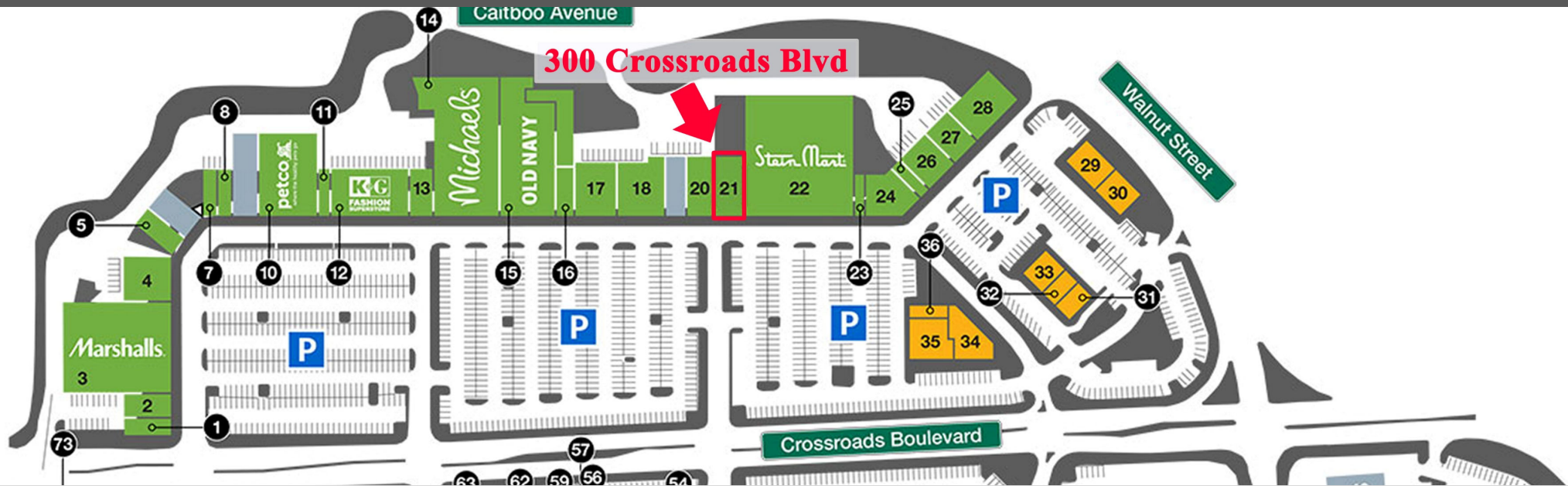


5,050 SF RETAIL SPACE FOR SUBLEASE IN CARY, NORTH CAROLINA

300 Crossroads Boulevard, North Carolina 27518



This **5,050 sf** retail space available for sublet is located within the 681,067 sf, open-air, premier regional power center, Crossroads Plaza. This shopping center is in one of Cary's largest retail corridors. Anchored by a powerful lineup of anchors including Dick's Sporting Goods, Michael's, Ross, Old Navy, Marshalls, HomeGoods, DSW, Party City, etc.

Premises and Property Highlights

- **5,050 square foot retail space** available for sublease. Interior improvements completed in 2023, offering an efficient and open retail showroom. Perfect space for a variety of traditional retail and service uses. Space come with restrooms, 120/208, 3-phase 4-wire electrical service, rooftop HVAC, rear double doors,
- The anchor & junior anchor tenants are complemented by a well-rounded line-up of desirable inline retailers and restaurants such as Bath & Body Works, Carter's, Chipotle, Claire's, Cold Stone, GNC, HoneyBaked Ham, J.Crew Factory, Mattress Firm, Men's Wearhouse, Petco, Skechers, Starbucks, Subway, Total Wine, Ulta, and much more.
- This plaza boasts superb regional accessibility and visibility due to its close proximity to I-40 and I-440/US Hwy 1, the most heavily traveled in western Raleigh-Durham, with traffic counts at over 109,000 AADT on I-40, 131,000 AADT on US Hwy 1, and over 40,000 AADT on Walnut Street.
- There are over 500,000 residents in the trade area, with impressive demographics – highly educate and affluent local population. Of the 182,000 residents within a 5-mile radius, 57% have college degrees, and average income of approximately \$96,700.
- Sublease term offered through **May 31, 2028.**

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About the Town of Cary

The Town of Cary is more than just a place, It's a growing, thriving community of over 191,000 residents. It is located in the heart of the Research Triangle which has been repeatedly ranked among the top regions in the country to live, work, play and do business in the US.

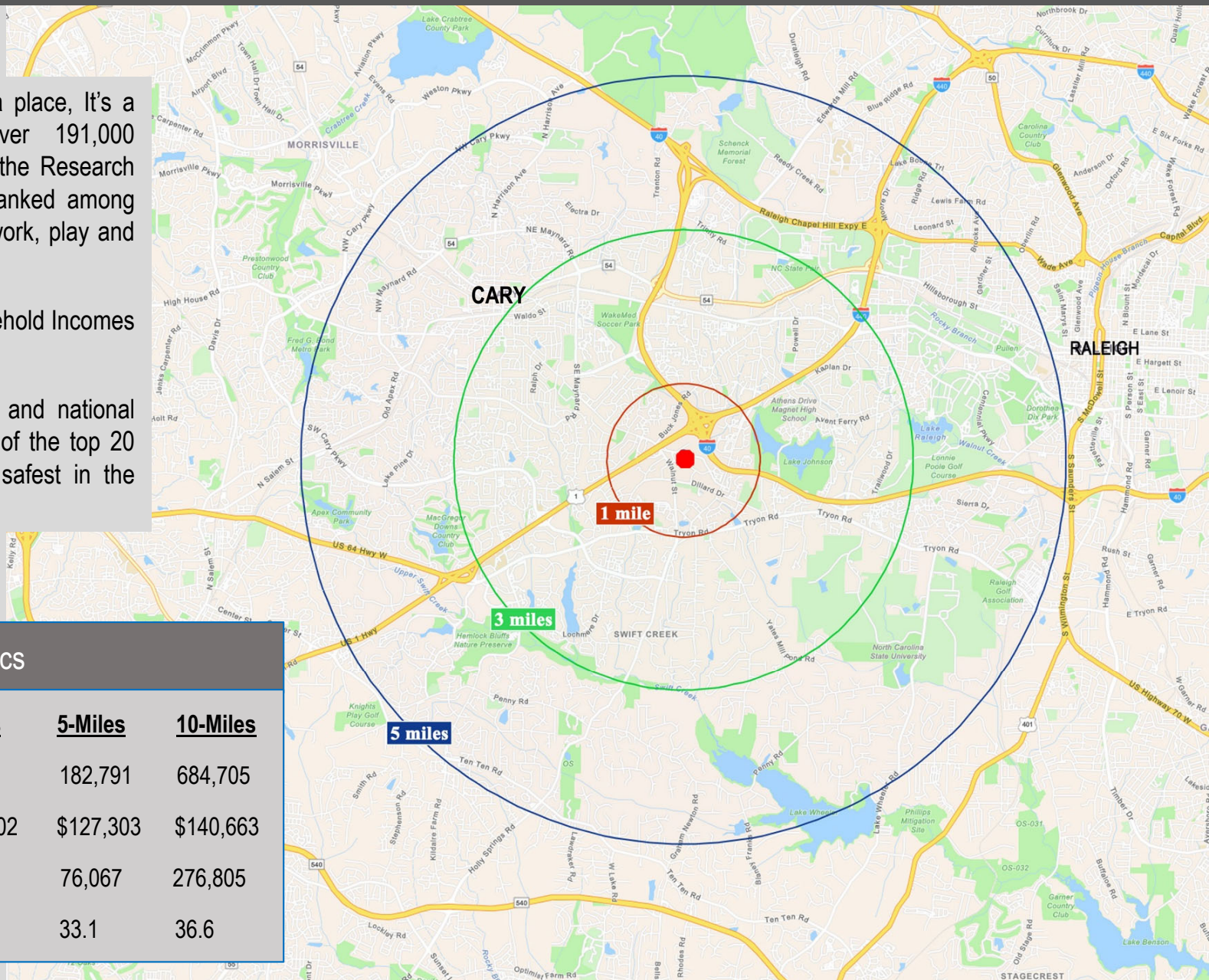
Cary is one of the highest median household incomes in all of North Carolina.

It is home to world-class businesses and national retail stores. Continually ranks as one of the top 20 safest large cities nationally and the safest in the Southeast.

300 Crossroads Boulevard

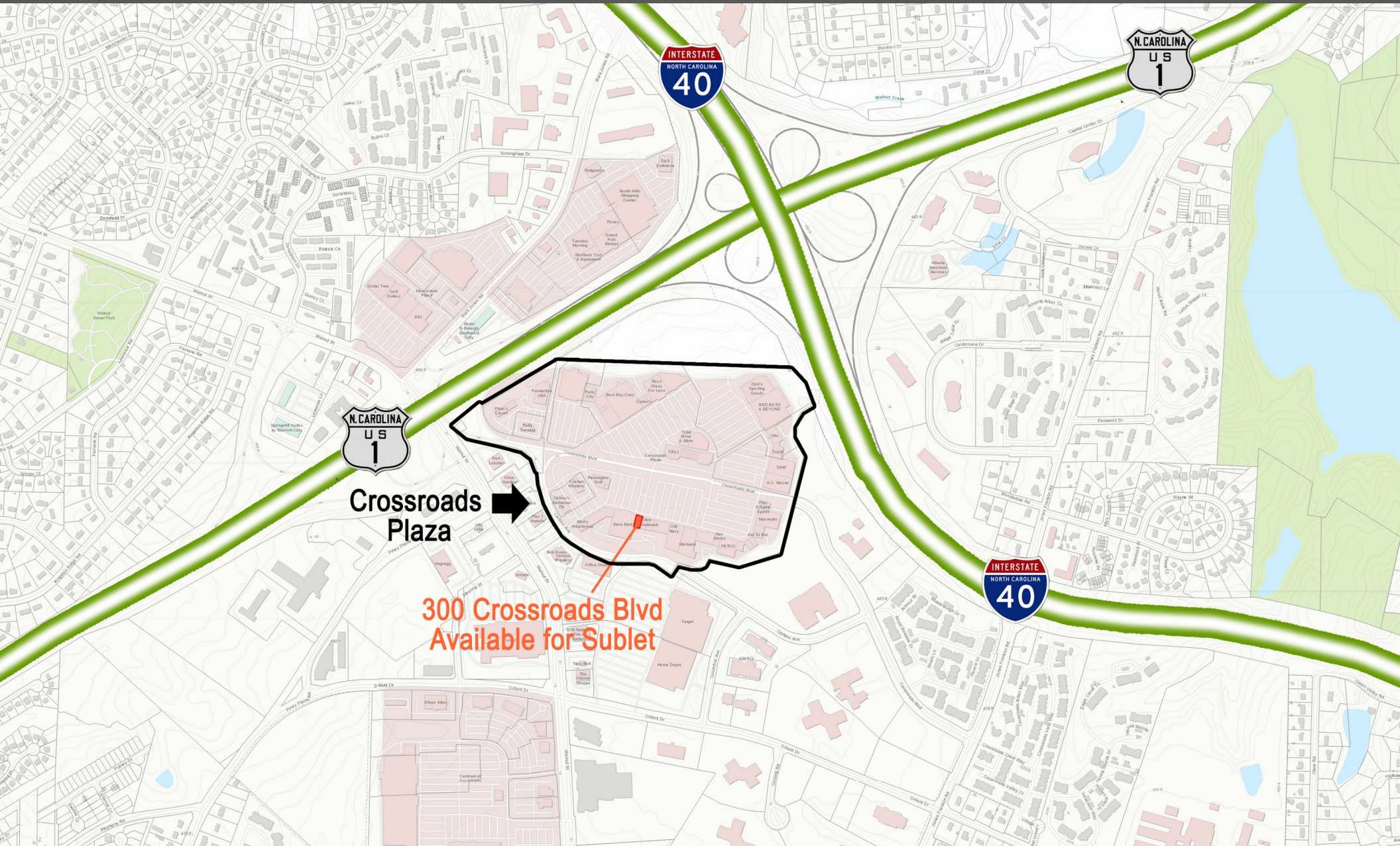
Demographics

	<u>1-Miles</u>	<u>3-Miles</u>	<u>5-Miles</u>	<u>10-Miles</u>
Population	10,2017	76,635	182,791	684,705
Ave. HH Income	\$100,153	\$114,002	\$127,303	\$140,663
# of Households	5,143	33,853	76,067	276,805
Median Age	32.6	33.1	33.1	36.6



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# of Merchants	70+
Parking Spaces	4,040
Parking Ratio	6.88 per 1,000 SF

At just over 2 hours to the beach and within 3 Hours of the mountains, Cary is centrally Located to much of North Carolina's charm.

Cary is adjacent to Raleigh, the state capital .

Interstate 40

I-40 travels 420.21 miles across the entirety of the state. It is the longest Interstate Highway in North Carolina and the only interstate to completely span the state from west to east.

Highway 1

US-1 runs for 174.1 miles across the central region of the state. The route is mostly a multilane divided arterial road, with several freeway segments. It serves as a strategic Highway, connecting the North Carolina Sandhills and Research Triangle regions Northward to the Southside region.

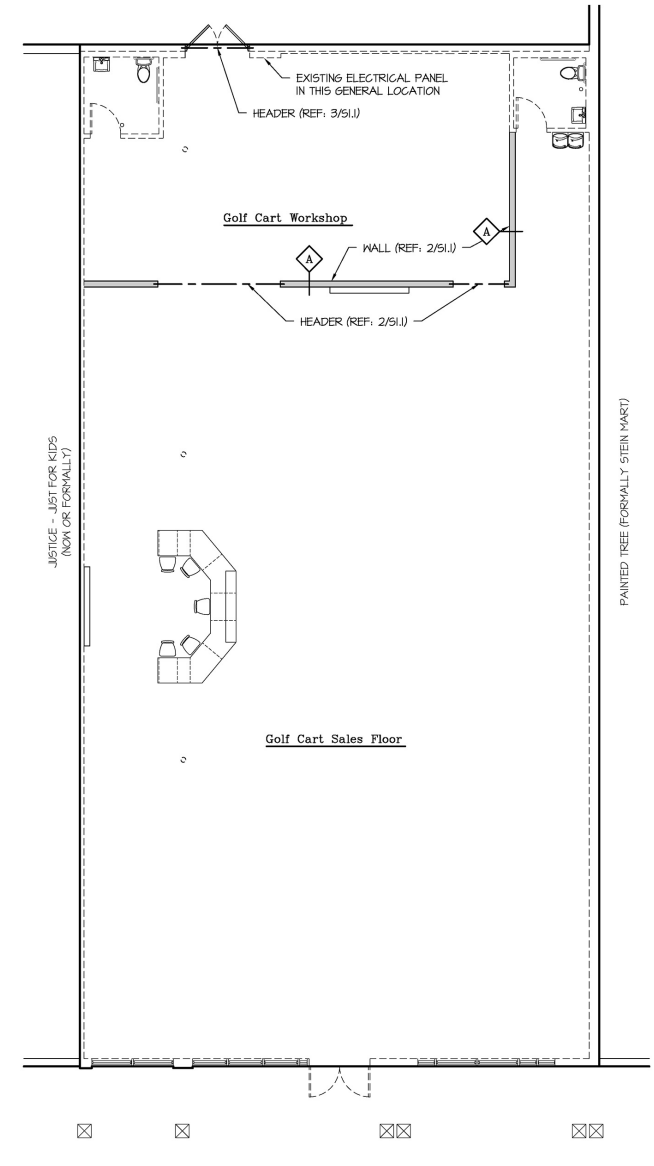
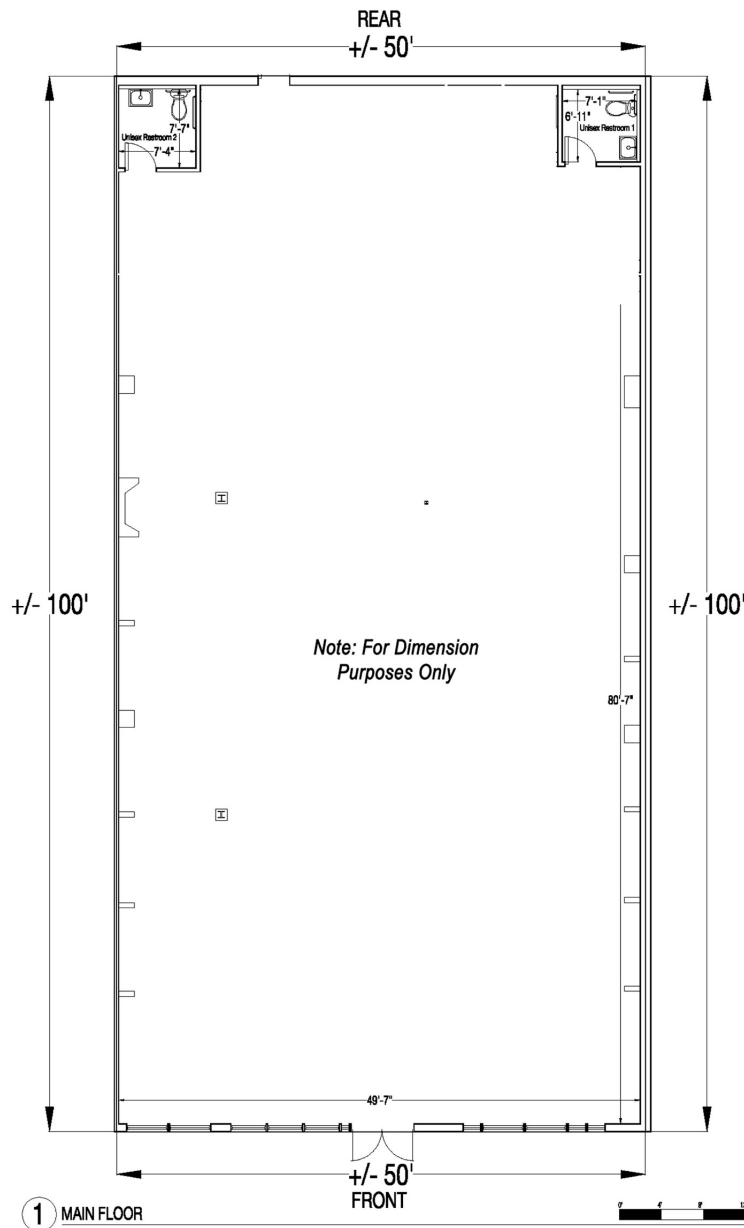
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Structural Floor Plan

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For Subleasing Inquiries:

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