

OFFICE BUILDING FOR SALE 7334 CHAPEL HILL ROAD

Cary, NC 27513



PROPERTY DESCRIPTION

Two-story office building for sale in Cary, ideal for an owner-occupant.

- » 5,040 SF building on 0.73-acre site
- » Quiet office park setting
- » Office Institutional (OI) zoning
- » Built in 1974
- » Wake County PIN 0774448372

LOCATION

The property is located off Chapel Hill Road/NC 54 Hwy, ideally situated with convenient access to abundant amenities, I-40, I-440, and Raleigh-Durham International Airport.

SALE PRICE

\$995,000 (\$197.42/SF)

James Bailey
jbailey@lee-associates.com
O: 919.576.2514
C: 336.602.3022

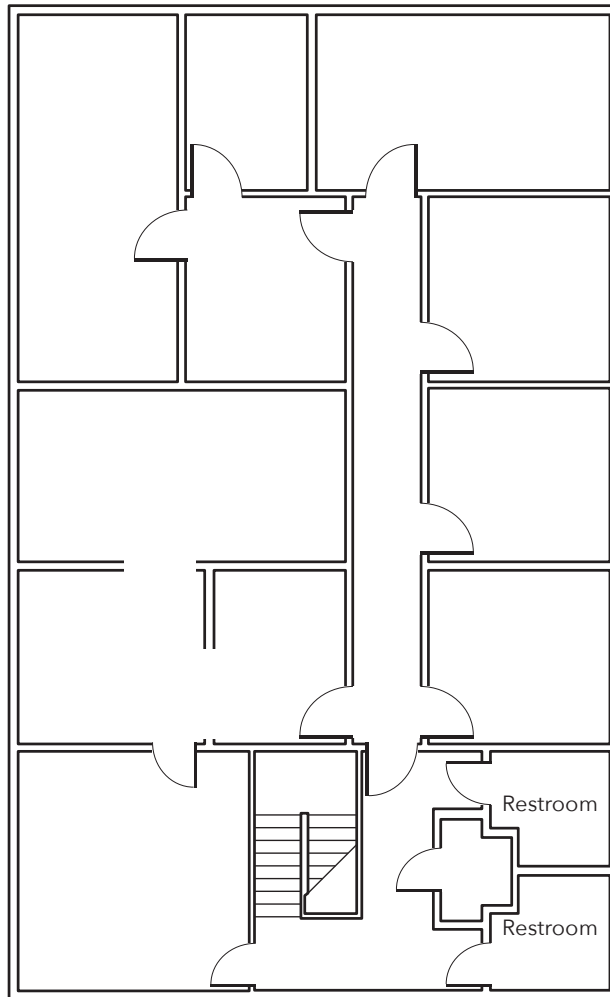
Karah Jennings McConnell
kjennings@lee-associates.com
O: 919.576.2502
C: 919.817.0705

Moss Withers, SIOR, MBA
mwithers@lee-associates.com
O: 919.576.2501

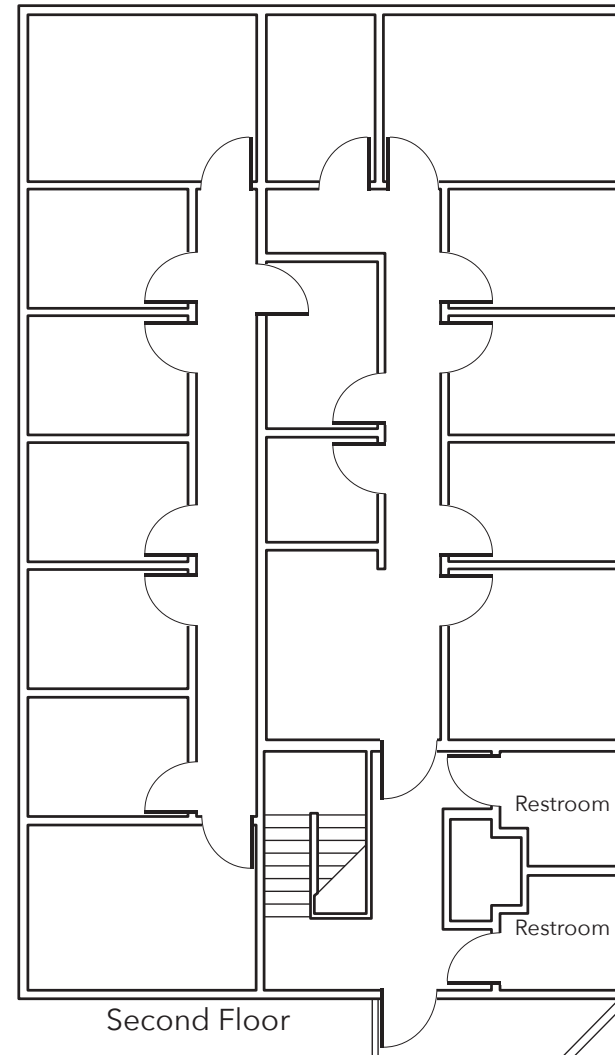
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFICE BUILDING FOR SALE 7334 CHAPEL HILL ROAD

Cary, NC 27513



First Floor



Second Floor

James Bailey
jbailey@lee-associates.com
O: 919.576.2514
C: 336.602.3022

Karah Jennings McConnell
kjennings@lee-associates.com
O: 919.576.2502
C: 919.817.0705

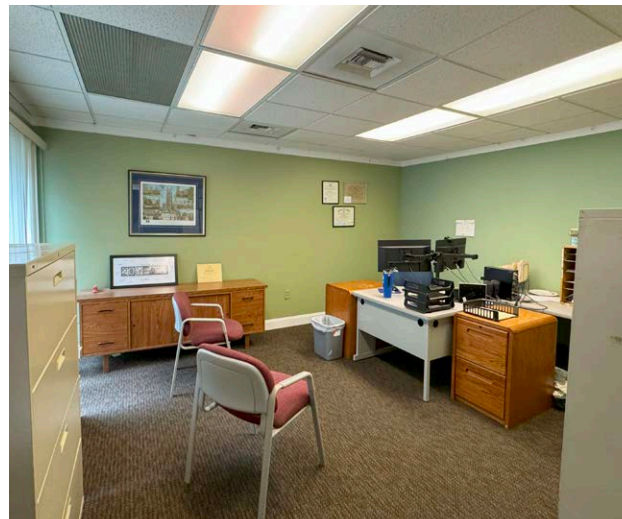
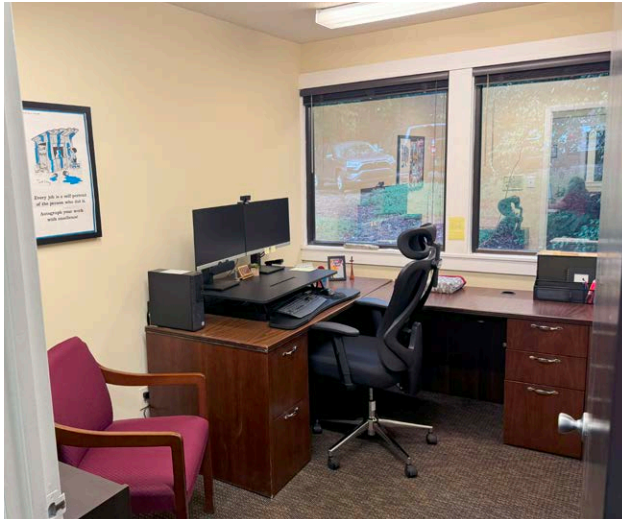
Moss Withers, SIOR, MBA
mwithers@lee-associates.com
O: 919.576.2501

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFICE BUILDING FOR SALE 7334 CHAPEL HILL ROAD

Cary, NC 27513

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



James Bailey
jbailey@lee-associates.com
O: 919.576.2514
C: 336.602.3022

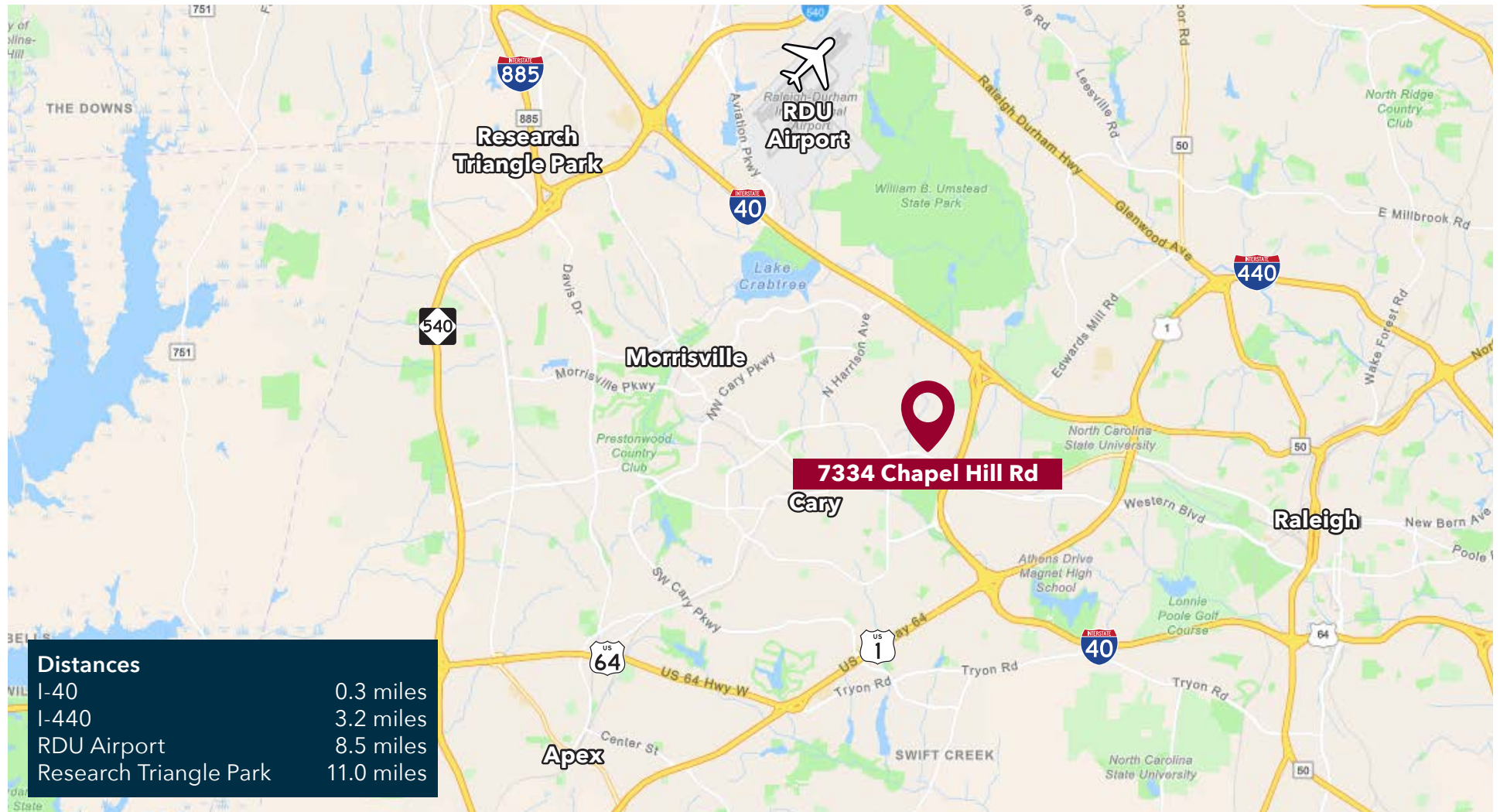
Karah Jennings McConnell
kjennings@lee-associates.com
O: 919.576.2502
C: 919.817.0705

Moss Withers, SIOR, MBA
mwithers@lee-associates.com
O: 919.576.2501

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFICE BUILDING FOR SALE 7334 CHAPEL HILL ROAD

Cary, NC 27513



James Bailey
jbailey@lee-associates.com
O: 919.576.2514
C: 336.602.3022

Karah Jennings McConnell
kjennings@lee-associates.com
O: 919.576.2502
C: 919.817.0705

Moss Withers, SIOR, MBA
mwithers@lee-associates.com
O: 919.576.2501

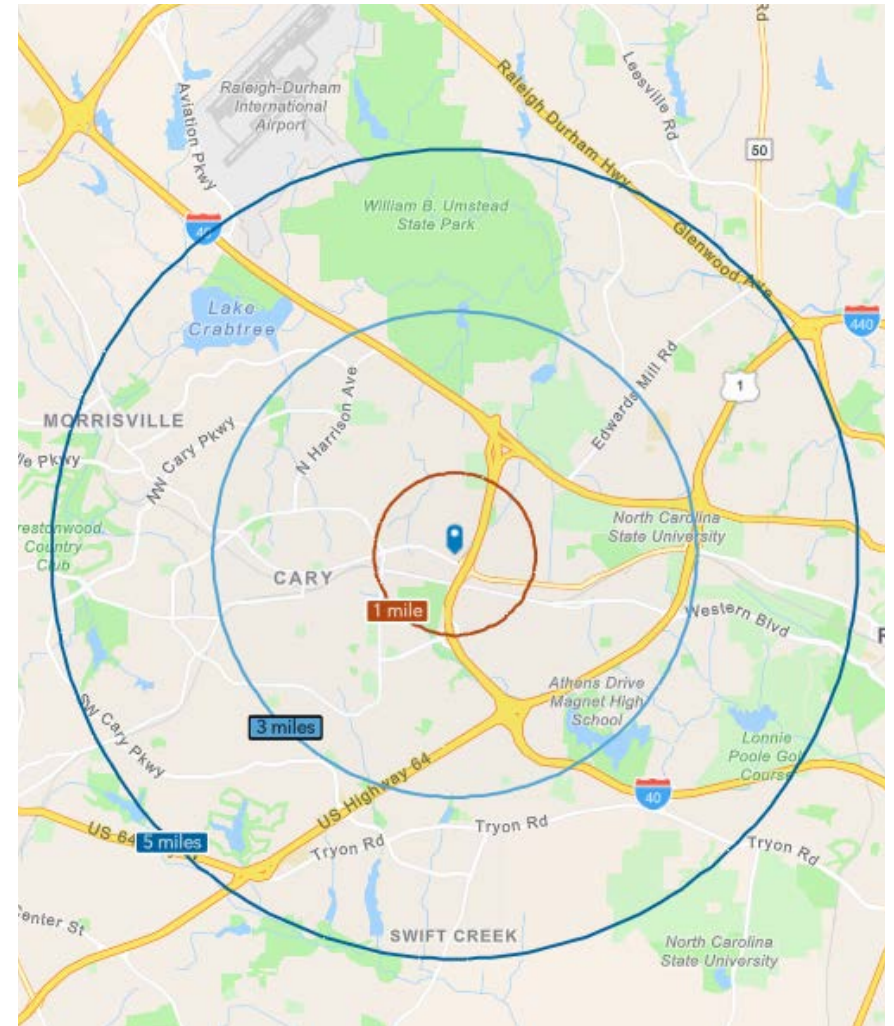
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFICE BUILDING FOR SALE

7334 CHAPEL HILL ROAD

Cary, NC 27513

	1 MILE	3 MILES	5 MILES
Population (2024)	7,721	67,401	193,303
Median Age	31.7	33.9	33.0
Average Household Income	\$111,655	\$113,169	\$131,077
Average Home Value	\$523,214	\$521,946	\$594,404
Bachelor's Degree or Higher	58.1%	59.1%	66.4%



James Bailey
jbailey@lee-associates.com
O: 919.576.2514
C: 336.602.3022

Karah Jennings McConnell
kjennings@lee-associates.com
O: 919.576.2502
C: 919.817.0705

Moss Withers, SIOR, MBA
mwithers@lee-associates.com
O: 919.576.2501

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.