



**ANCHOR TENANT COMING  
SOON!**

**750 SE MAYNARD RD**

**CARY, NC 27511**

**4,381 SF**

**FOR  
LEASE**

**LISTING BROKER:**

**VIJAY K. SHAH, CCIM**

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**1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605  
TRADEMARKPROPERTIES.COM | 919-782-5552**

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## PROPERTY HIGHLIGHTS

- » *Anchor tenant coming soon to the former Barnes & Noble space*
- » 4,381 SF, end-cap unit next to FedEx Office
- » Located at the heavily trafficked intersection of SE Maynard Road (19,500 AADT) and Walnut Street (23,000 AADT)
- » Across from the planned Epic Games Headquarters featuring office, retail and a hotel
- » Strategically located within a mile of Fenton, a thriving mixed-use development, and WakeMed Soccer Park, home to NCFC and the Carolina Courage
- » Three miles from Crossroads Plaza and South Hills Mall, offering convenient access to premier shopping and dining
- » Easy Access to I-40, I-440, US-1 and US-64
- » Ten Miles from RDU International Airport

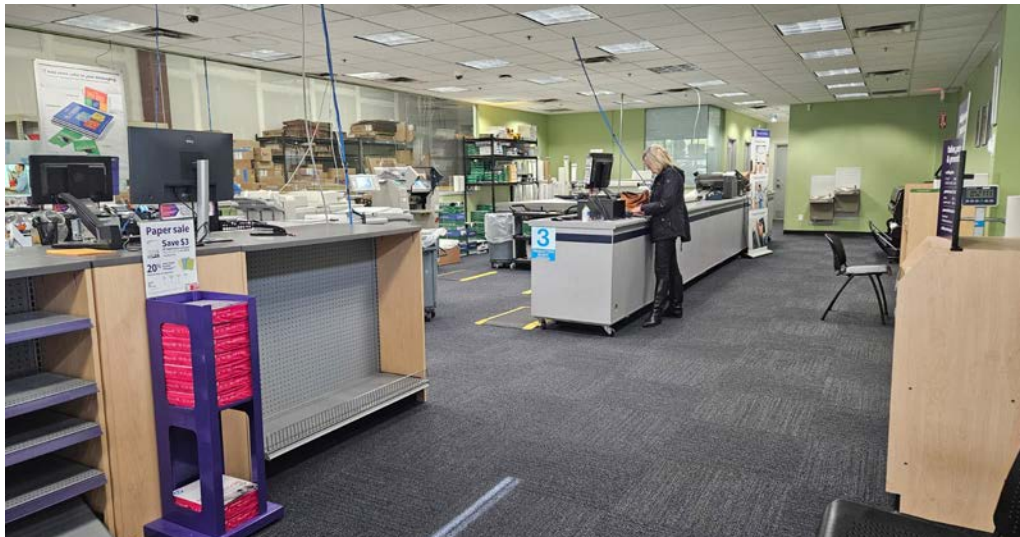


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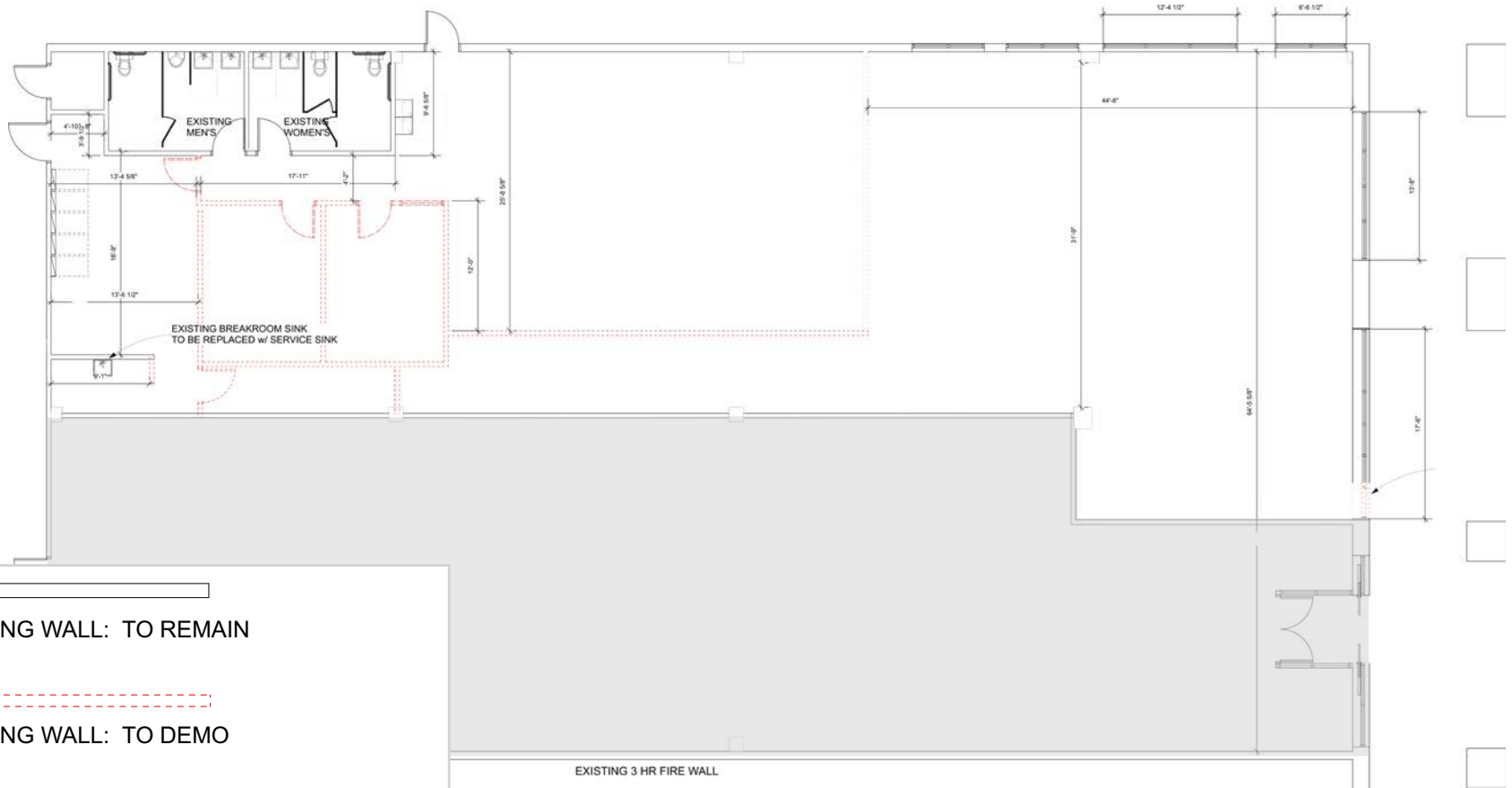
*\*Space delivered in warm vanilla shell*


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# DEMO FLOOR PLAN 4,381 SF



 EXISTING WALL: TO REMAIN

 EXISTING WALL: TO DEMO

 NEW WALL: 5/8" GWB EACH SIDE OF 3-5/8" METAL STUDS @ 16" O.C., EXTEND TO DECK

*\*Space delivered in warm vanilla shell*

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**CROSSROADS  
PLAZA**

**SOUTH  
HILLS MALL**

**EPIC GAMES  
HQ CAMPUS**

**FENTON  
MIXED USE DEVELOPMENT**

**WAKEMED  
SOCCER PARK**

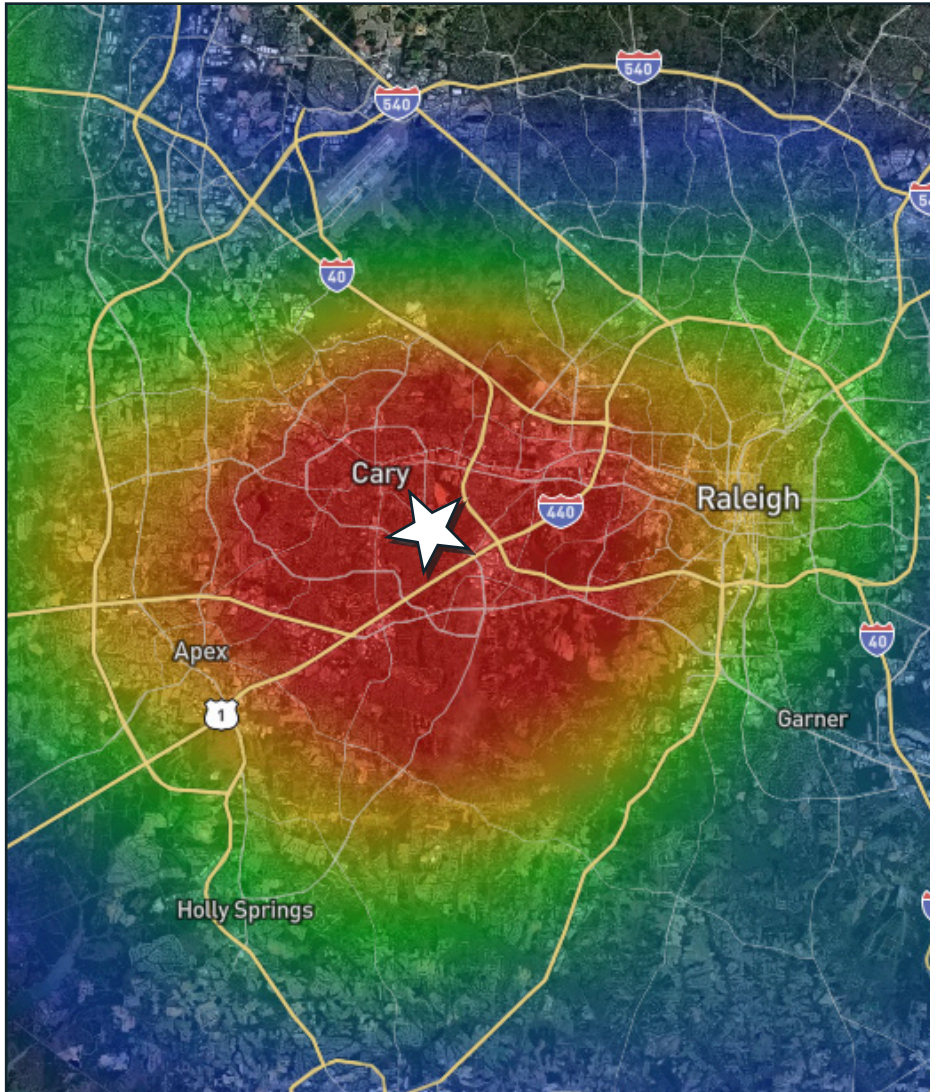
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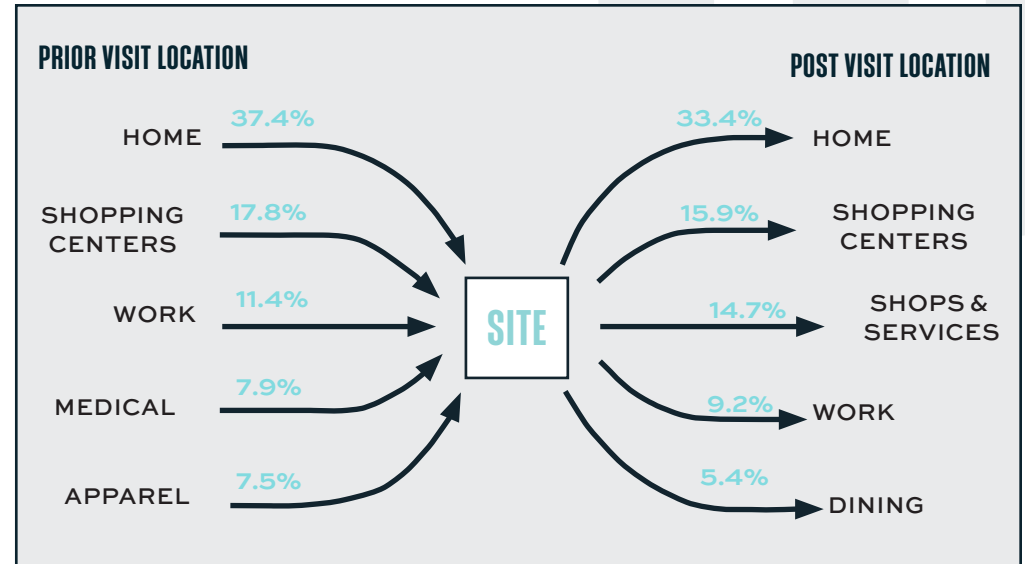


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## CUSTOMER JOURNEY HEAT MAP



## CUSTOMER JOURNEY LOCATION VISITS



## CUSTOMER VISIT STATS

**17 MIN**  
AVG STAY

**188**  
AVG HRLY VISITS

**1,500**  
DAILY VISITORS

**1,800**  
DAILY VISITS

**1.23**  
VISIT FREQUENCY

*\*As of March, 2024. Data provided by Placer.ai*

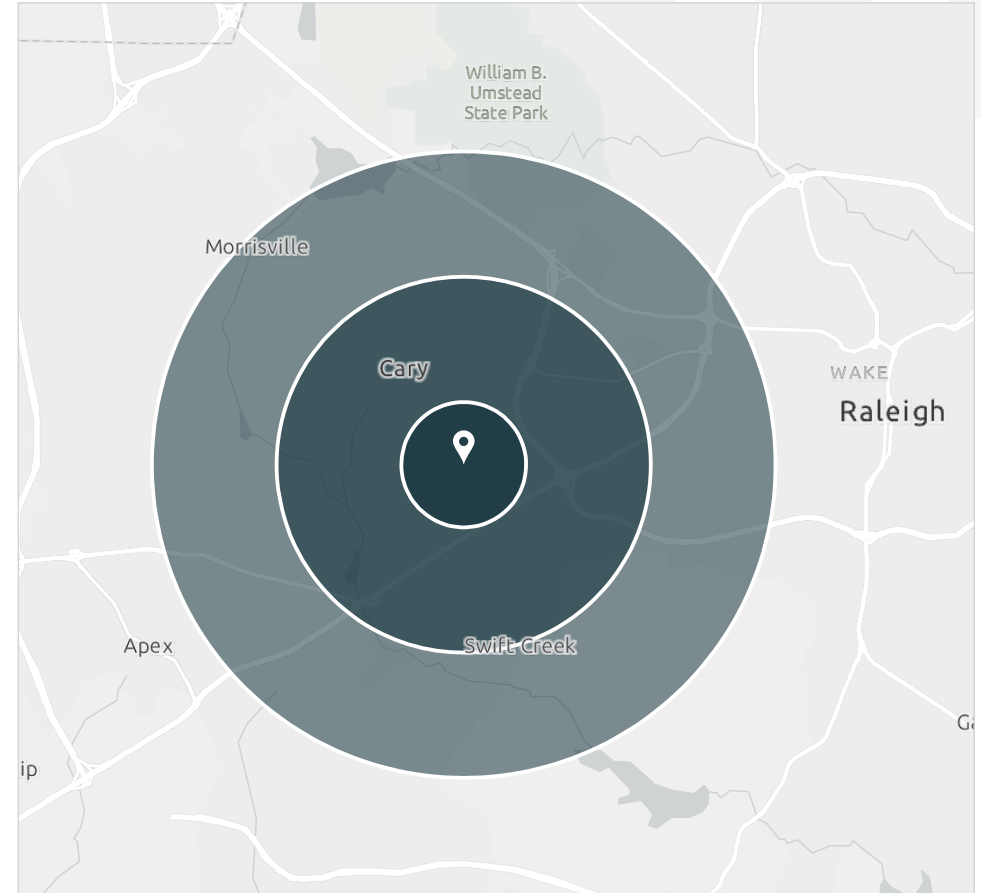
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## DEMOGRAPHICS

	<b>1-Mile</b>	<b>3-Mile</b>	<b>5-Mile</b>
<b>2023 POPULATION</b>	8,660	73,964	103,502
<b>2028 POPULATION (PROJECTED)</b>	9,140	76,139	106,232
<b>2023 HOUSEHOLDS</b>	3,295	33,315	41,820
<b>2028 HOUSEHOLDS (PROJECTED)</b>	3,483	34,393	43,331
<b>OWNER-OCCUPIED HOUSING UNITS</b>	2,537	16,667	21,559
<b>RENTER-OCCUPIED HOUSING UNITS</b>	758	16,648	20,261
<b>2023 AVERAGE HOUSEHOLD INCOME</b>	\$119,370	\$117,140	\$142,786



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FedEx Office



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PROPERTIES

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