

FENTON - WEGMANS SUBLEASE

1085 FENTON GATEWAY DRIVE, CARY, NC 27511

FOR
SUBLEASE

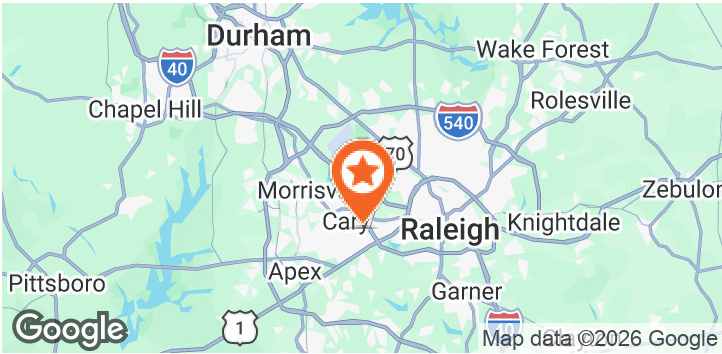


LOCATION DESCRIPTION

Fenton is Cary's first vertically integrated mixed-use destination.

PROPERTY HIGHLIGHTS

- Pad available for sublease can accommodate up to a 102,000 SF +/- footprint and would be delivered pad ready.
- Strategically positioned between I-40 (132,000 AADT) and Maynard Rd (16,500 AADT).
- Maynard Rd. is Cary's 8.54-mile-long ring road.



DEMOGRAPHICS

3 MILES 5 MILES 7 MILES

	3 MILES	5 MILES	7 MILES
2026 Population Density	82,247	191,025	366,414
2026 Daytime Population	59,757	153,852	311,978
2026 Median HH Income	\$91,636	\$106,165	\$112,924
2026 Median Age	35.7	34.1	35.5



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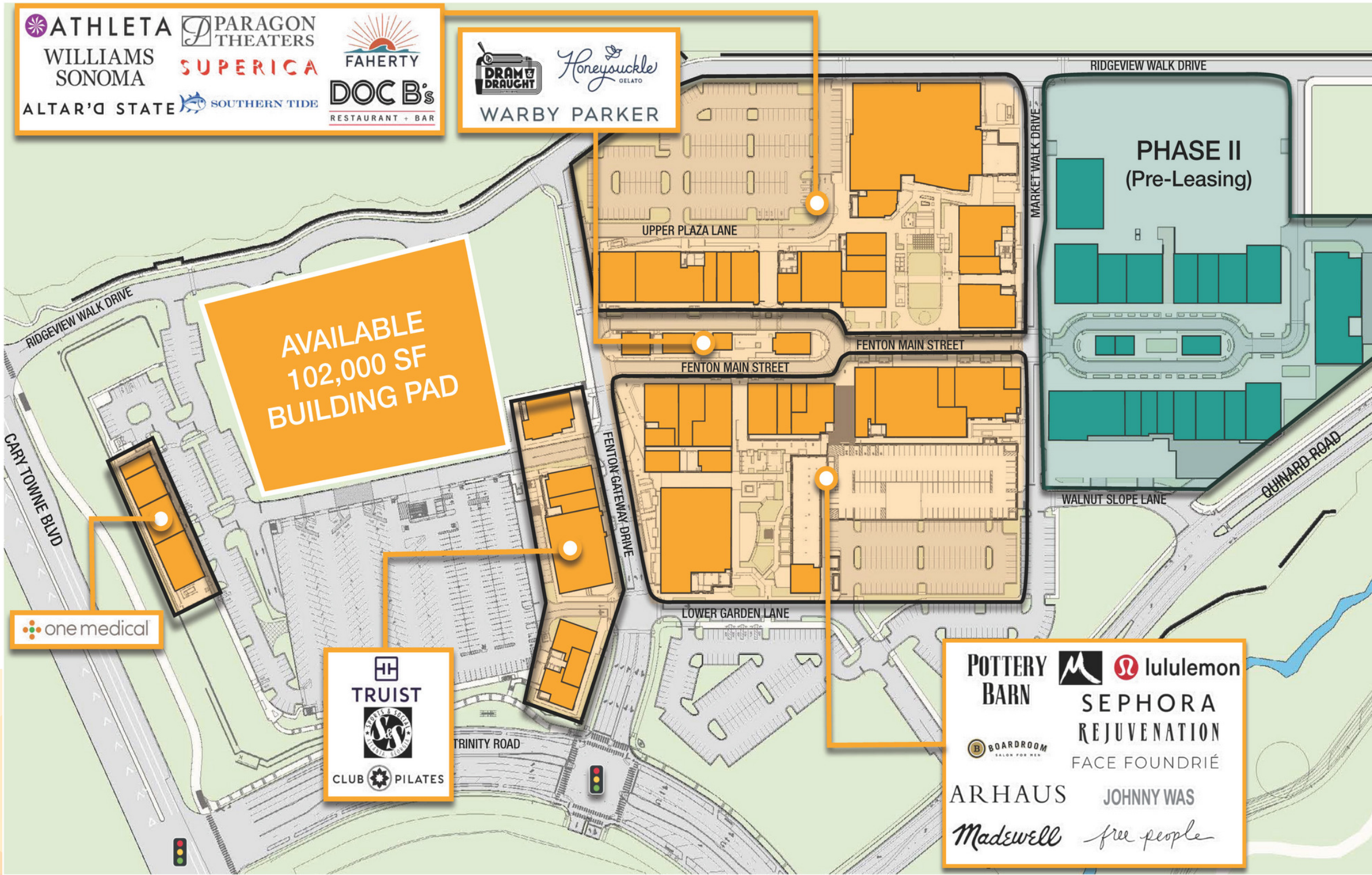
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