

FOR SALE OR LEASE

Office Condo Available

**107 FOUNTAIN BROOK CIRCLE
UNIT C**

Cary, NC 27511

PRESENTED BY:

THOMAS GOODWIN CCIM

O: 919.760.4819

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KARA BLUE

O: 919.760.4800

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PROPERTY SUMMARY



OFFERING SUMMARY

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

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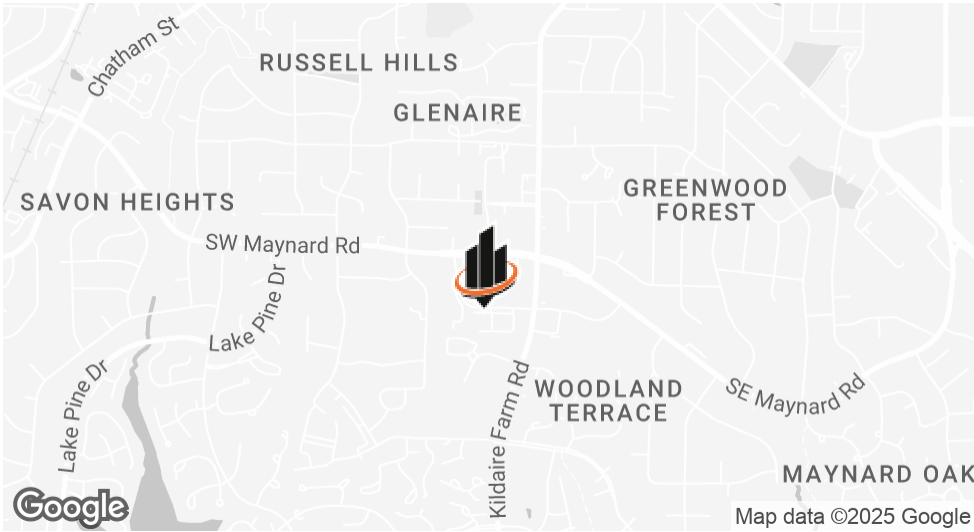
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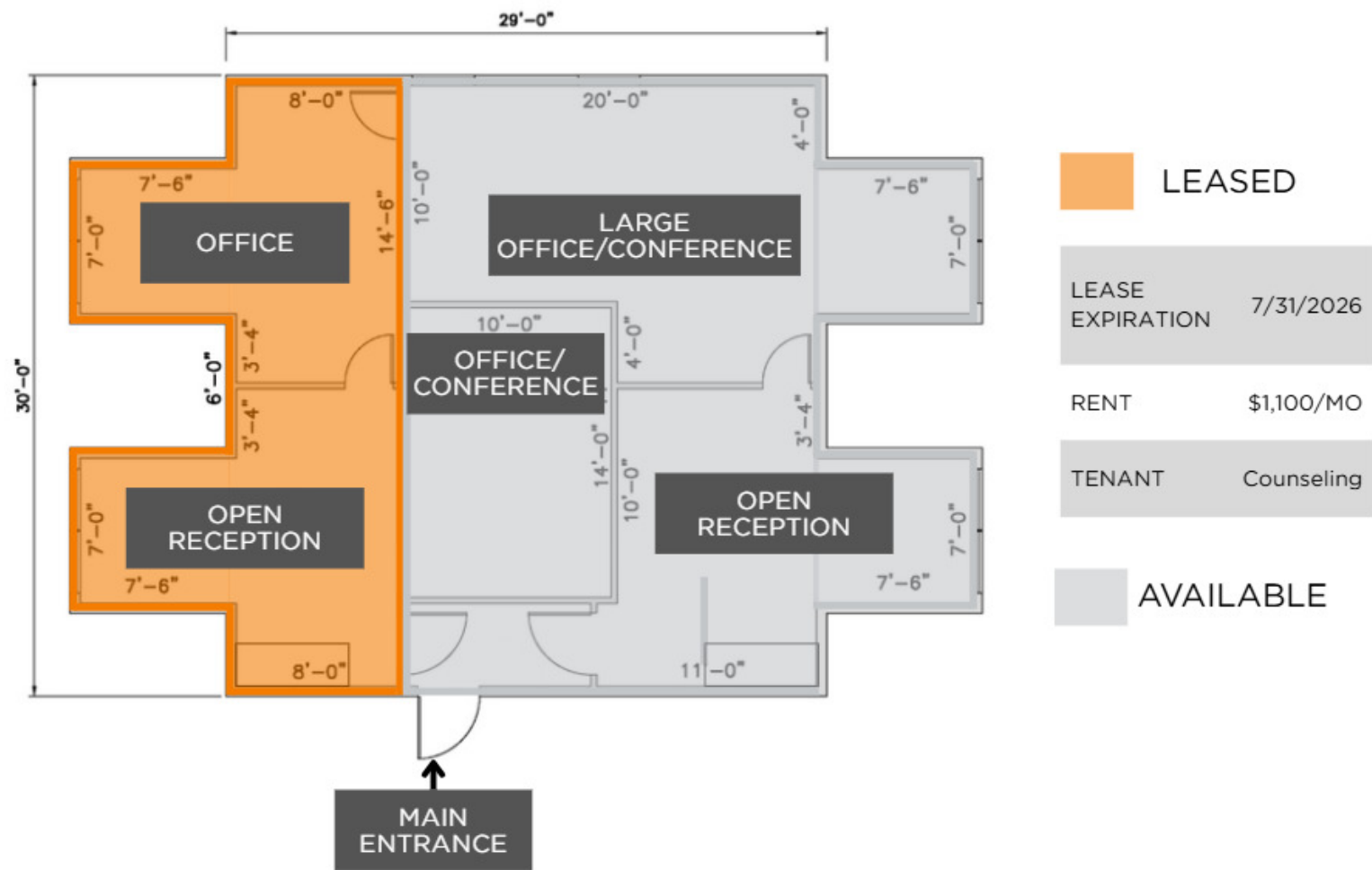
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PROPERTY DESCRIPTION

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.

FLOOR PLAN



THOMAS GOODWIN CCIM **KARA BLUE**
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ADDITIONAL PHOTOS



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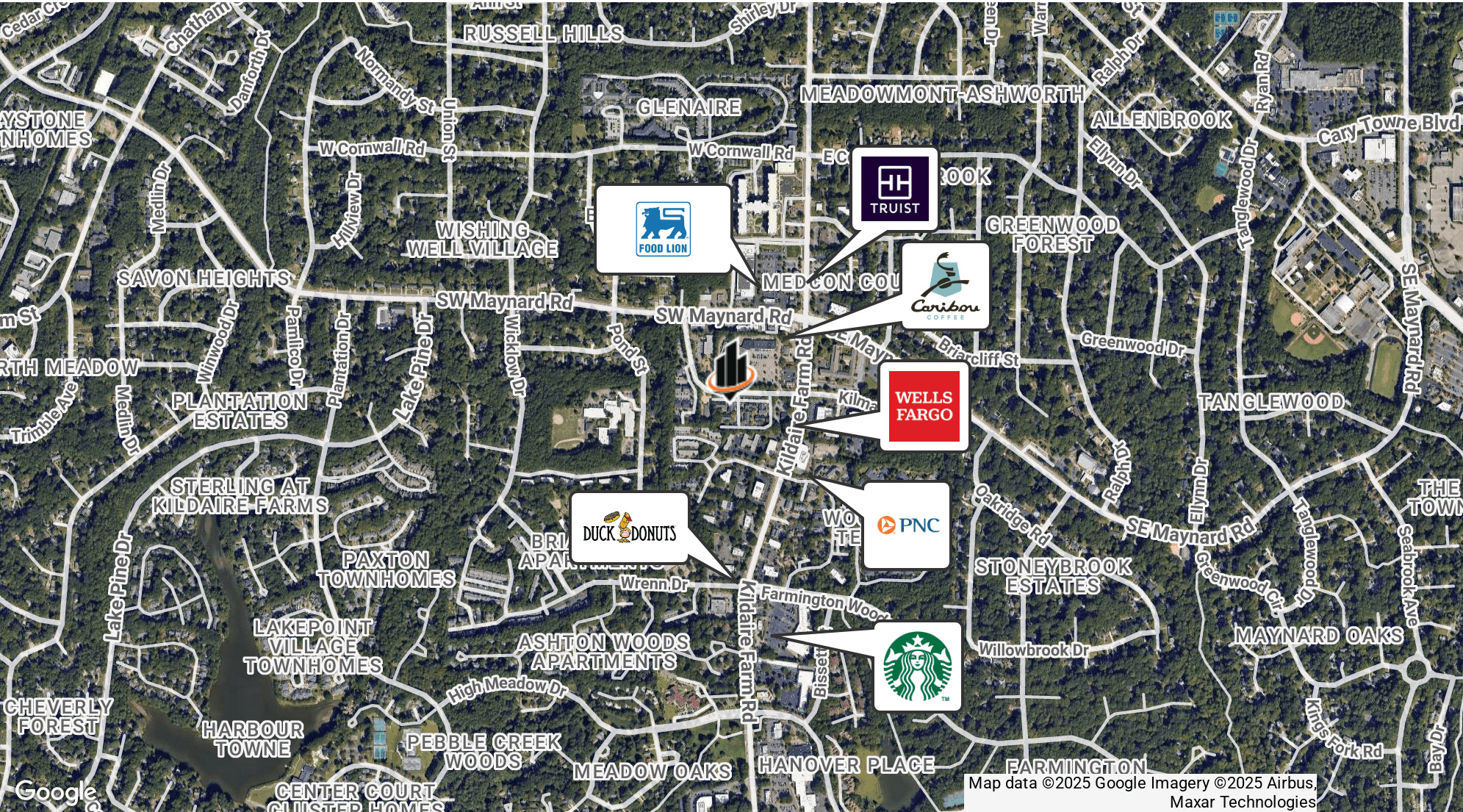
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

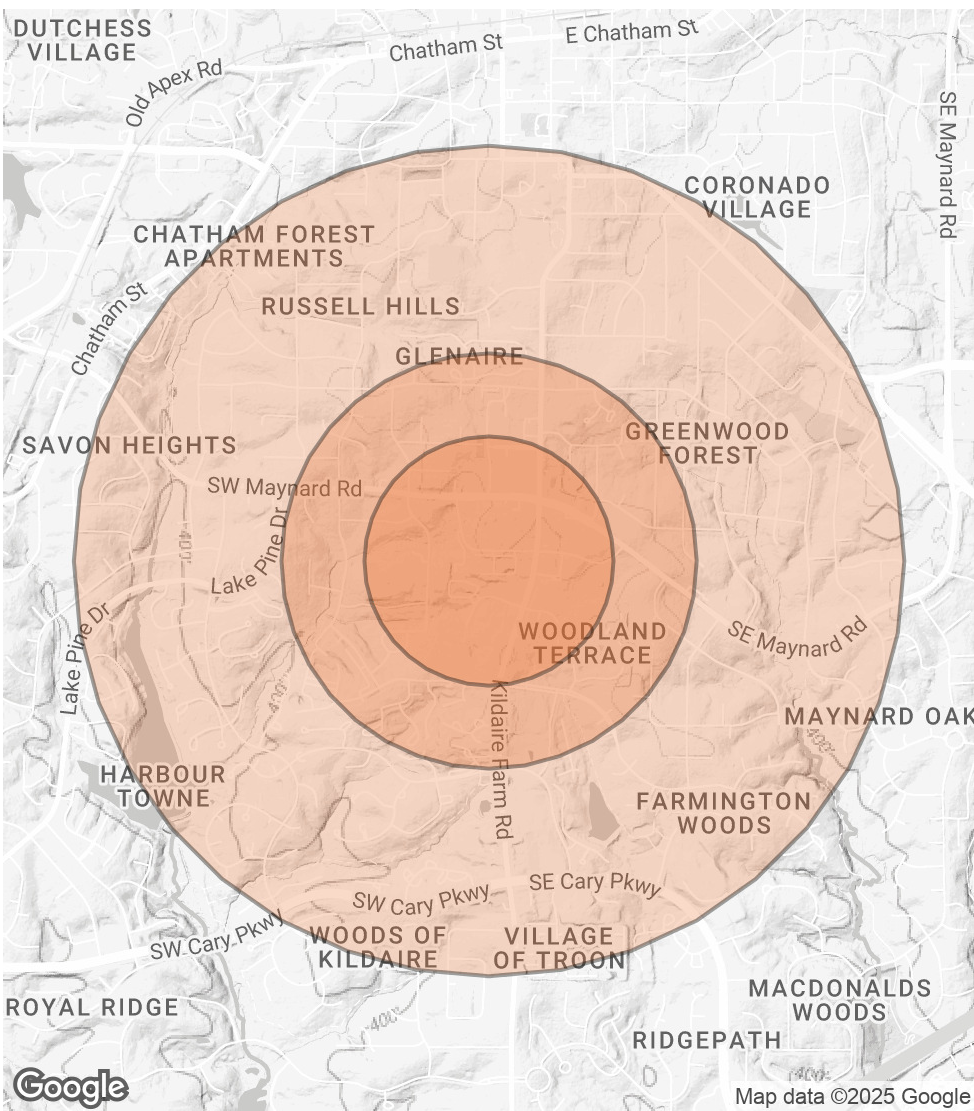
POPULATION

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

HOUSEHOLDS & INCOME

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

Demographics data derived from AlphaMap



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