



FOR SALE OR LEASE

# Office Condo Available

107 FOUNTAIN BROOK CIRCLE  
UNIT C

Cary, NC 27511

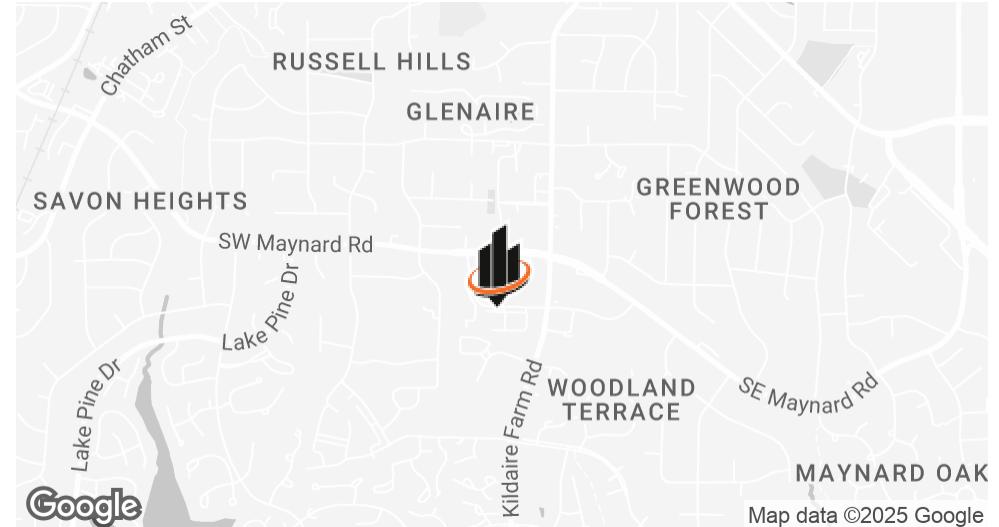
PRESENTED BY:

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	±1,094 SF
<b>ZONING:</b>	OI
<b>YEAR BUILT:</b>	1985
<b>LEASE RATE:</b>	\$1,550.00/Month
<b>SALES PRICE:</b>	\$365,000.00

## PROPERTY DESCRIPTION

This ±1,094 SF second-floor office condo in Cary offers a reception area, one private office or conference room, and a larger flexible workspace. Recently renovated and partially leased, it provides an excellent opportunity for an owner-occupant or investor. Conveniently located within Fountain Brook Office Condominiums just off SE Maynard Road, the property offers easy access to Downtown Cary, Crossroads Plaza, US-1, and I-40—an ideal setting in one of the Triangle's most desirable markets.

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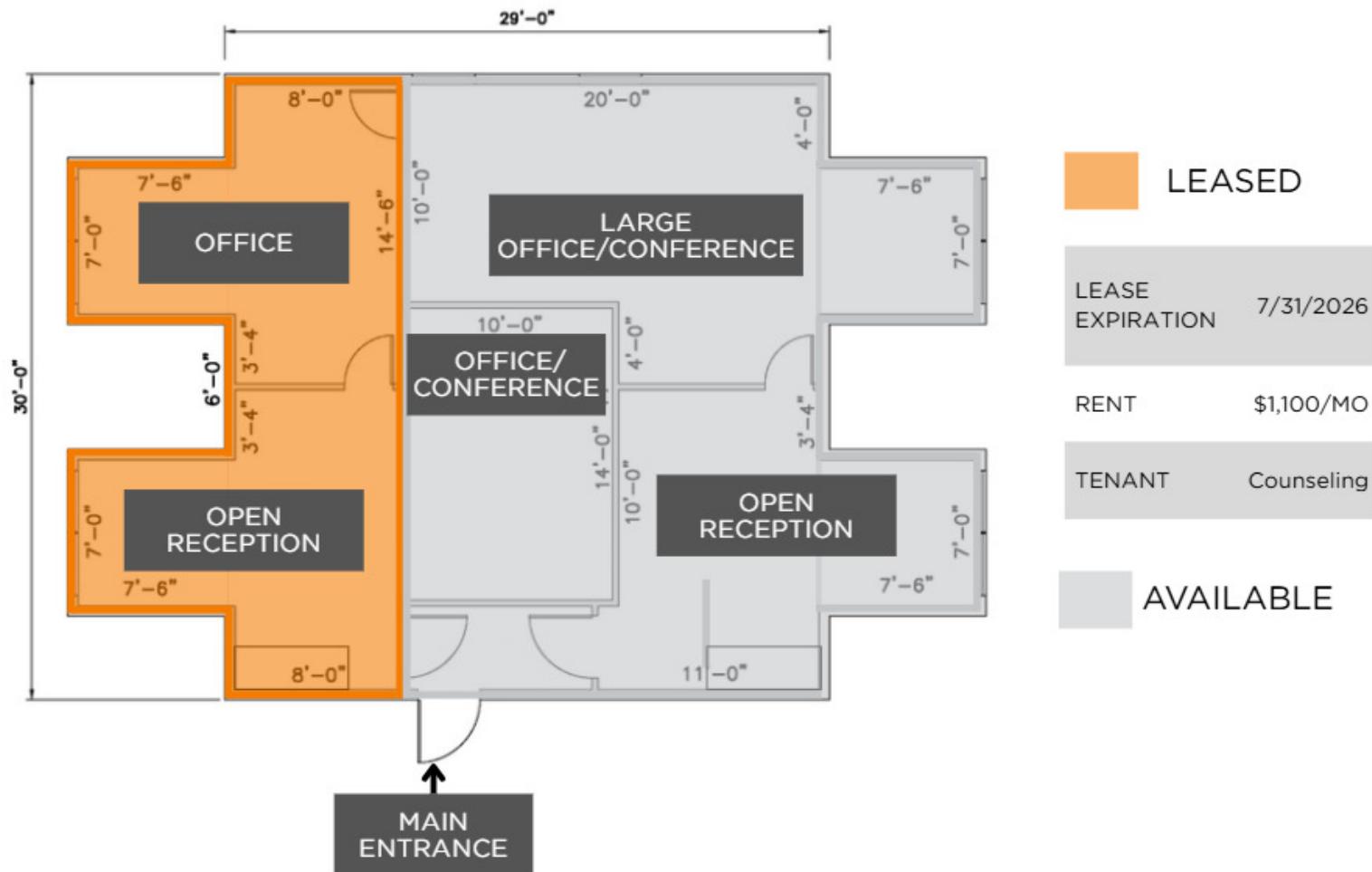
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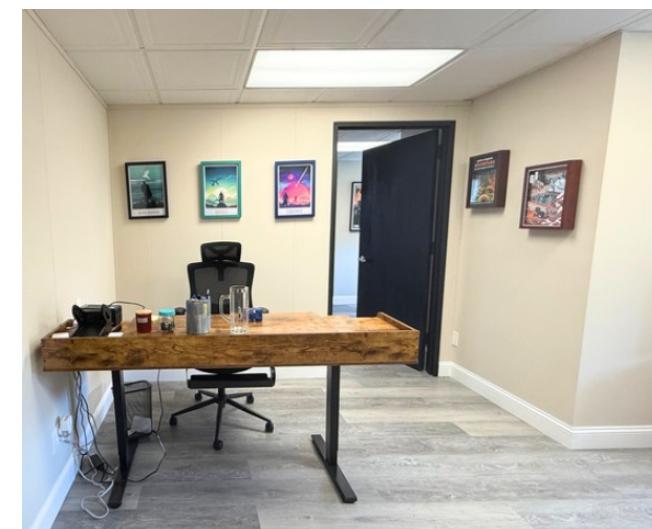
## FLOOR PLAN



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## ADDITIONAL PHOTOS



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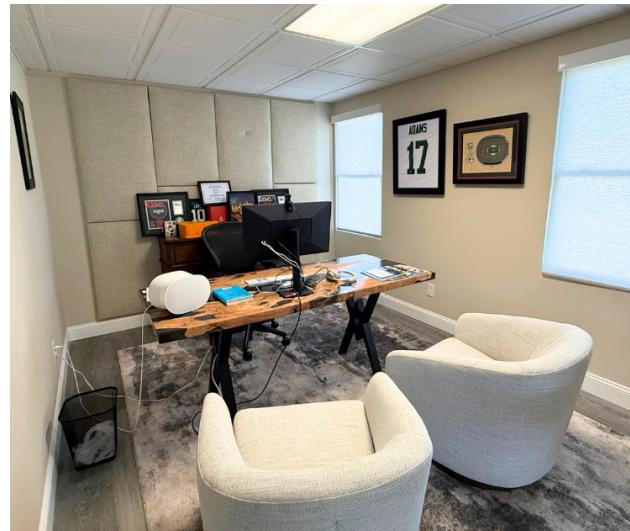
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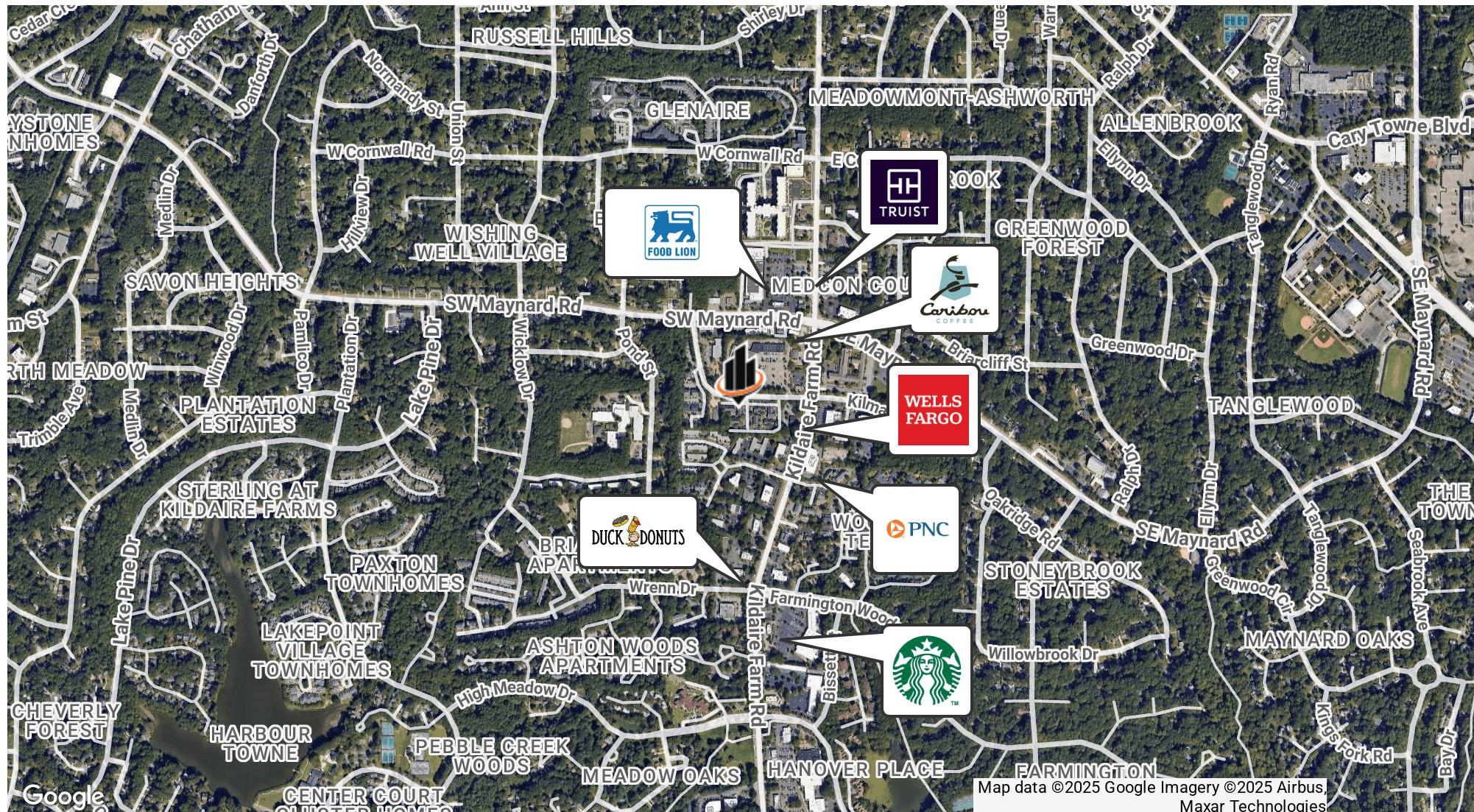
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## LOCATION MAP



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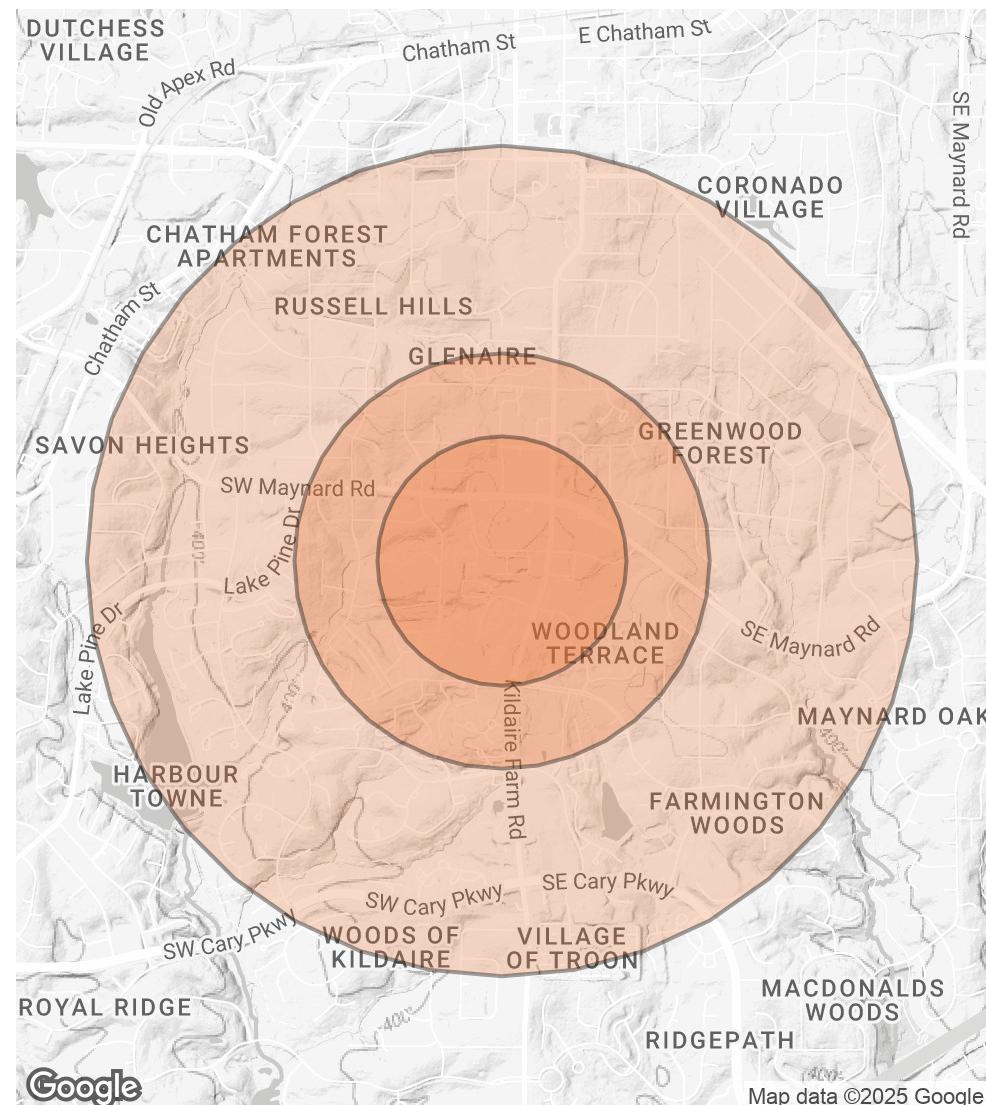
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	538	3,050	10,851
<b>AVERAGE AGE</b>	40	45	46
<b>AVERAGE AGE (MALE)</b>	38	42	44
<b>AVERAGE AGE (FEMALE)</b>	43	47	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	237	1,350	4,863
<b># OF PERSONS PER HH</b>	2.3	2.3	2.2
<b>AVERAGE HH INCOME</b>	\$96,346	\$105,883	\$115,351
<b>AVERAGE HOUSE VALUE</b>	\$367,283	\$389,504	\$430,827

Demographics data derived from AlphaMap



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