



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

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SUBJECT PROPERTY

AVAILABILITY

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

HIGHLIGHTS

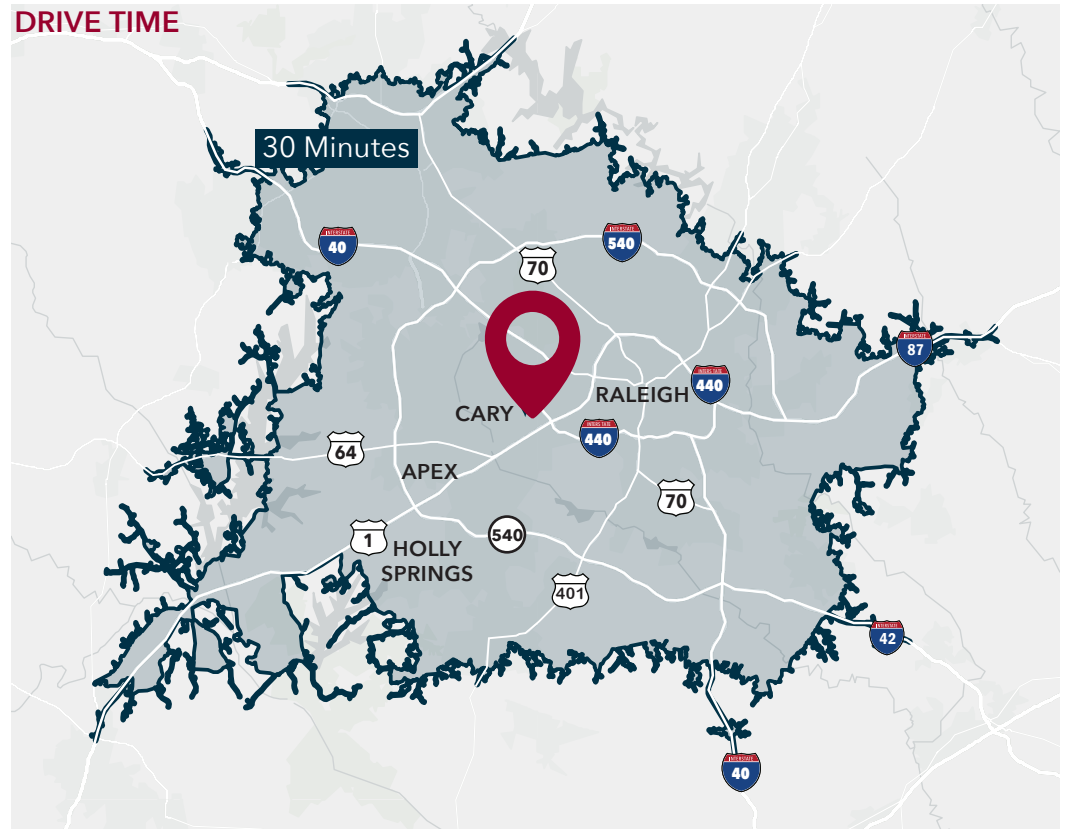
- » Located at the intersection of SE Maynard Road and Walnut Street
- » Directly across from the future home of Epic Games' global headquarters
- » Convenient to Downtown Cary, Fenton mixed-use development, Cary Aquatic Center, and the Wake Med Soccer Park
- » Easy access to US-1, I-40, and I-440
- » 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

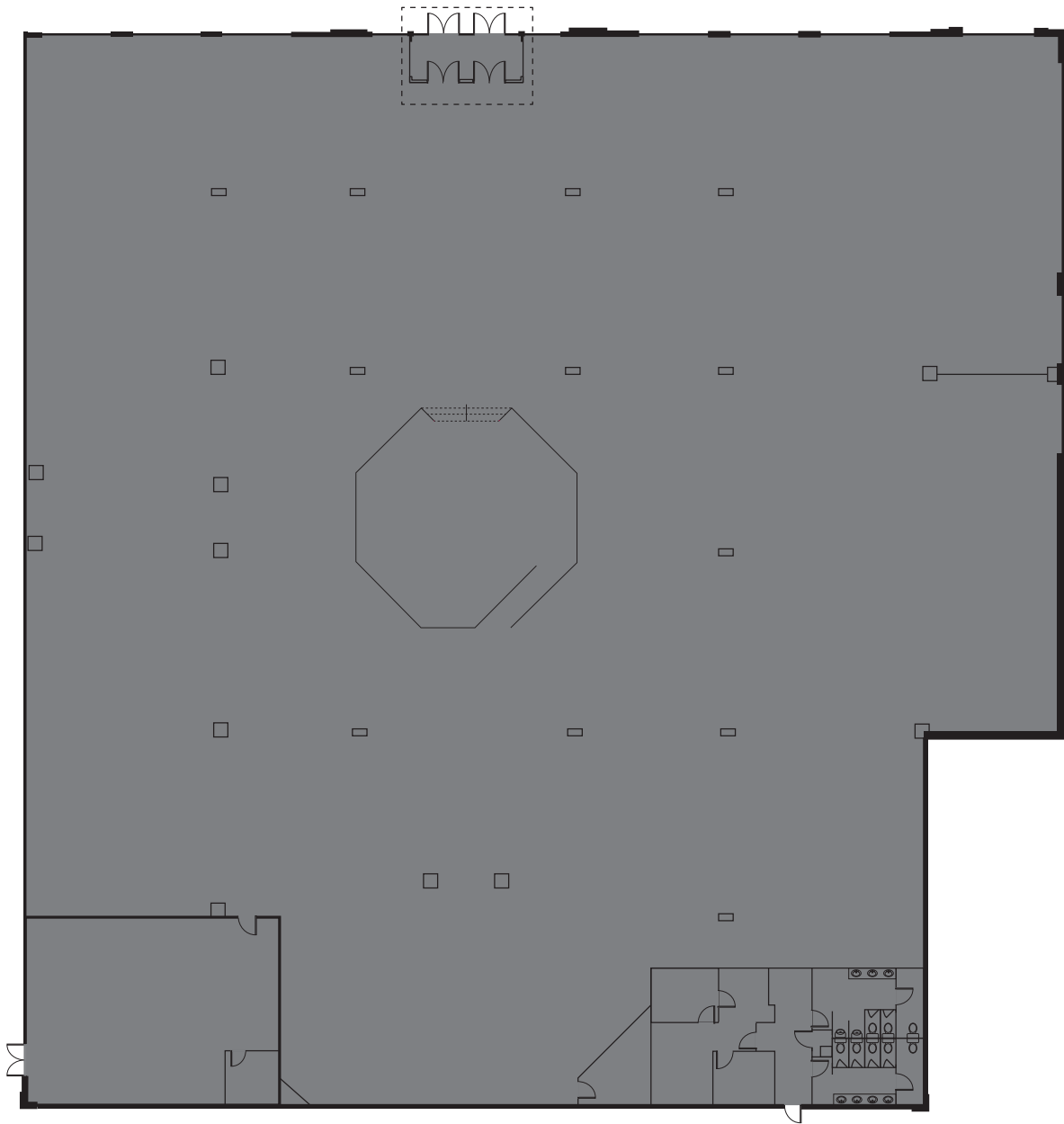
DRIVE TIME



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



760 SE MAYNARD RD | CARY, NC 27511

PHOTOS



AREA OVERVIEW



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