



**FOR
LEASE**

81 CORNERSTONE DR

CARY, NC 27519

**4,100 SF STAND ALONE
FORMER BANK**

LISTING BROKERS:

VIJAY K. SHAH, CCIM

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SHELLEY BHATIA, CCIM

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PROPERTY HIGHLIGHTS

- » ±4,100 SF stand alone building located in Stone Creek Village Shopping Center, which includes Harris Teeter and Chick-fil-a among other retailers
- » Zoning: O&I
- » 27 on-site parking spaces providing strong customer/patient accessibility
- » Prime Cary location with excellent visibility and easy access to High House Road and Davis Drive
- » Flexible layout suitable for medical, office, or financial use
- » 2 out of the 3 existing drive-through areas to be converted into private office(s) and additional parking
- » Division of the space is possible to accommodate multiple tenant sizes
- » Prominent signage opportunities



**Existing drive-through area to be converted into private office and additional parking*

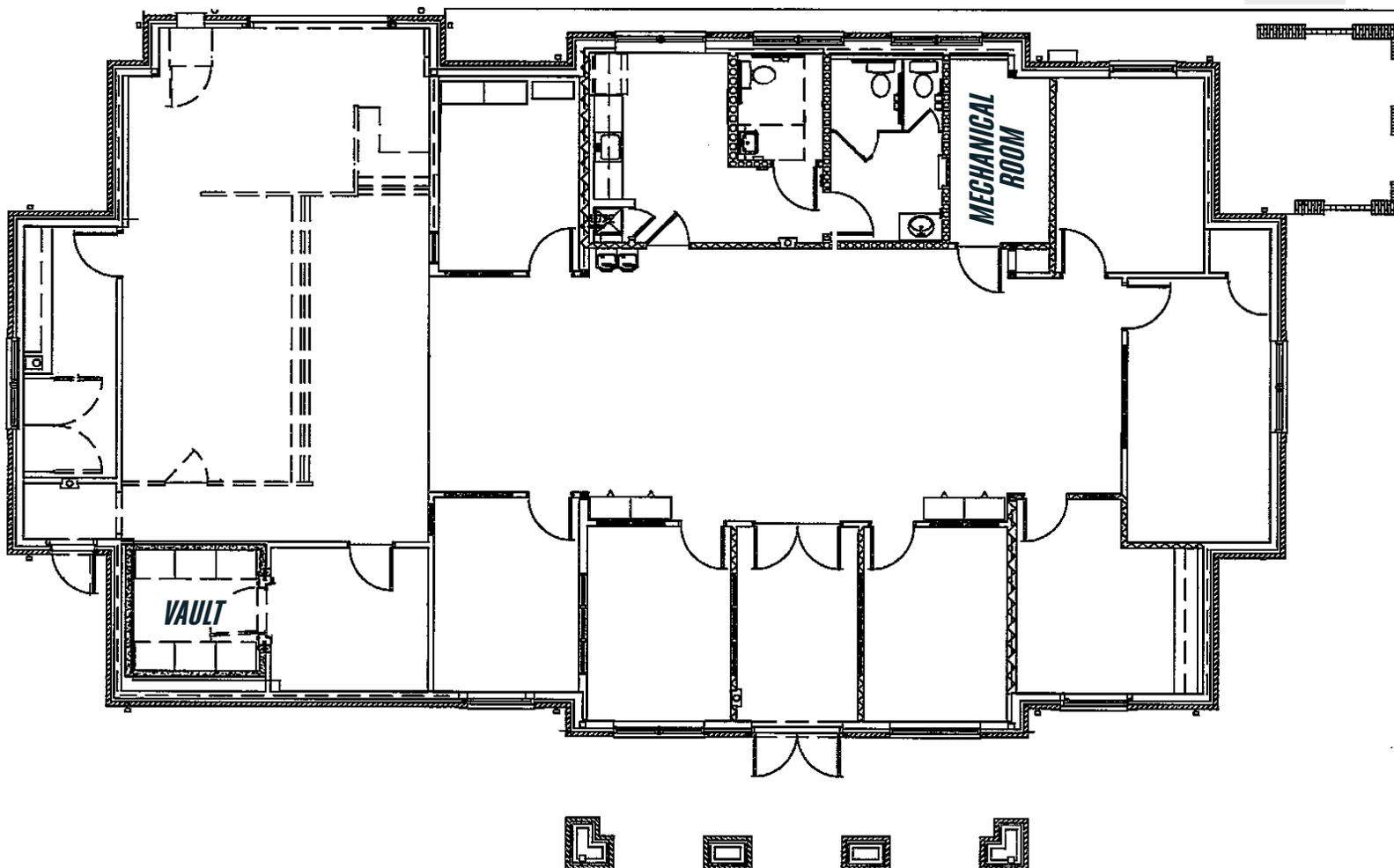
LEASE RATE:
\$41.00/SF, \$6.00/SF NNN (2026 EST.)

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FLOOR PLAN



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RIGGSBEE FARM

BRADFORD SHOPS
FIRST WATCH THE OUTSIDE CAFE
Publix
BRIXX tropical CAFE
HOOD WAGES WALK & SHOP HERE

MUIRFIELD

PRESTON COUNTRY CLUB

Red Lobster
JJ
Green Eatz
TRIBECA TAVERN
TAZZA
ANJAPPAR



STONE CREEK VILLAGE
Chick-fil-A
Harris Teeter
Walgreens

HIGH HOUSE RD (28,000 AADT)

HIGH HOUSE RD (28,000 AADT)

HIGH HOUSE AT CARY APARTMENTS

CORNERSTONE VILLAGE
GOODEBERRY'S
MART

DAVIS DR (27,500 AADT)

CVS

Bojangles

SEARSTONE RETIREMENT COMMUNITY

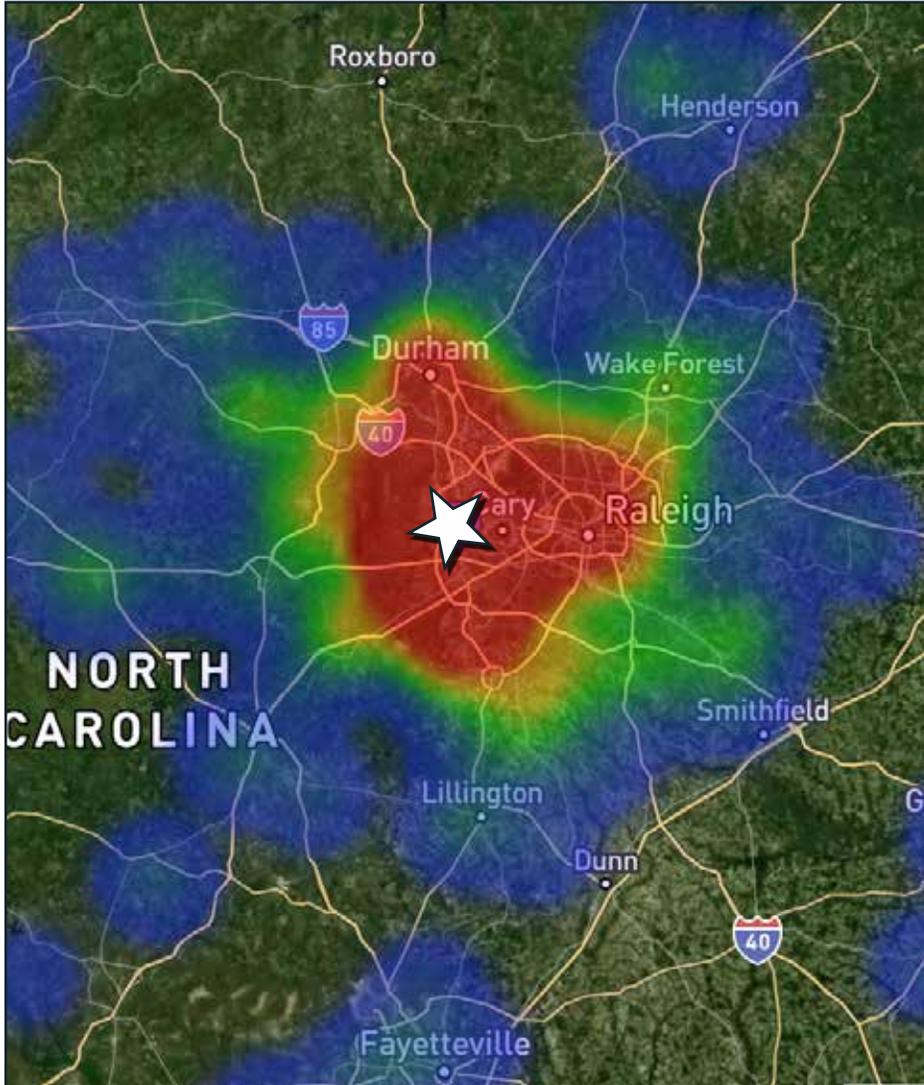
PRESTON FOREST

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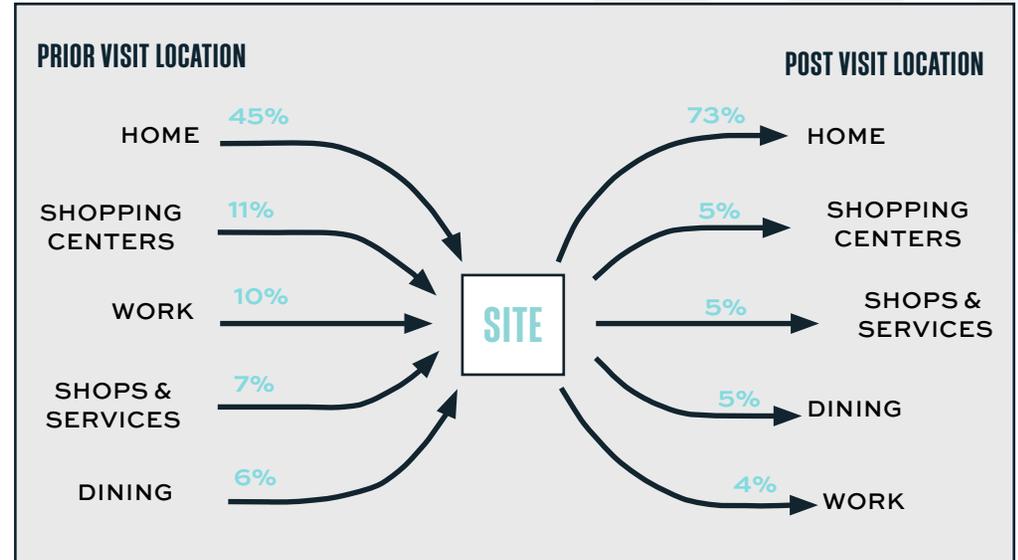
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CUSTOMER JOURNEY HEAT MAP



CUSTOMER JOURNEY LOCATION VISITS



CUSTOMER VISIT STATS



**As of Dec. 2025. Data provided by Placer.ai*

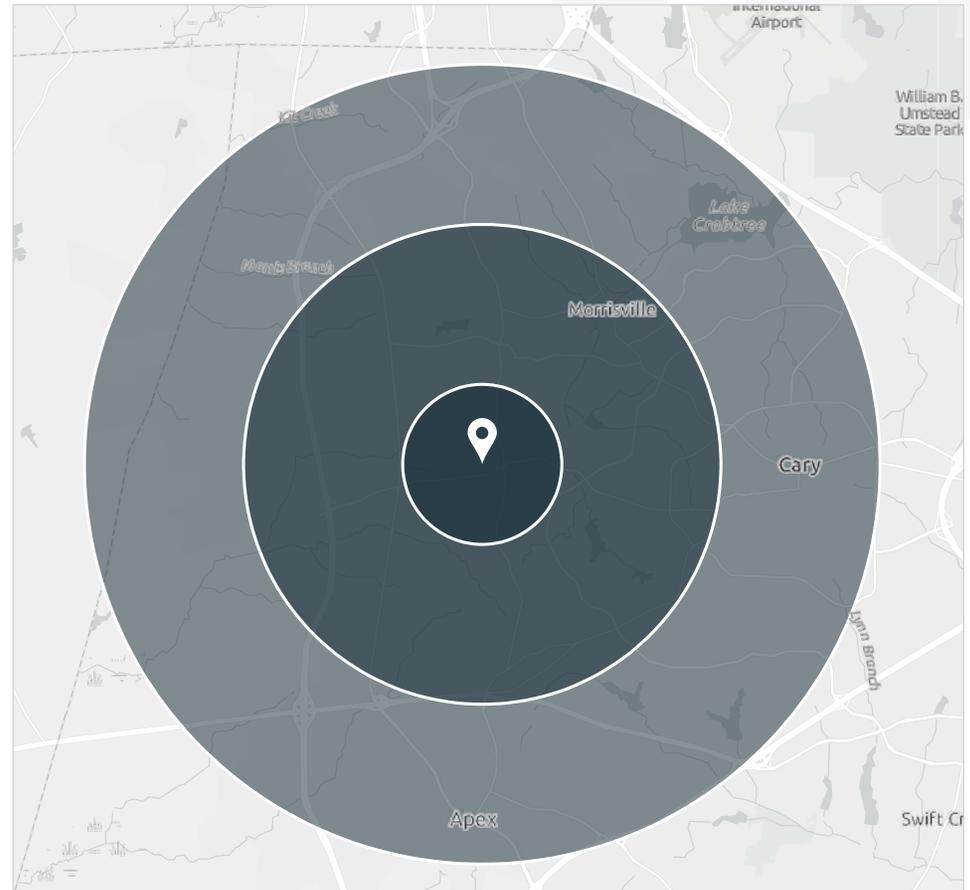
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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2025 POPULATION	10,957	89,380	221,934
2030 POPULATION (PROJECTED)	10,763	93,500	235,425
2025 HOUSEHOLDS	3,935	32,759	84,495
2030 HOUSEHOLDS (PROJECTED)	3,924	34,518	90,311
OWNER-OCCUPIED HOUSING UNITS	2,915	21,336	53,877
RENTER-OCCUPIED HOUSING UNITS	1,020	11,423	30,618
2025 AVERAGE HOUSEHOLD INCOME	\$219,707	\$193,924	\$179,123
2030 AVG HOUSEHOLD INCOME (PROJECTED)	\$239,076	\$213,212	\$197,840



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