

RETAIL PROPERTY FOR SALE / LEASE

# PRIME RETAIL/OFFICE CORNER IN CARY

947 West Chatham Street | Cary, NC 27511



**Nikita Zhitov**  
919.888.1285  
[nikita@cityplat.com](mailto:nikita@cityplat.com)

**Brooke Denton**  
919.888.1285  
[brooke@cityplat.com](mailto:brooke@cityplat.com)

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COMMERCIAL REAL ESTATE

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**BROOKE DENTON**

| 919.888.1285 | [brooke@cityplat.com](mailto:brooke@cityplat.com)

**NIKITA ZHITOV**

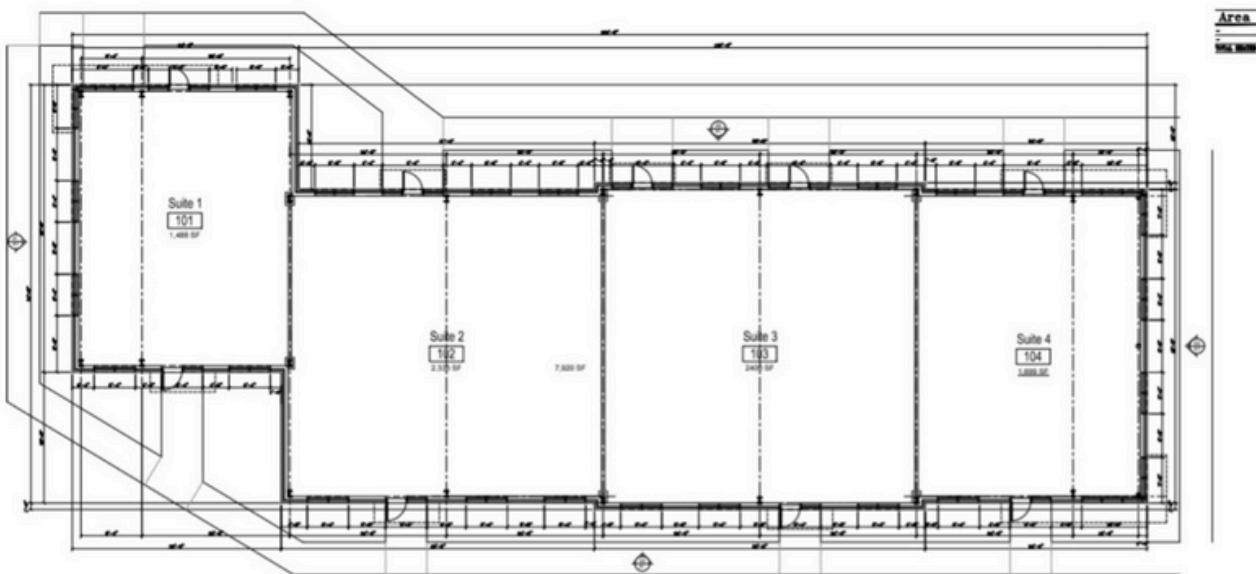
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## PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the heart of Cary, NC. This 7,920 SF new retail strip center, multi-tenant building featuring 4 units, ideal for retail or office space. With a strategic location, this property promises high visibility and steady foot traffic. The versatile layout provides flexibility for a range of businesses. You can also buy the fully entitled land and it is permit ready. Don't miss the chance to acquire this attractive investment in a thriving commercial market.

## OFFERING SUMMARY

Sale Price:	\$850,000
Lease Rate:	\$32.00 SF/yr (NNN)
Number of Units:	4
Available SF:	1,488 - 2,400 SF
Building Size:	7,920 SF

## PROPERTY HIGHLIGHTS

- Prime location in Cary
- Fully Entitled Land, Permit Ready
- High visibility and traffic at an intersection
- Flexible space for various business needs
- Ample parking for tenants and visitors
- Close proximity to amenities and services
- Accessible to major transportation routes
- 7,920 SF retail strip center
- Potential for diverse leasing options
- Strong and consistent rental income potential
- Delivery date for leasing: 12/1/2026

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,488 - 7,920 SF	Lease Rate:	\$32.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
947 W Chatham, Suite 101	Pre-leasing	1,488 SF	NNN	\$32.00 SF/yr
947 W Chatham, Suite 102	Pre-leasing	2,333 SF	NNN	\$32.00 SF/yr
947 W Chatham, Suite 103	Pre-leasing	2,400 SF	NNN	\$32.00 SF/yr
947 W Chatham, Suite 104	Pre-leasing	1,699 SF	NNN	\$32.00 SF/yr

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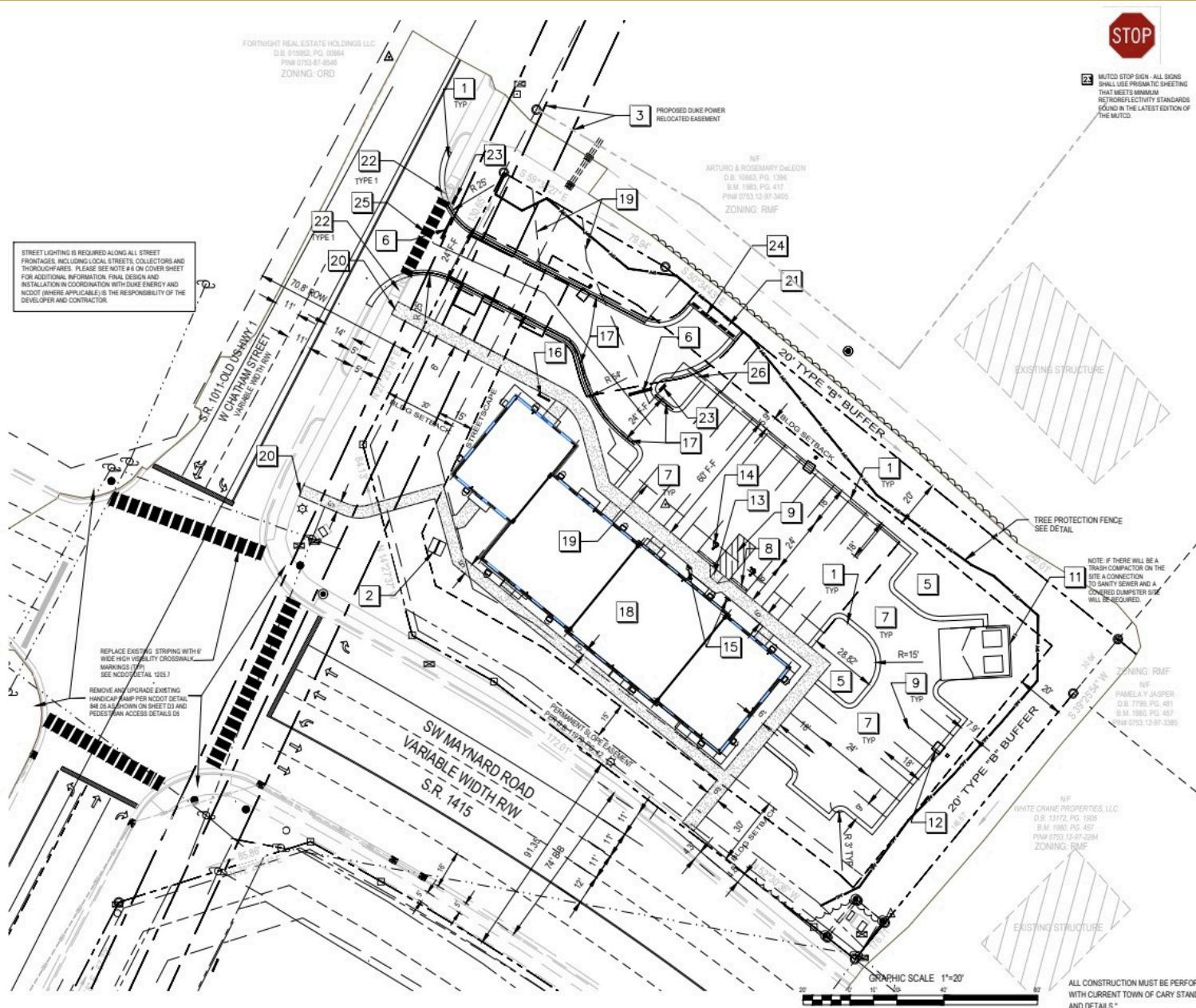
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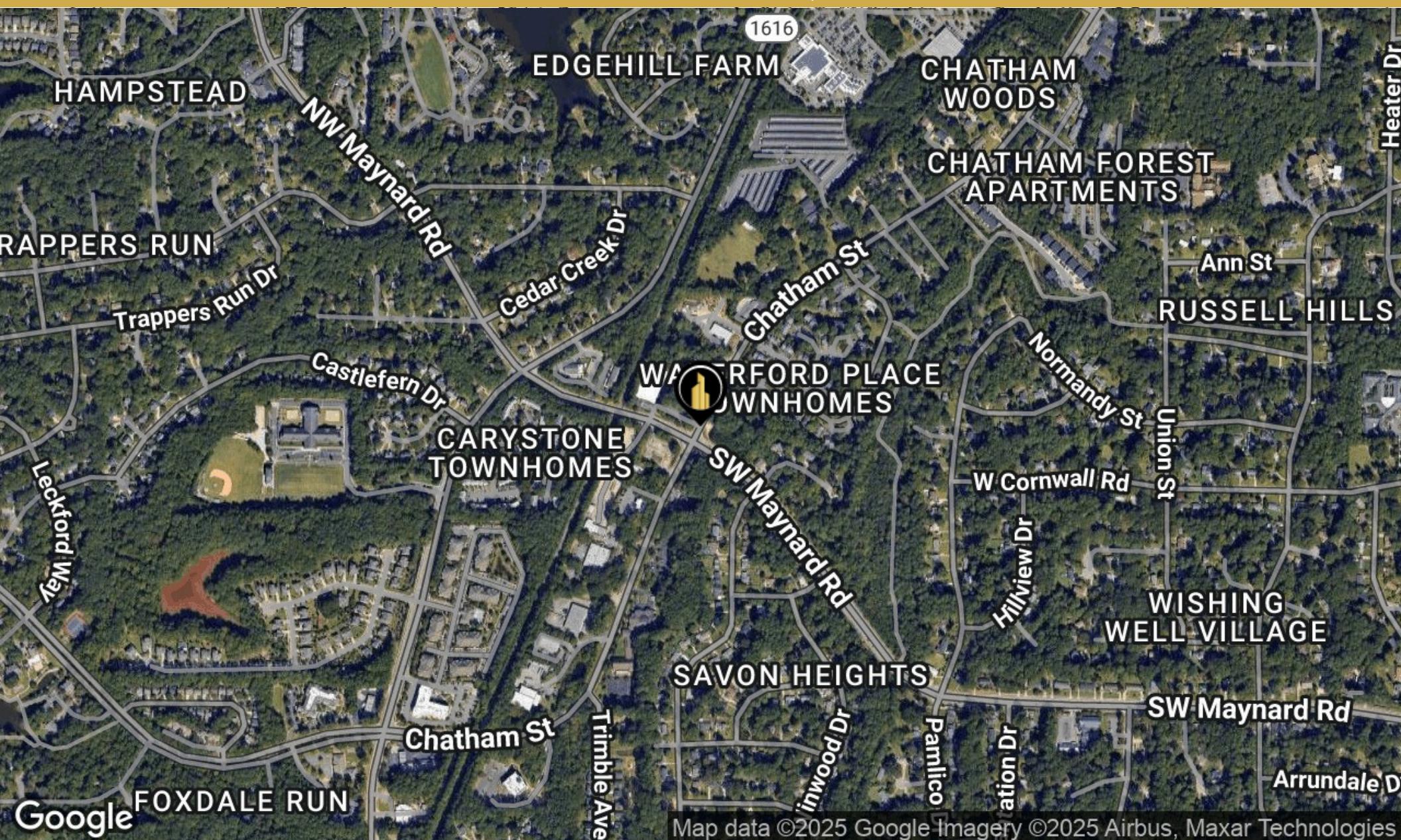
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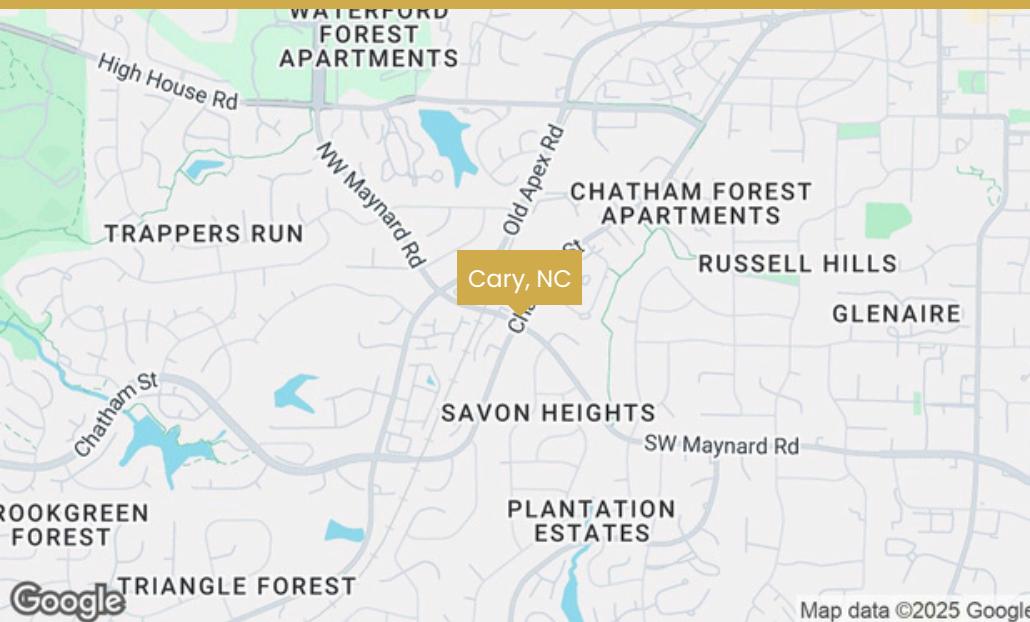
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## LOCATION DESCRIPTION

Situated in one of Cary's most desirable commercial areas, this premier retail location places your business in the heart of a dynamic and fast-growing community. The surrounding area features an impressive mix of shopping, dining, and service destinations that consistently draw steady foot and vehicle traffic. Nearby retail hubs such as Crossroads Plaza and Waverly Place offer additional customer attraction and visibility. With close proximity to major thoroughfares including US-1, I-40, and Cary Parkway, reaching the property is convenient for customers from across the Triangle. This vibrant environment creates a strong foundation for retailers to capture attention and build a loyal customer base.

The property is surrounded by established neighborhoods with strong demographics, ensuring a reliable and engaged audience for a wide range of retail concepts. Continuous residential and commercial growth in Cary adds momentum to the area's increasing demand for quality retail and service offerings. High visibility and accessibility further enhance the property's appeal, making it ideal for businesses seeking a standout location. The nearby mix of entertainment venues, parks, and community amenities contributes to a lively atmosphere throughout the day. Altogether, this strategic setting empowers retailers to thrive and establish a lasting presence in one of Cary's most energetic commercial corridors.

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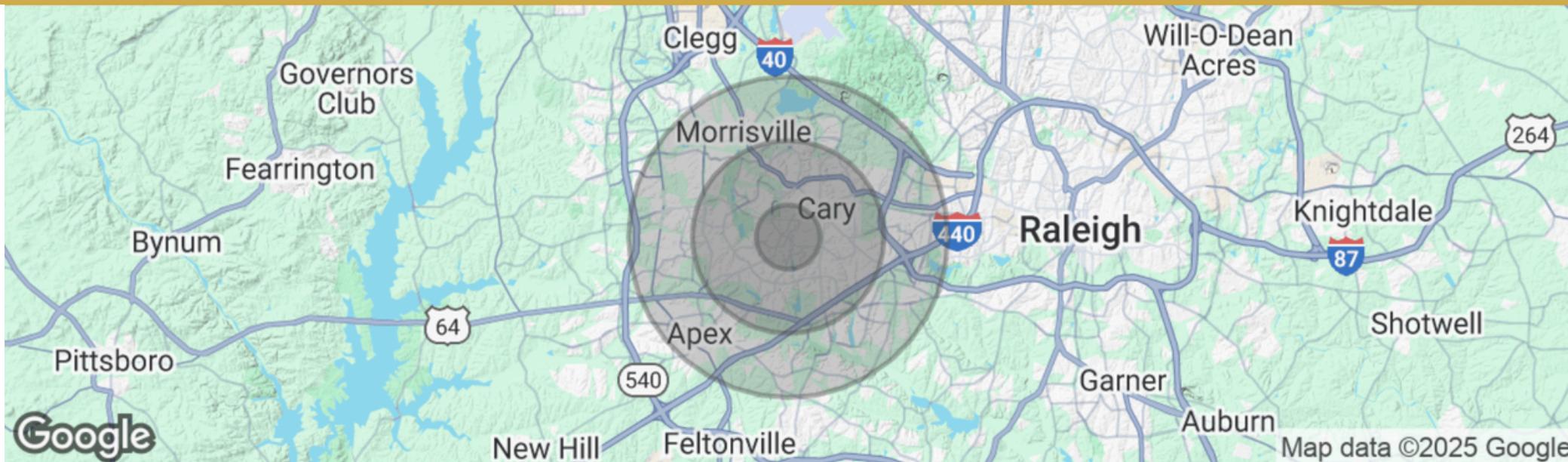
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,685	88,431	207,191
Average Age	43	41	39

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,806	35,982	84,042
Average HH Income	\$114,151	\$157,787	\$157,620
Average House Value	\$423,453	\$532,691	\$560,080

Demographics data derived from AlphaMap

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