

DOWNTOWN CARY ASSEMBLAGE FOR SALE

8245 CHAPEL HILL RD | CARY, NC 27513



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PROPERTY SUMMARY

Four contiguous parcels totaling approximately 1.60 acres are available for sale along Chapel Hill Road near Downtown Cary, North Carolina. The property is zoned TC (Town Center) within the OFC/IND (Office/Industrial) Town Center subdistrict.

The assemblage includes a mix of income producing commercial and residential structures. Two commercial buildings front Chapel Hill Road and are currently leased to tenants, providing in-place income. Additional improvements include a single-family home and a duplex along Field Street.

The existing buildings offer holding income while a buyer evaluates long-term redevelopment potential. The site's location, zoning, and configuration make it well suited for a future mixed-use, office, or commercial project consistent with the Town Center district and Cary's Future Growth Framework.

HIGHLIGHTS

- » Cash flowing asset with in-place tenant income
- » ±1.60 acres across four contiguous parcels
- » Wake County GIS Parcels: 0764637147, 0764639118, 0764730258, 0764730294
- » Zoned TC (Town Center), OFC/IND Town Center subdistrict
- » Near Downtown Cary
- » Frontage along Chapel Hill Road
- » 8245 Chapel Hill Road: ±9,397 SF (two tenants) and 8255 Chapel Hill Road: ±2,320 SF (0.81 acres)
- » 311 Field Street: ±0.48 acres with 824 SF single-family home
- » 331 Field Street: ±0.17 acres with 1,326 SF duplex
- » 0 Chapel Hill Road: ±0.14 acres
- » Sale Price: \$3,900,000
- » Cap Rate: 6.25%

LOCATION DESCRIPTION

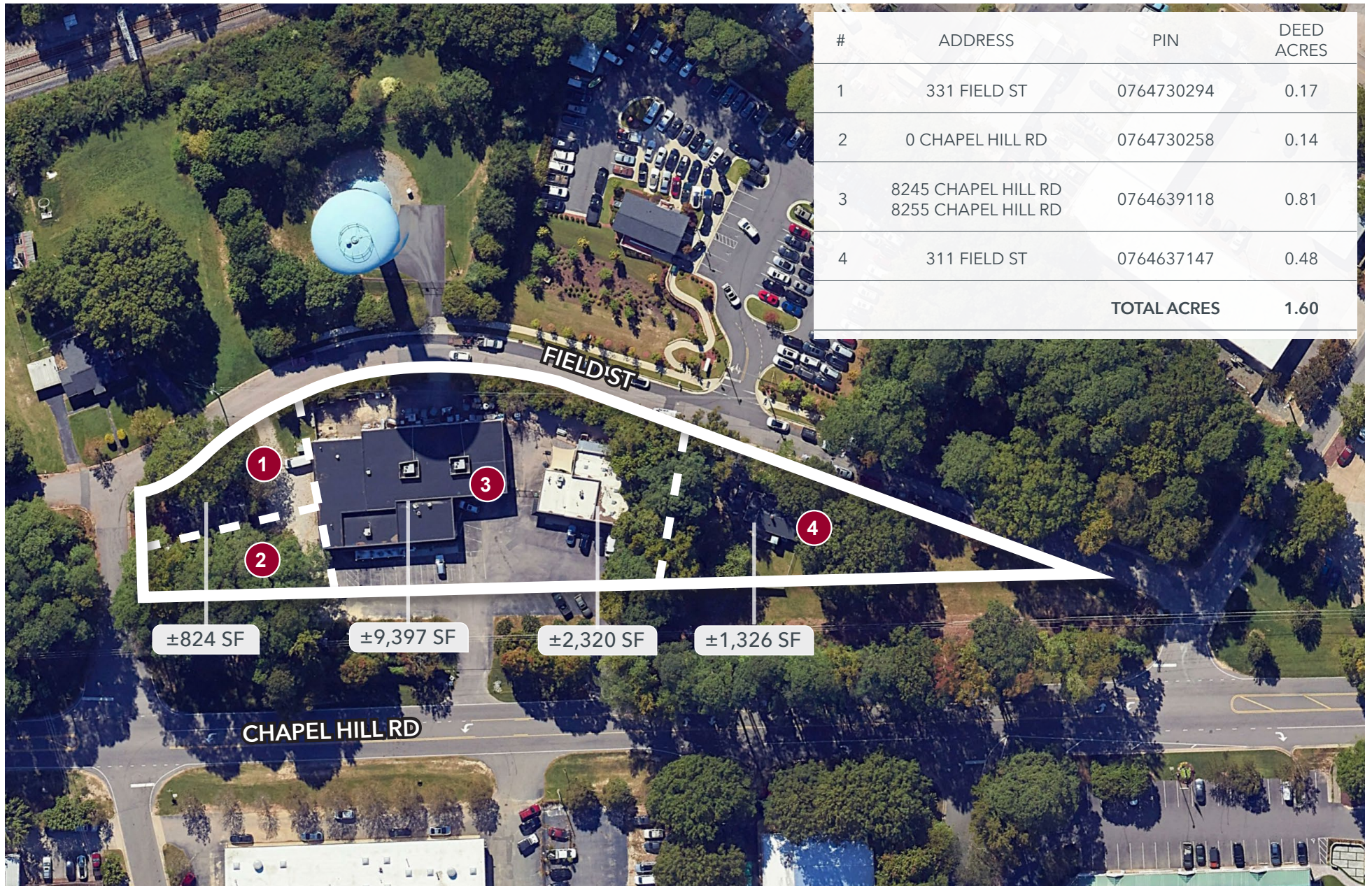
The property is located along Chapel Hill Road just northeast of Downtown Cary. Downtown Cary has seen robust public and private investment in recent years, including downtown streetscape improvements, the award-winning Downtown Cary Park, and new mixed-use projects.

The site provides direct access to Chapel Hill Road with convenient connectivity to US 1, I-40, and NC 54. Raleigh-Durham International Airport, Research Triangle Park, and Downtown Raleigh are all within a short drive.

Surrounding uses include established residential neighborhoods, flex/industrial, retail and dining, Cary's Town Hall, and professional offices. The location supports both near-term income stability and long-term redevelopment within a highly desired submarket.



ASSEMBLAGE BREAKDOWN



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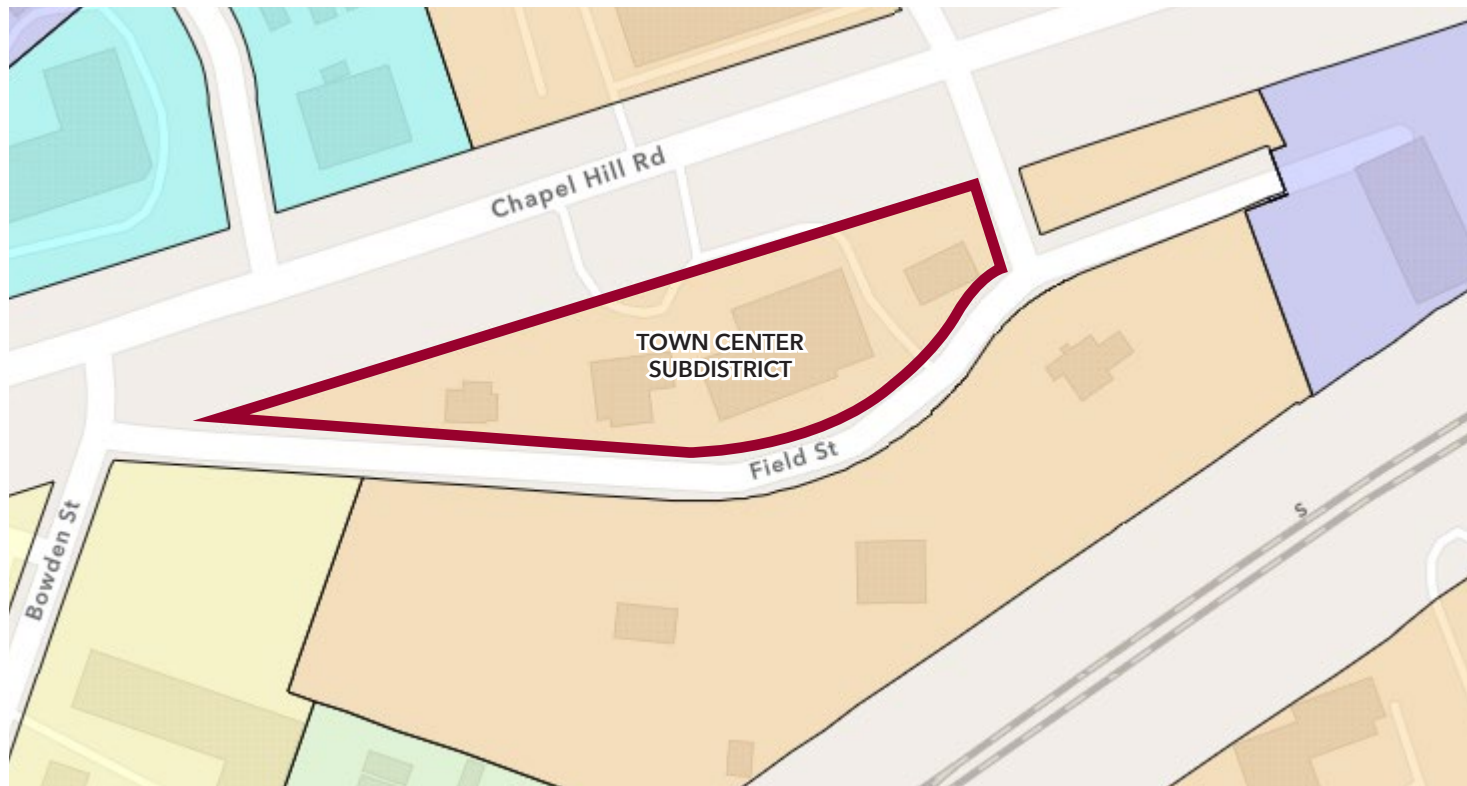
ZONING / FUTURE LAND USE

ZONING: TC (Town Center), OFC/IND Town Center Subdistrict

FUTURE LAND USE: Special Planning Area

The property is located within Downtown Cary's Special Planning Area and spans portions of the North Academy and East Chatham Gateway subdistricts, two of the Town's most significant long-term redevelopment areas. Cary's adopted downtown plan envisions both subdistricts accommodating some of the highest-intensity future development in downtown, including mixed-use, residential, employment, and transit-supportive uses in a more walkable urban form.

The North Academy subdistrict is intended to evolve as a live-work district anchored by housing, jobs, and future transit connections, while East Chatham Gateway is planned as a high-visibility mixed-use gateway into downtown with strong long-term reinvestment potential. This positioning enhances the property's appeal as a strategic downtown site aligned with Cary's long-range growth vision.



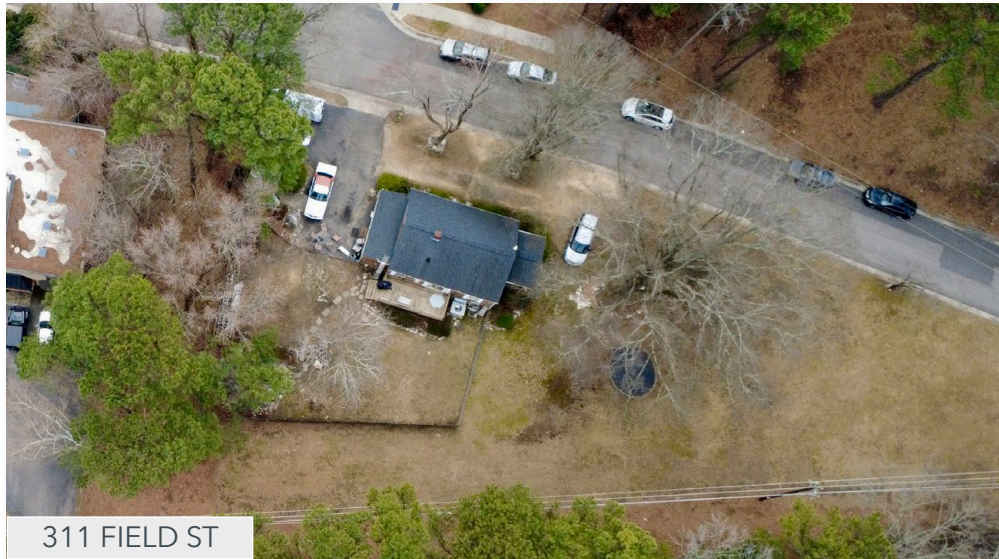
PHOTOS



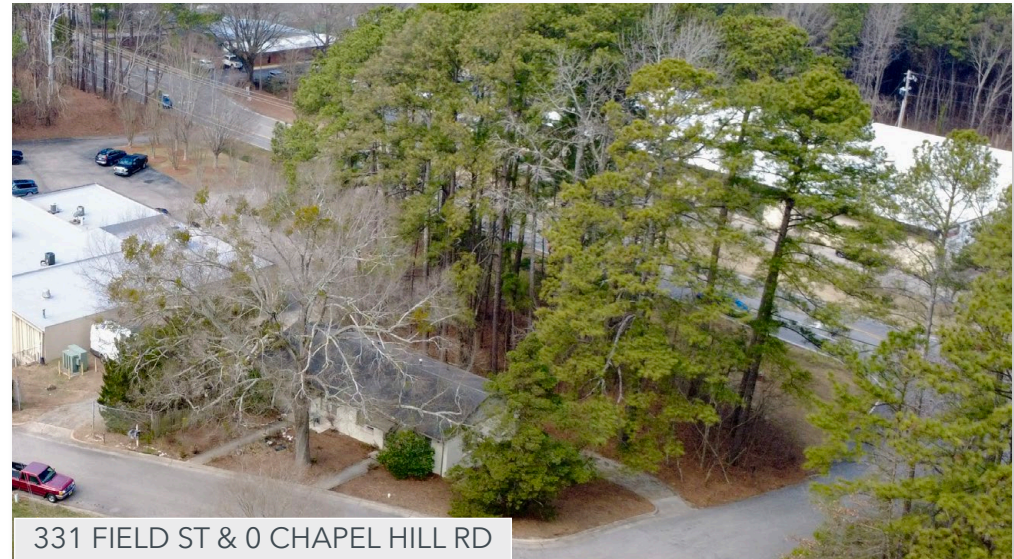
8245 CHAPEL HILL RD



8255 CHAPEL HILL RD

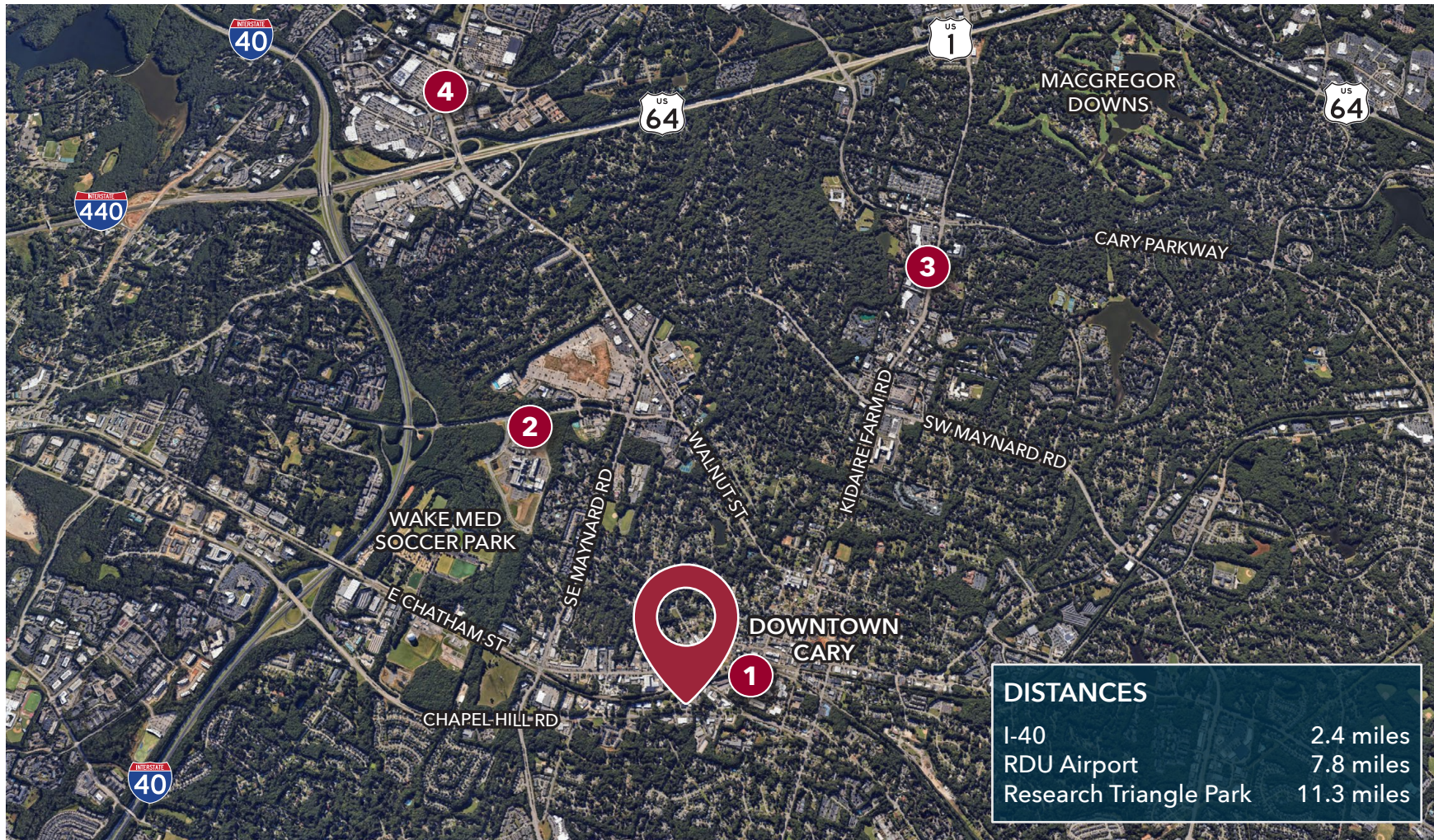


311 FIELD ST



331 FIELD ST & 0 CHAPEL HILL RD

AREA OVERVIEW



DISTANCES	
I-40	2.4 miles
RDU Airport	7.8 miles
Research Triangle Park	11.3 miles

- 1 DOWNTOWN CARY**
 La Farm Bakery
 The Mayton Inn
 Downtown Cary Park
 Scratch Kitchen & Taproom
 Bond Brothers Beer Co.
 Di Fara Pizza Tavern
 Hank's Downtown Dive
 MC Cuisines
 Cary Regional Library
 Cary Art Center

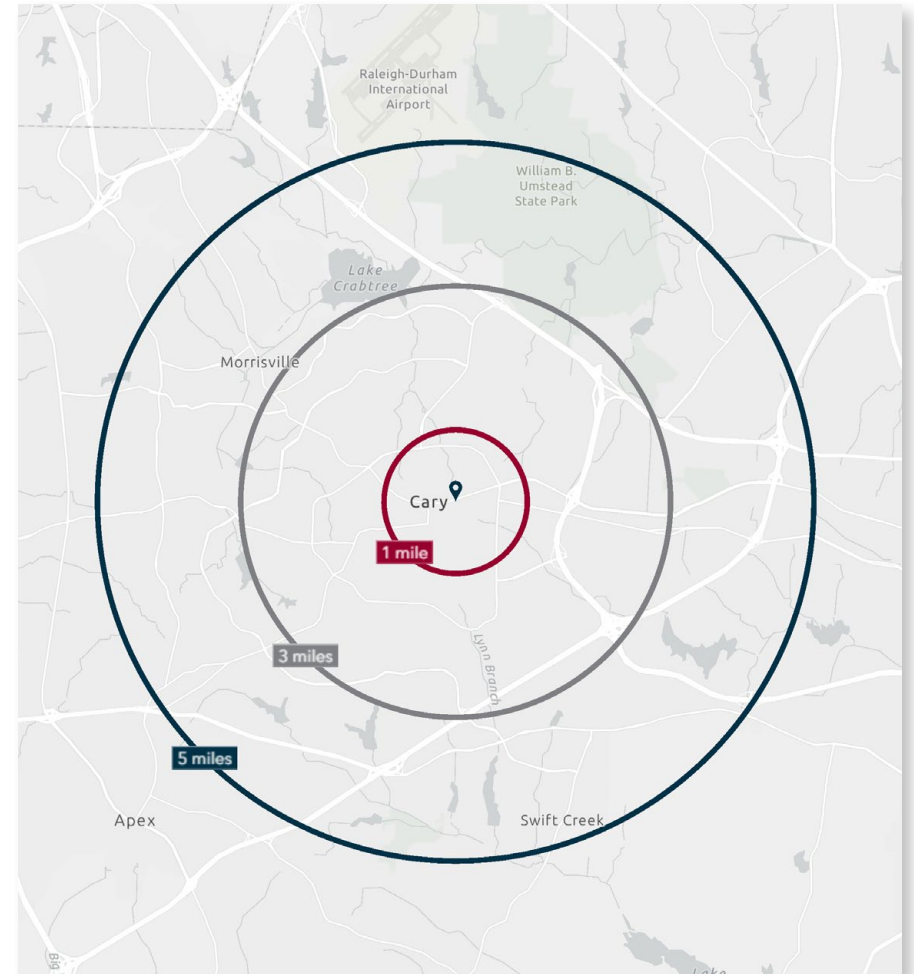
- 2 FENTON (1.5 MI)**
 Pottery Barn
 Williams
 Sonoma
 Sports & Social
 lululemon
 Sephora
 Arhaus
 M Sushi
 Dram & Draught

- 3 KILDAIRE FARM ROAD (2.5 MI)**
 Trader Joe's
 Staples
 Aldi
 Barnes & Noble
 Starbucks
 Chipotle
 Goodberry's
 Duck Donuts
 McDonald's
 The Butcher's Market

- 4 CROSSROADS PLAZA (3 MI)**
 Target
 Best Buy
 Hobby Lobby
 Dick's Sporting Goods
 HomeGoods
 Michaels
 Chick-fil-a
 Olive Garden
 Home Depot
 Lowe's
 BJ's
 PetSmart
 CAVA
 World Market
 Starbucks
 Noodles & Co
 Chipotle
 Autozone

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	12,162	82,579	188,372
Daytime Population	12,799	97,062	241,262
Average Home Value	\$477,564	\$544,537	\$607,790
Average Household Income	\$120,633	\$134,451	\$145,251
Median Age	35.6	36.6	36.5
Bachelor's Degree or Higher	51.6%	63.6%	68.1%



#1 BEST PLACE
to Live in NC, #5 Nationally
(Cary)
US News & World Report, 2025

#1 HEALTHIEST
County in NC
(Wake)
Microsoft Start, 2024

#1 TOP PLACES
to Raise a Family
(Cary)
Niche.com, 2025

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FOR INQUIRIES, CONTACT:

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