	5,004	5.8%
Owner Occupied Housing Units by Value		2025	2030		
		Number	Percent	Number	Percent
Total		44,348	100.0%	46,158	100.0%
<\$50,000		278	0.6%	152	0.3%
\$50,000-\$99,999		54	0.1%	4	0.0%
\$100,000-\$149,999		85	0.2%	16	0.0%
\$150,000-\$199,999		278	0.6%	42	0.1%
\$200,000-\$249,999		859	1.9%	123	0.3%
\$250,000-\$299,999		1,338	3.0%	385	0.8%
\$300,000-\$399,999		5,942	13.4%	3,421	7.4%
\$400,000-\$499,999		9,504	21.4%	8,672	18.8%
\$500,000-\$749,999		17,197	38.8%	21,797	47.2%
\$750,000-\$999,999		6,228	14.0%	7,999	17.3%
\$1,000,000-\$1,499,999		1,771	4.0%	2,351	5.1%
\$1,500,000-\$1,999,999		330	0.7%	486	1.1%
\$2,000,000+		484	1.1%	710	1.5%
Median Value		\$555,766		\$617,723	
Average Value		\$610,258		\$677,121	
Census 2020 Housing Units		Number	Percent		
Total		81,231	100.0%		
Housing Units In Urbanized Areas		81,153	99.9%		
Rural Housing Units		78	0.1%		
Census 2020 Owner Occupied Housing Units by Mortgage Status		Number	Percent		
Total		42,501	100.0%		
Owned with a Mortgage/Loan		31,056	73.1%		
Owned Free and Clear		11,445	26.9%		

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.



HOUSING PROFILE (RING: 5 MILE RADIUS)

Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	4,312	100.0%
For Rent	2,408	55.8%
Rented- Not Occupied	170	3.9%
For Sale Only	404	9.4%
Sold - Not Occupied	247	5.7%
Seasonal/Recreational/Occasional Use	268	6.2%
For Migrant Workers	3	0.1%
Other Vacant	812	18.8%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	Owner Occupied Units
	Number	Number	% of Occupied
Total	76,921	42,501	55.3%
15-24	4,159	247	5.9%
25-34	15,444	3,938	25.5%
35-44	14,159	7,292	51.5%
45-54	14,547	9,829	67.6%
55-59	7,309	5,441	74.4%
60-64	6,457	4,992	77.3%
65-74	8,930	6,849	76.7%
75-84	4,254	3,038	71.4%
85+	1,661	874	52.6%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	Owner Occupied Units
	Number	Number	% of Occupied
Total	76,921	42,501	55.3%
White Alone	52,935	32,801	62.0%
Black/African American Alone	7,530	1,777	23.6%
American Indian/Alaska Native	222	83	37.4%
Asian Alone	9,277	5,197	56.0%
Pacific Islander Alone	24	4	16.7%
Other Race Alone	2,436	619	25.4%
Two or More Races	4,495	2,020	44.9%
Hispanic Origin	5,282	1,773	33.6%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	Owner Occupied Units
	Number	Number	% of Occupied
Total	76,921	42,501	55.3%
1-Person	21,762	8,115	37.3%
2-Person	26,596	15,673	58.9%
3-Person	12,466	7,679	61.6%
4-Person	10,762	7,539	70.1%
5-Person	3,529	2,401	68.0%
6-Person	1,280	765	59.8%
7+ Person	526	329	62.5%

2025 Housing Affordability

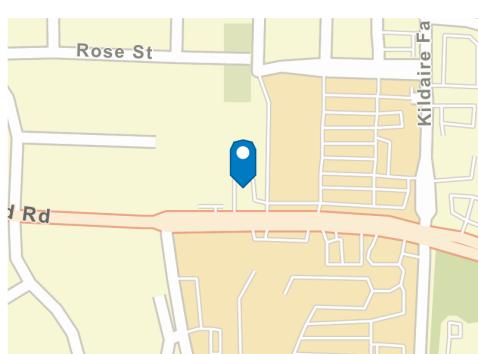
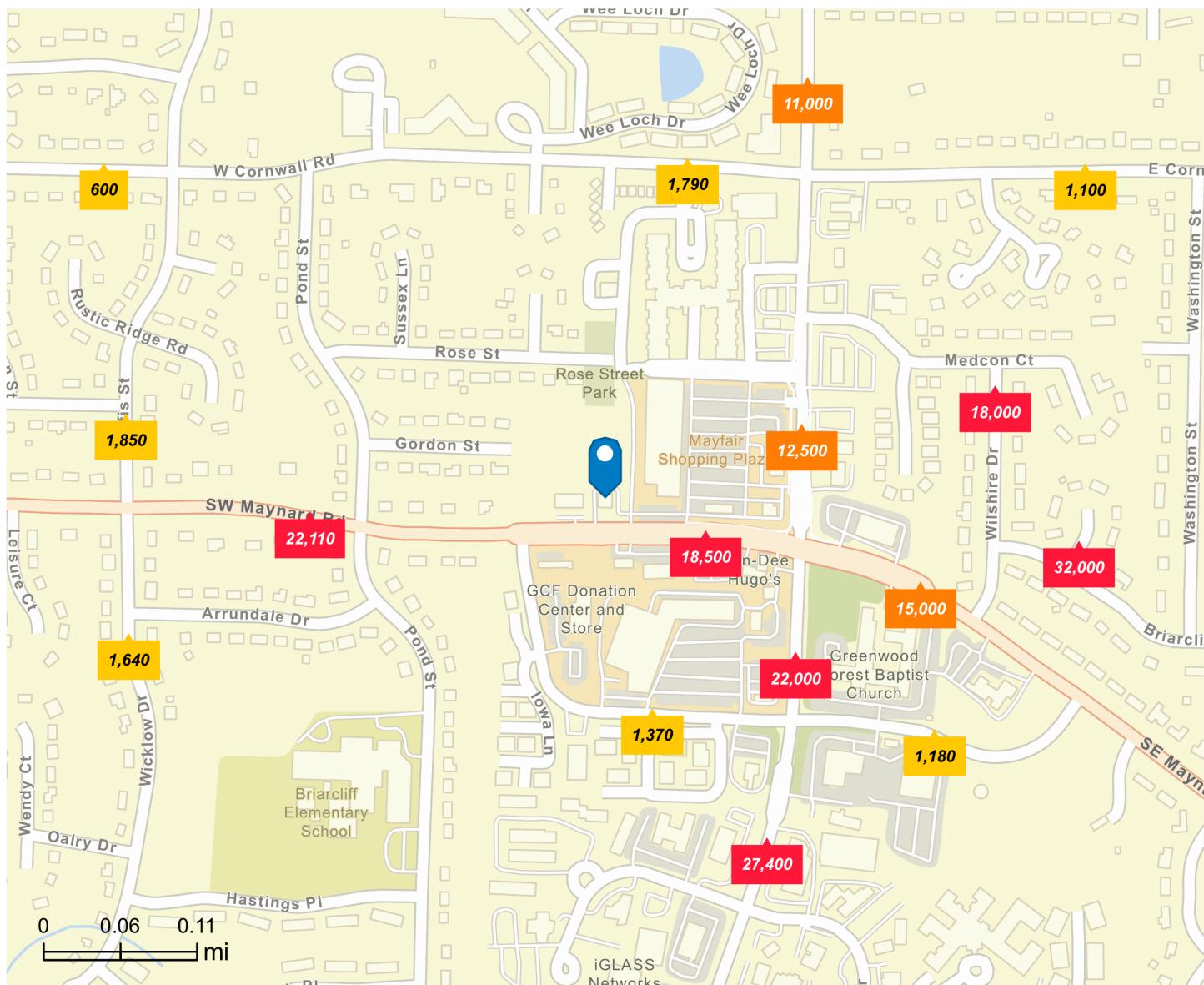
Housing Affordability Index	80
Percent of Income for Mortgage	30.2%

Data Note: Persons of Hispanic Origin may be of any race.

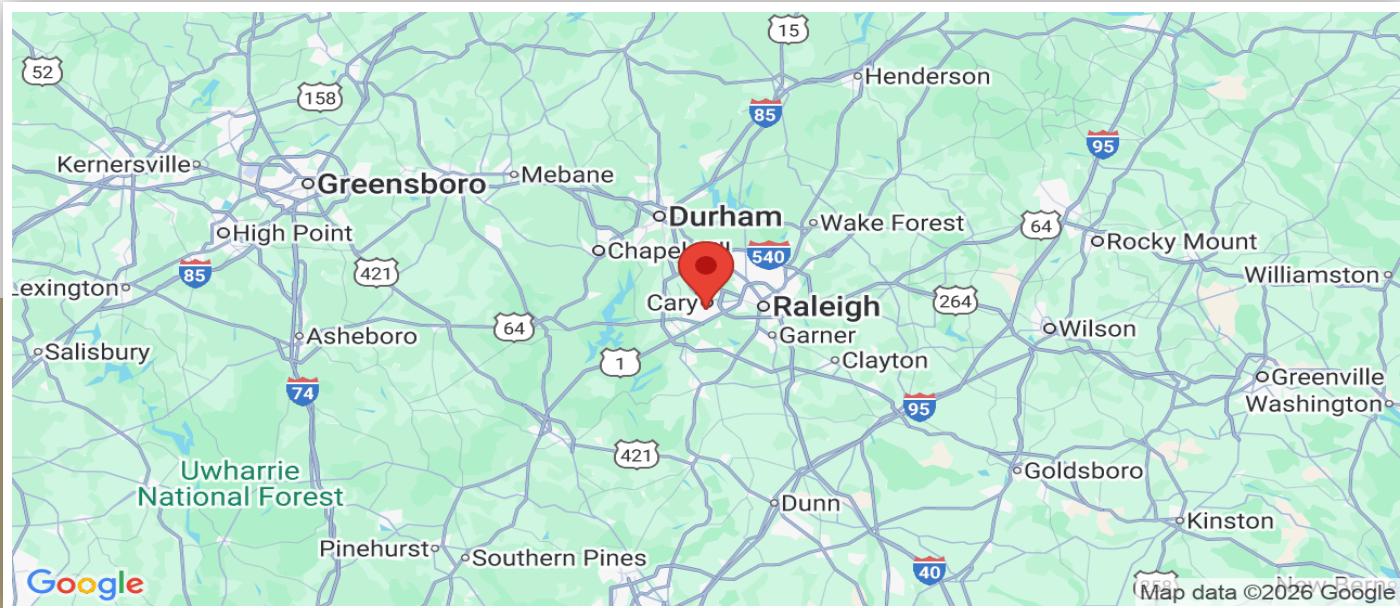
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.



TRAFFIC COUNT MAP - CLOSE-UP



AREA LOCATION MAP

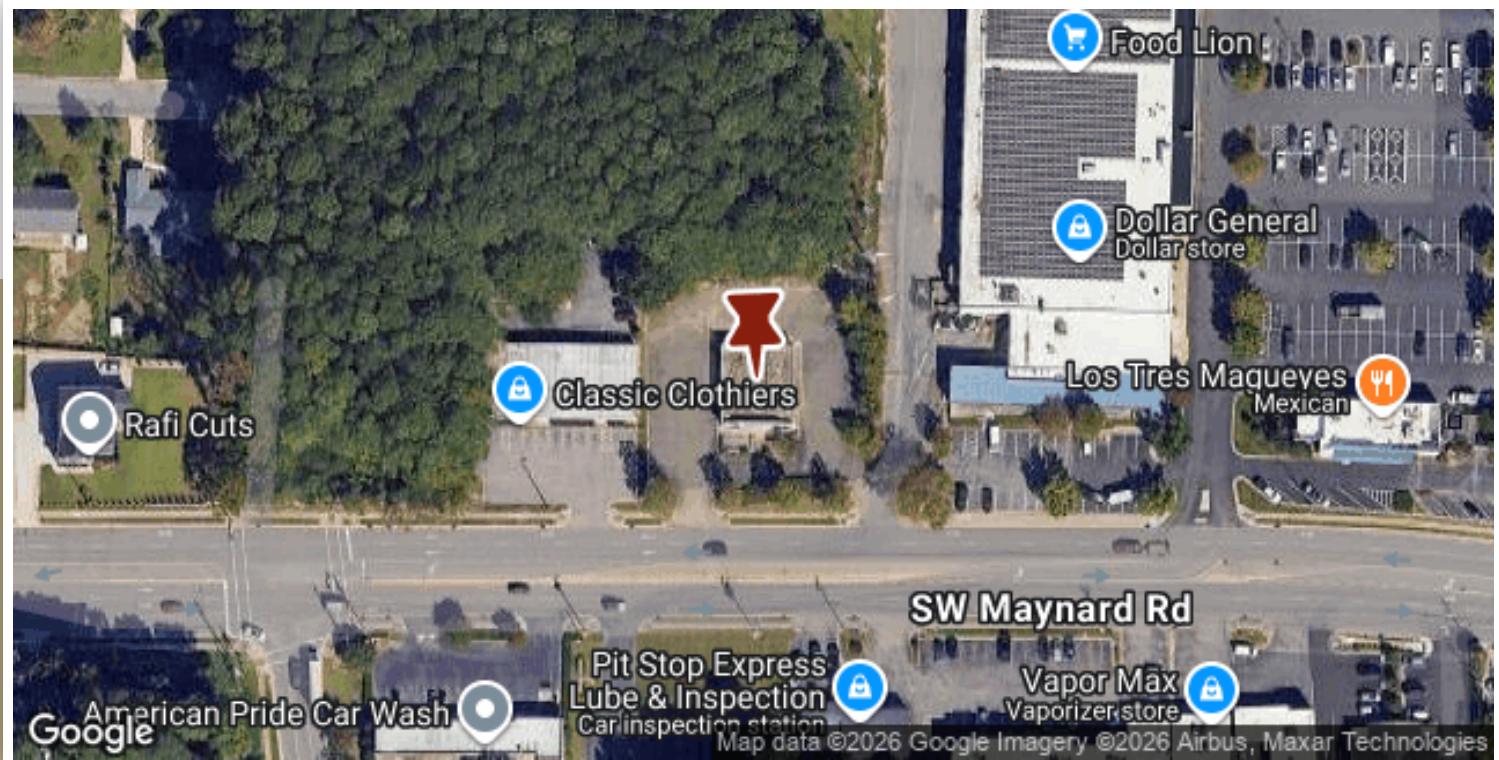


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AERIAL ANNOTATION MAP



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