



FOR SALE OR LEASE
**760 SE MAYNARD ROAD
CARY, NC 27511**

CHIP LANIER
D 919.576.2516
C 919.291.6282
clanier@lee-associates.com

JENN OLEVITCH-ROBERSON
D 919.576.2517
C 919.345.1752
jolevitch-roberson@lee-associates.com



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

SUBJECT PROPERTY

AVAILABILITY

- » 40,000 SF, Former Barnes & Nobles Book Store
- » For sale or lease
- » Contact broker for pricing information

HIGHLIGHTS

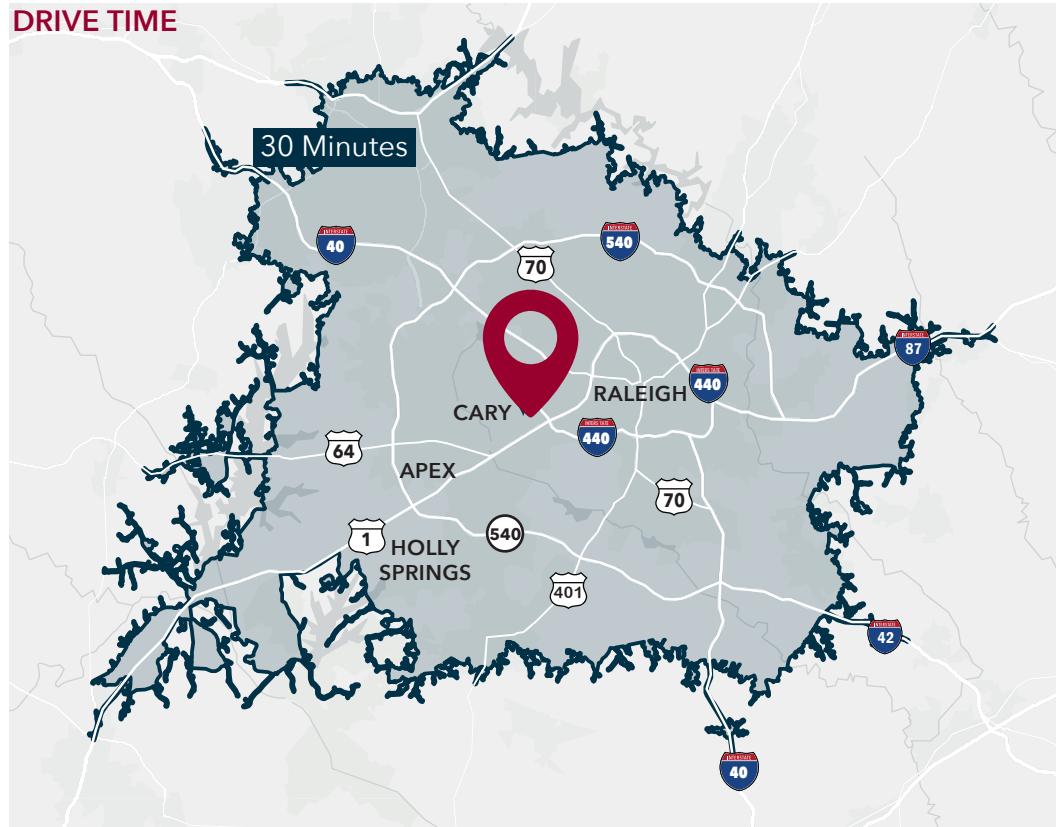
- » Located at the intersection of SE Maynard Road and Walnut Street
- » Directly across from the future home of Epic Games' global headquarters
- » Convenient to Downtown Cary, Fenton mixed-use development, Cary Aquatic Center, and the Wake Med Soccer Park
- » Easy access to US-1, I-40, and I-440
- » Shares parking with FedEx Office Print & Ship Center, Mezcalito, eyecarecenter, Paris Banh Mi Cary Vietnamese Restaurant, The Palm Venue & Catering, and Eurofins Built Environment Testing

TRAFFIC COUNTS

- » 21,500 VPD on Walnut Street
- » 19,000 VPD on SE Maynard Road

Source: NC DOT 2023

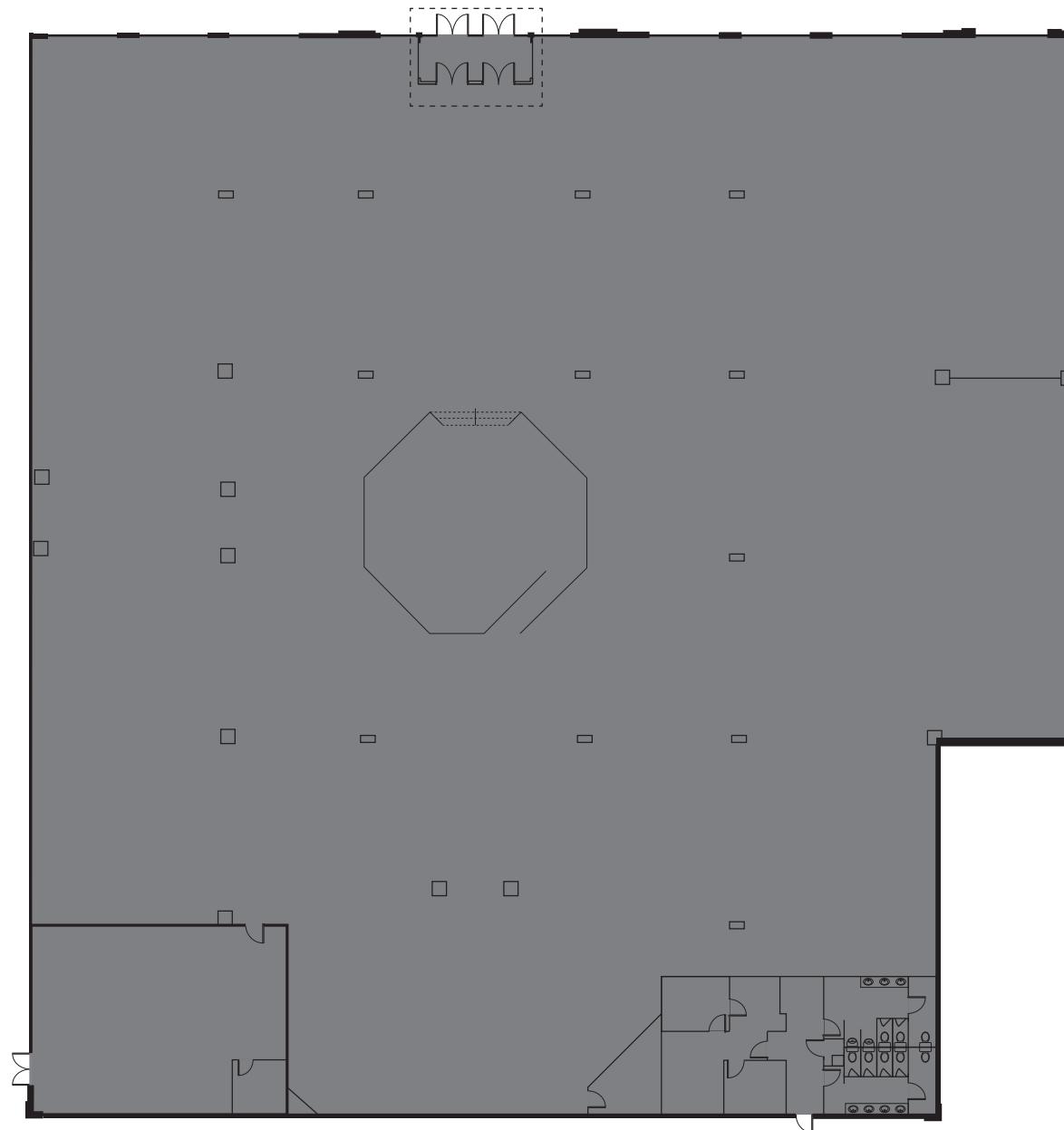
DRIVE TIME



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,906	84,668	187,771
Avg HH Income	\$127,293	\$124,640	\$143,054
No. of Businesses	469	5,043	9,568
No of Employees	3,965	52,654	115,561
Total Daytime Population	9,838	99,669	232,342

FLOOR PLAN



PHOTOS



AREA OVERVIEW





CHIP LANIER, MBA
VICE PRESIDENT
D 919.576.2516
C 919.291.6282
clanier@lee-associates.com

JENN OLEVITCH-ROBERSON
VICE PRESIDENT
D 919.576.2517
C 919.345.1752
jolevitch-roberson@lee-associates.com

100 Walnut Street | Cary, NC 27511 | 919.576.2500 | lee-associates.com/raleigh

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON