

**CENTURY 21  
COMMERCIAL.**

Triangle Group

## **HIGH-VISIBILITY**

**FREESTANDING RETAIL**

**122 SW MAYNARD RD  
Cary, NC 27511**



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# CENTURY 21 COMMERCIAL<sup>®</sup>

Triangle Group

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### High-Visibility

Freestanding Retail

122 SW MAYNARD RD  
Cary, NC 27511



# HIGH-VISIBILITY FREESTANDING RETAIL

## 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.

## **HIGH-VISIBILITY**

### **FREESTANDING RETAIL**

**122 SW MAYNARD RD**  
**Cary, NC 27511**



## PROPERTY DETAILS

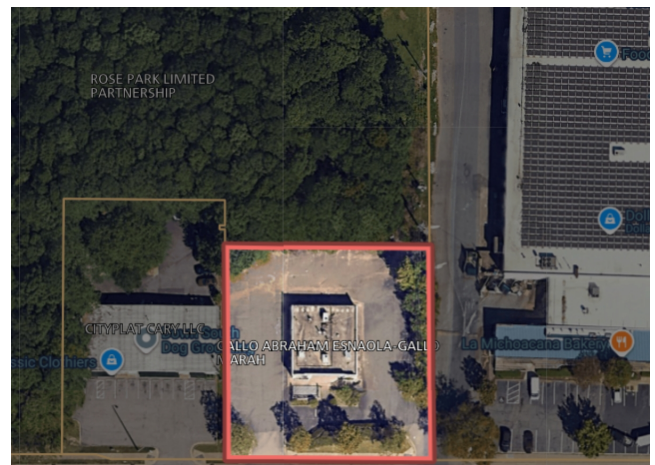
The property is **zoned GC (General Commercial)** and is suitable for a wide range of **retail, service, medical, and food uses** (verify with Town of Cary). There is **potential for outdoor seating or a patio**, subject to approvals.

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

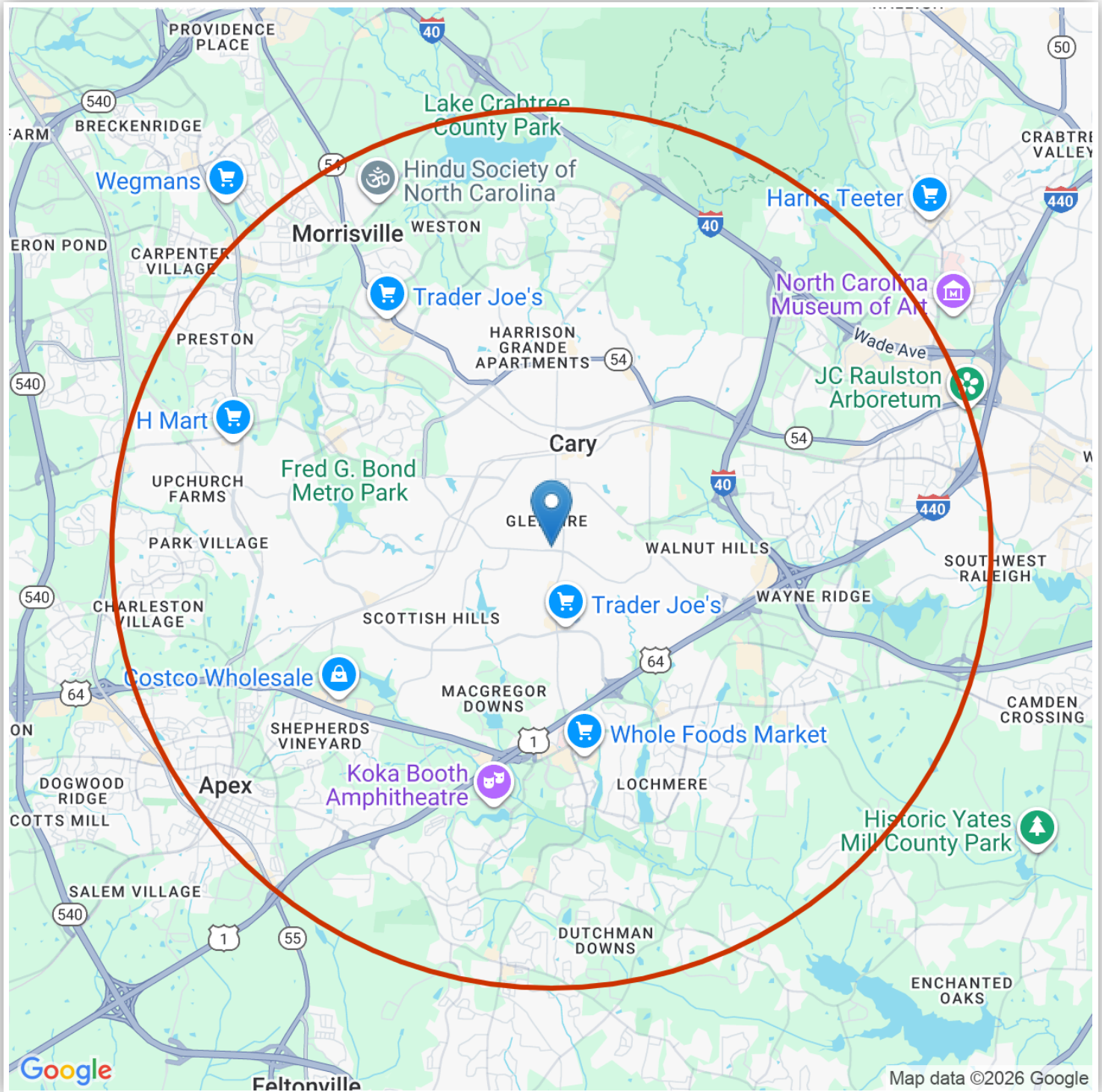


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## LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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## INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

### KEY FACTS

**191,878**  
Population

**37.5** Median Age



**2.38**  
Average Household Size

**76,921**  
Total Households

### EDUCATION



**1.62%**  
No High  
School  
Diploma



**28.67%**  
High School  
Graduate



**11.2%**  
Some College



**39.82%**  
Bachelor's/  
Grad

### BUSINESS



**9,880**  
Total Businesses



**109,416**  
Total Employees

### EMPLOYMENT

**23,125**

Retail Trade  
Employees

**5,243**

Manufacturing  
Employees

**8,532**

Eating &  
Drinking  
Employees

**7,641**

Finance/Ins/Real  
Estate Emp

**2.9%**

Unemployment Rate

### INCOME



**\$107,468**  
Median Household Income



**\$62,315**  
Per Capita Income



**\$292,390**  
Median Net Worth

### Households by Income

The largest group : \$200,000+ (20.52%) ■

The smallest group : \$15,000 - \$24,999 (2.79%) ■

Indicator	Value(%)	
< \$15,000	4.32	■
\$15,000 - \$24,999	2.79	■
\$25,000 - \$34,999	3.68	■
\$35,000 - \$49,999	7.11	■
\$50,000 - \$74,999	15.28	■
\$75,000 - \$99,999	12.49	■
\$100,000 - \$149,999	20.29	■
\$150,000 - \$199,999	13.52	■
\$200,000+	20.52	■



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## INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

### POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

191,878

Population

80,458

Households

37.5

Median Age

2.38

Avg Size Household

\$107,468

Median Household  
Income

\$520,295

Median Home Value

132

Wealth Index

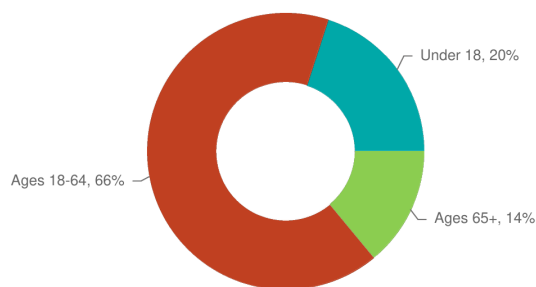
83

Housing Affordability

65.7

Diversity Index

### POPULATION BY AGE



Under 18 Ages 18-64 Ages 65+

### POPULATION BY GENERATION



3.7%

Greatest Gen: Born  
1945/Earlier



16.66%

Baby Boomer: Born  
1946 to 1964



20.35%

Generation X: Born  
1965 to 1980



28.26%

Millennial: Born 1981  
to 1998



22.66%

Generation Z: Born  
1999 to 2016



8.36%

Alpha: Born 2017 to  
Present

### HISTORICAL & FORECAST POPULATION

2019-2024  
Historic  
Growth Rate

0.79%



2024-2029  
Forecasted  
Growth Rate

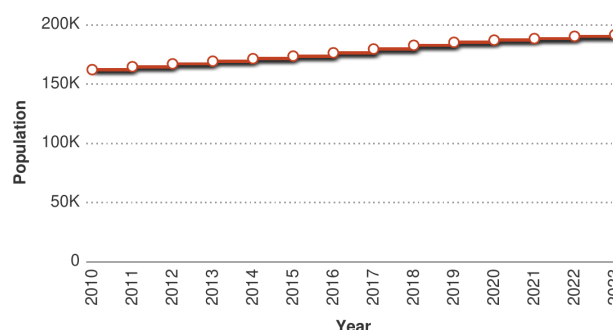
0.61%



Household  
Population  
**197,866**



Population  
Density  
**2,528**



### DAYTIME POPULATION



215,367

2024 Total Daytime Population



76,125

2024 Daytime Pop: Residents



139,242

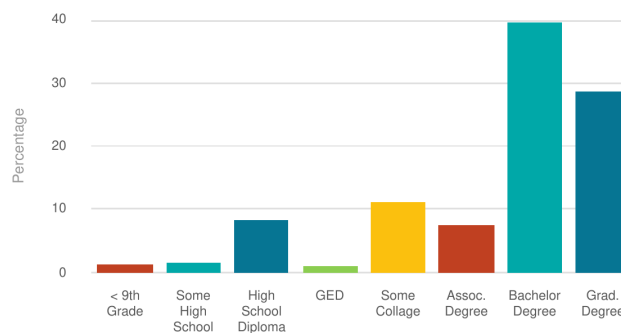
2024 Daytime Pop: Workers



2,743

2024 Daytime Pop Density

### POPULATION BY EDUCATION



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## 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

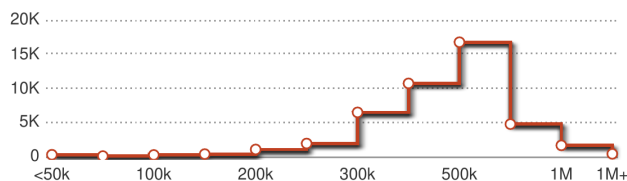
**\$520,295**  
Median Home  
Value

**19.73%**  
Under 18

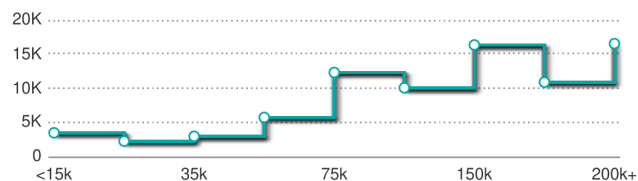
**65.8%**  
Ages 18  
to 65

**14.48%**  
Aged 66+

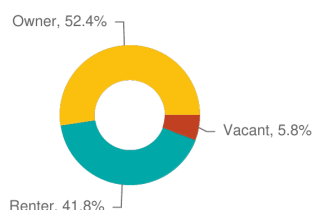
HOME VALUE



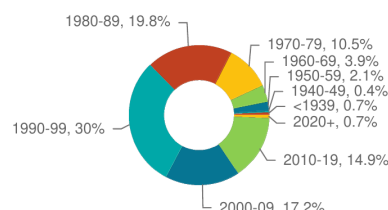
HOUSEHOLD INCOME



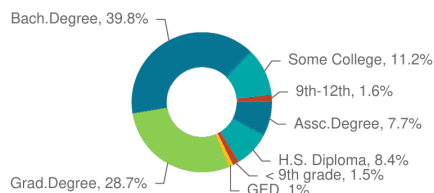
HOME OWNERSHIP



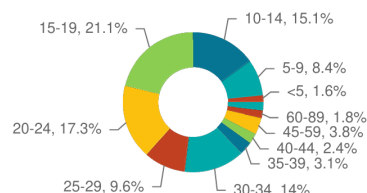
HOUSING: YEAR BUILT



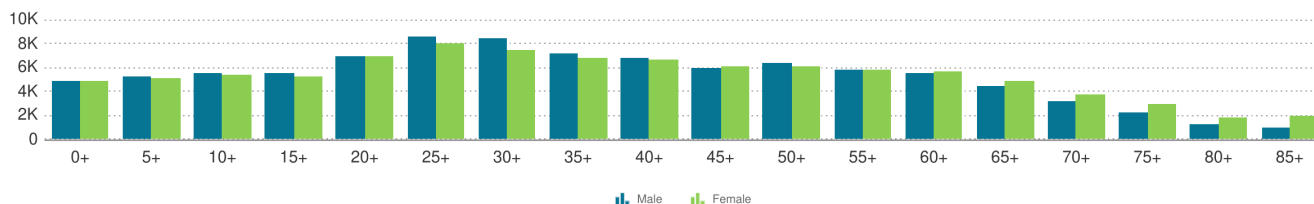
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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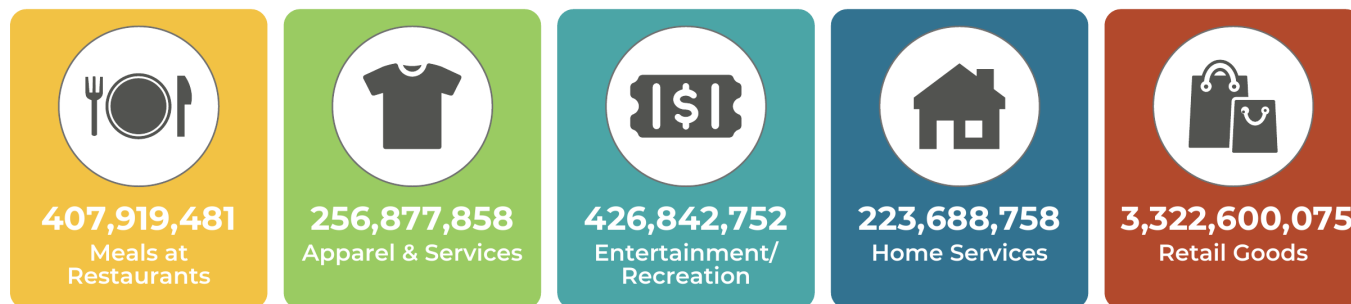
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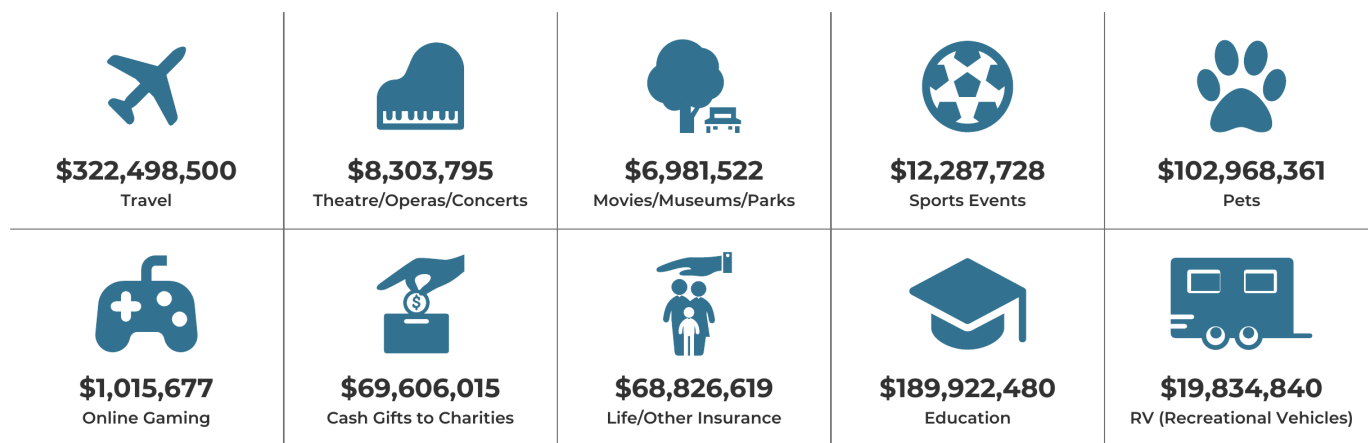
## INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

### 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%			
Households by Income			2025		2030			
			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	Number	Percent	Number	Percent
0 - 4	10,153	6.3%	9,613	5.2%	9,565	5.0%	9,781	4.9%
5 - 9	11,341	7.1%	10,691	5.8%	10,258	5.4%	9,875	5.0%
10 - 14	11,601	7.2%	11,595	6.2%	10,894	5.7%	10,725	5.4%
15 - 19	10,381	6.5%	11,327	6.1%	10,934	5.7%	10,703	5.4%
20 - 24	12,075	7.5%	13,865	7.5%	14,227	7.4%	14,541	7.3%
25 - 34	23,994	14.9%	30,057	16.2%	31,711	16.6%	32,201	16.2%
35 - 44	25,129	15.6%	25,288	13.6%	26,767	14.0%	28,386	14.3%
45 - 54	26,259	16.3%	24,865	13.4%	23,886	12.5%	24,837	12.5%
55 - 64	16,420	10.2%	23,757	12.8%	23,699	12.4%	23,019	11.6%
65 - 74	7,763	4.8%	14,800	8.0%	17,311	9.1%	19,389	9.8%
75 - 84	4,054	2.5%	7,006	3.8%	8,997	4.7%	11,226	5.7%
85+	1,576	1.0%	2,738	1.5%	2,988	1.6%	3,851	1.9%
Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	118,230	73.6%	117,258	63.2%	115,152	60.2%	114,327	57.6%
Black Alone	15,632	9.7%	17,483	9.4%	17,884	9.4%	18,727	9.4%
American Indian Alone	756	0.5%	682	0.4%	711	0.4%	761	0.4%
Asian Alone	16,459	10.2%	27,263	14.7%	32,850	17.2%	37,853	19.1%
Pacific Islander Alone	62	0.0%	108	0.1%	97	0.1%	101	0.1%
Some Other Race Alone	5,405	3.4%	8,106	4.4%	8,770	4.6%	9,490	4.8%
Two or More Races	4,203	2.6%	14,701	7.9%	15,775	8.2%	17,276	8.7%
Hispanic Origin (Any Race)	13,164	8.2%	17,112	9.2%	18,195	9.5%	19,833	10.0%

**Data Note:** Income is expressed in current dollars.

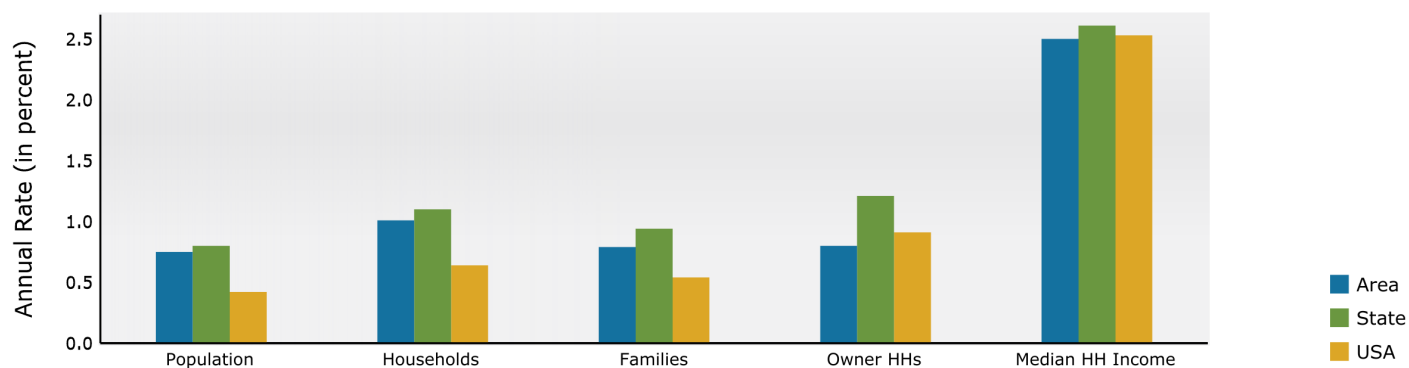
**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



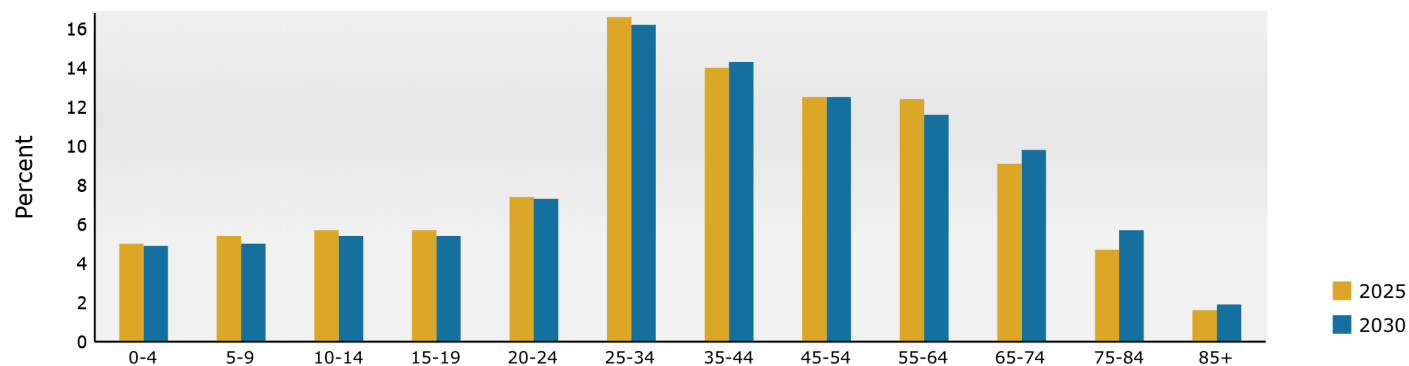


## DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

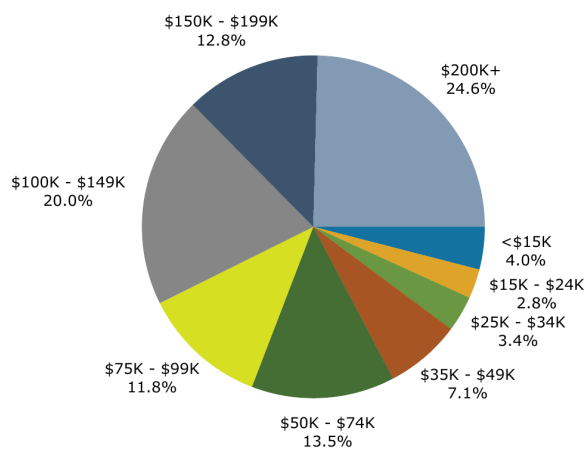
### Trends 2025-2030



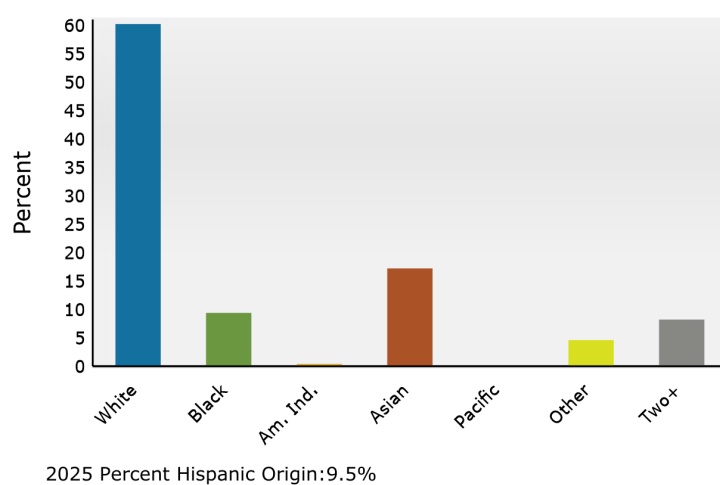
### Population by Age



### 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	185,600	2025 Median Household Income	\$115,173
2025 Total Population	191,239	2030 Median Household Income	\$130,302
2030 Total Population	198,534	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	Number	Percent
Total Housing Units	81,231	100.0%	86,636	100.0%	91,613	100.0%
Occupied	76,921	94.7%	81,632	94.2%	85,839	93.7%
Owner	42,501	52.3%	44,365	51.2%	46,175	50.4%
Renter	34,420	42.4%	37,267	43.0%	39,664	43.3%
Vacant	4,312	5.3%	5,004	5.8%	5,775	6.3%

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	
		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	
		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	
		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%

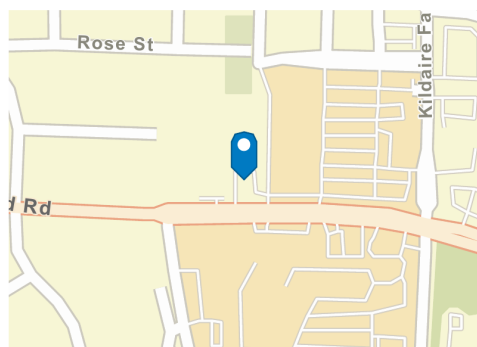
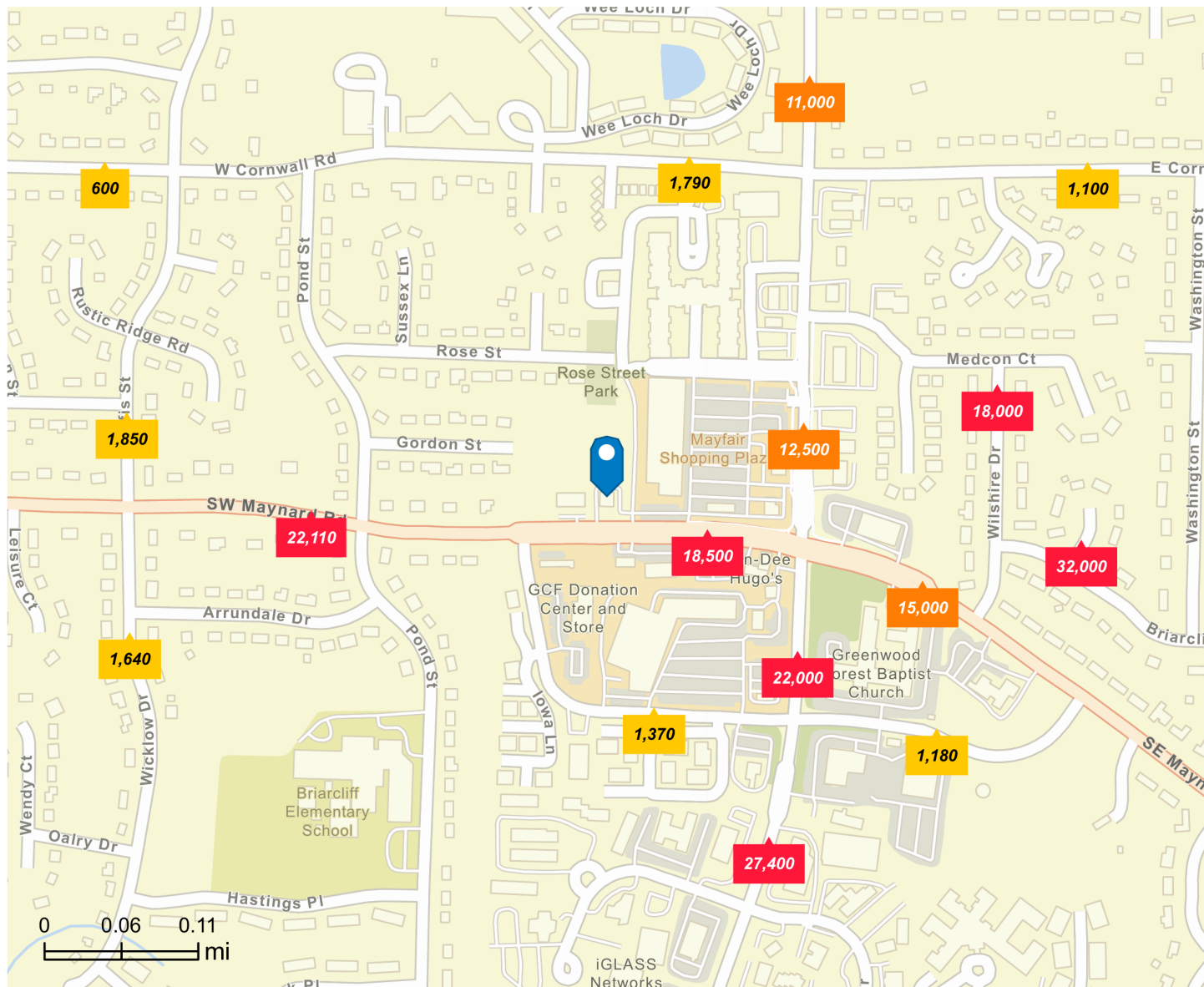
**Data Note:** Persons of Hispanic Origin may be of any race.

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



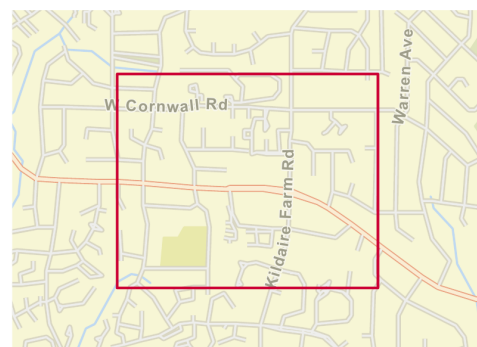


## TRAFFIC COUNT MAP - CLOSE-UP

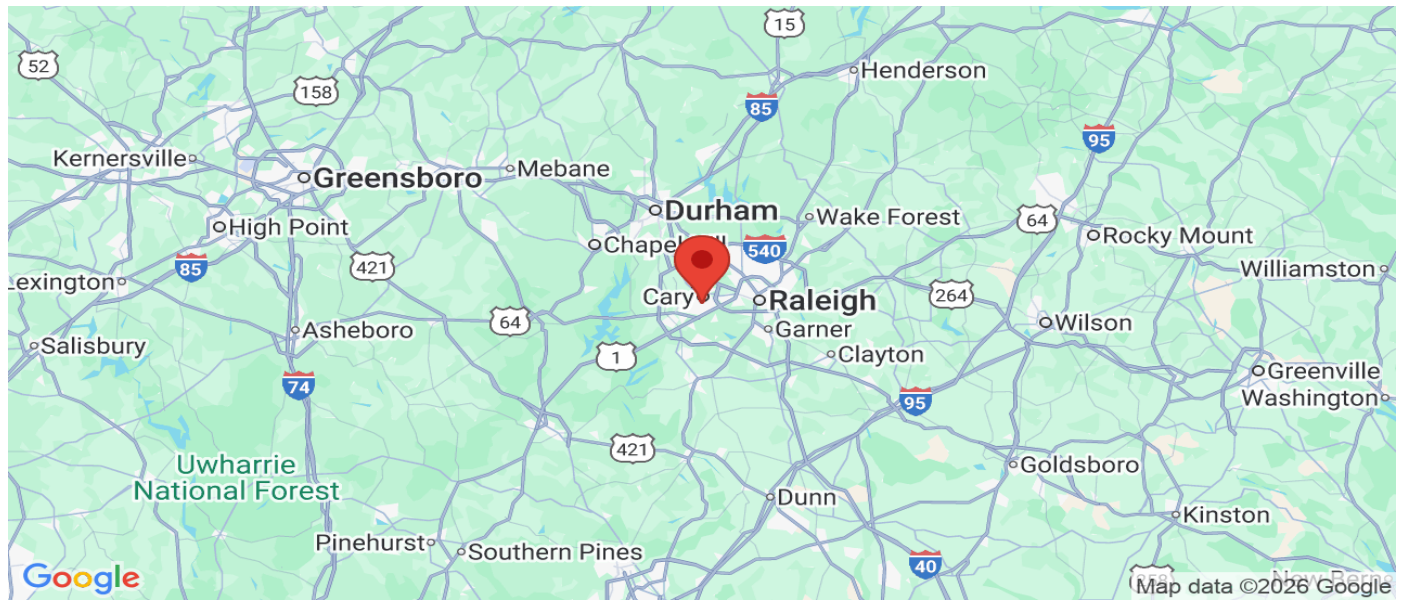


### Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

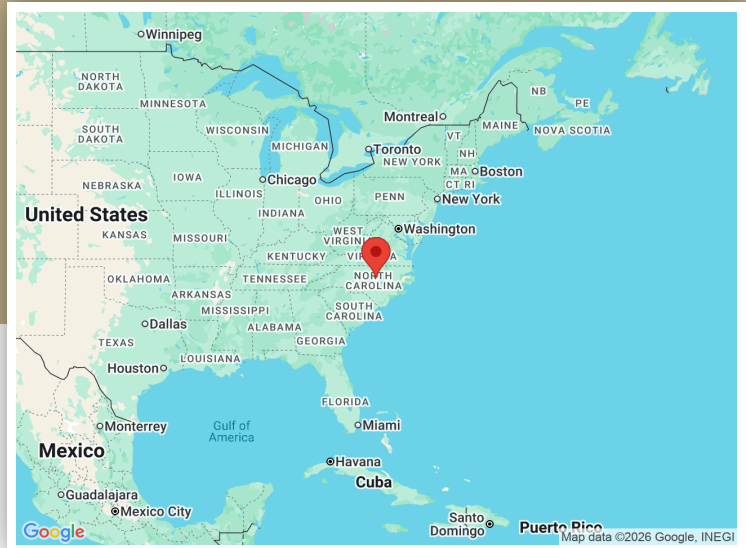


## AREA LOCATION MAP



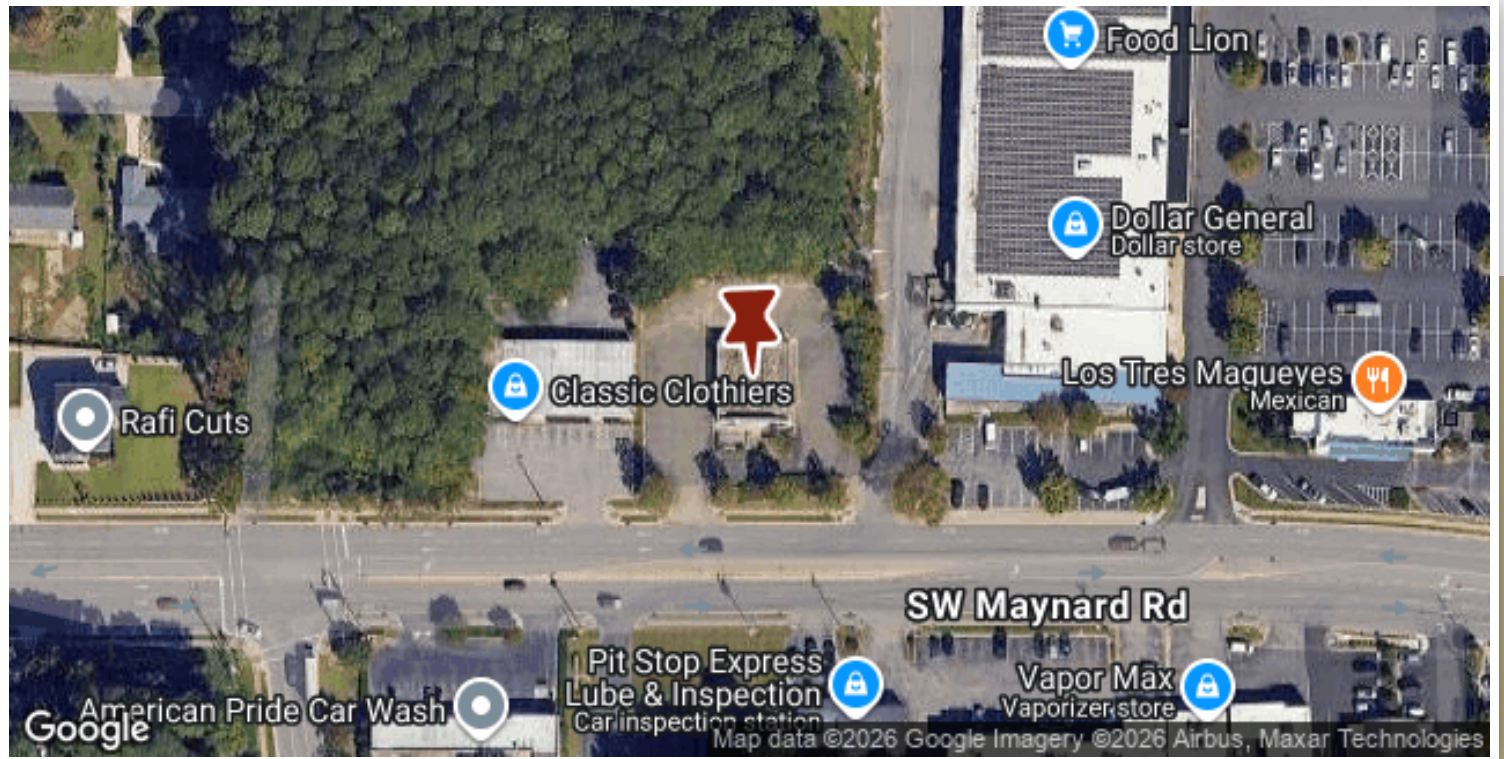
## HIGH-VISIBILITY FREESTANDING RETAIL

122 SW MAYNARD  
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Cary, NC, 27511



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## AERIAL ANNOTATION MAP



## HIGH-VISIBILITY FREESTANDING RETAIL

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