

RETAIL CONDOS FOR SALE

594 E CHATHAM

120, 122, & 124 | Cary, NC 27511

GRAHAM STOREY
919.698.8799
graham@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

CHATHAM PROFESSIONAL PARK | BUILDING B | UNITS 120, 122 & 124

RETAIL PROPERTY FOR SALE



PROPERTY DESCRIPTION

Own income-producing real estate near Cary, NC. This 100% leased, 4,125 SF retail building comprised of 3 condos at 594 E Chatham St throws off \$66,894 in NOI on day one, a 7.04% cap at the asking price. Fully leased Cary product under \$1M with two established local tenants rarely hits the market. Don't miss your chance.

PROPERTY HIGHLIGHTS

- Built in 2000; brick, single story, central HVAC
- \$81,888 in-place gross rent; both leases gross, \$14,994 total owner expenses
- NC Strength Gym through 1/2031 (3% bumps); Tully's Tattoo personally guaranteed (4% bumps)
- Zoned GC (General Commercial); Wake County REID 0285323
- Downtown Cary trade area; 10 mi to Raleigh, 12 mi to RTP and RDU

OFFERING SUMMARY

Sale Price:	\$950,000
Number of Units:	3
Building Size:	4,125 SF
NOI:	\$66,894.00
Cap Rate:	7.04%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	220	900	3,444
Total Population	660	2,665	9,883
Average HH Income	\$79,075	\$99,312	\$107,917

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
120	RTP Tattoo Lab	1,375 SF	33.33%	\$24.65	\$33,888	7/1/2025	6/30/2027
122	NC Strength Gym	1,375 SF	33.33%	\$17.45	\$24,000	1/23/2026	1/31/2031
124	NC Strength Gym	1,375 SF	33.33%	\$17.45	\$24,000	1/23/2026	1/31/2031
TOTALS		4,125 SF	99.99%	\$59.55	\$81,888		

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107 Fayetteville, Suite 100, Raleigh, NC 27601 • 919.650.2643 • cityplat.com

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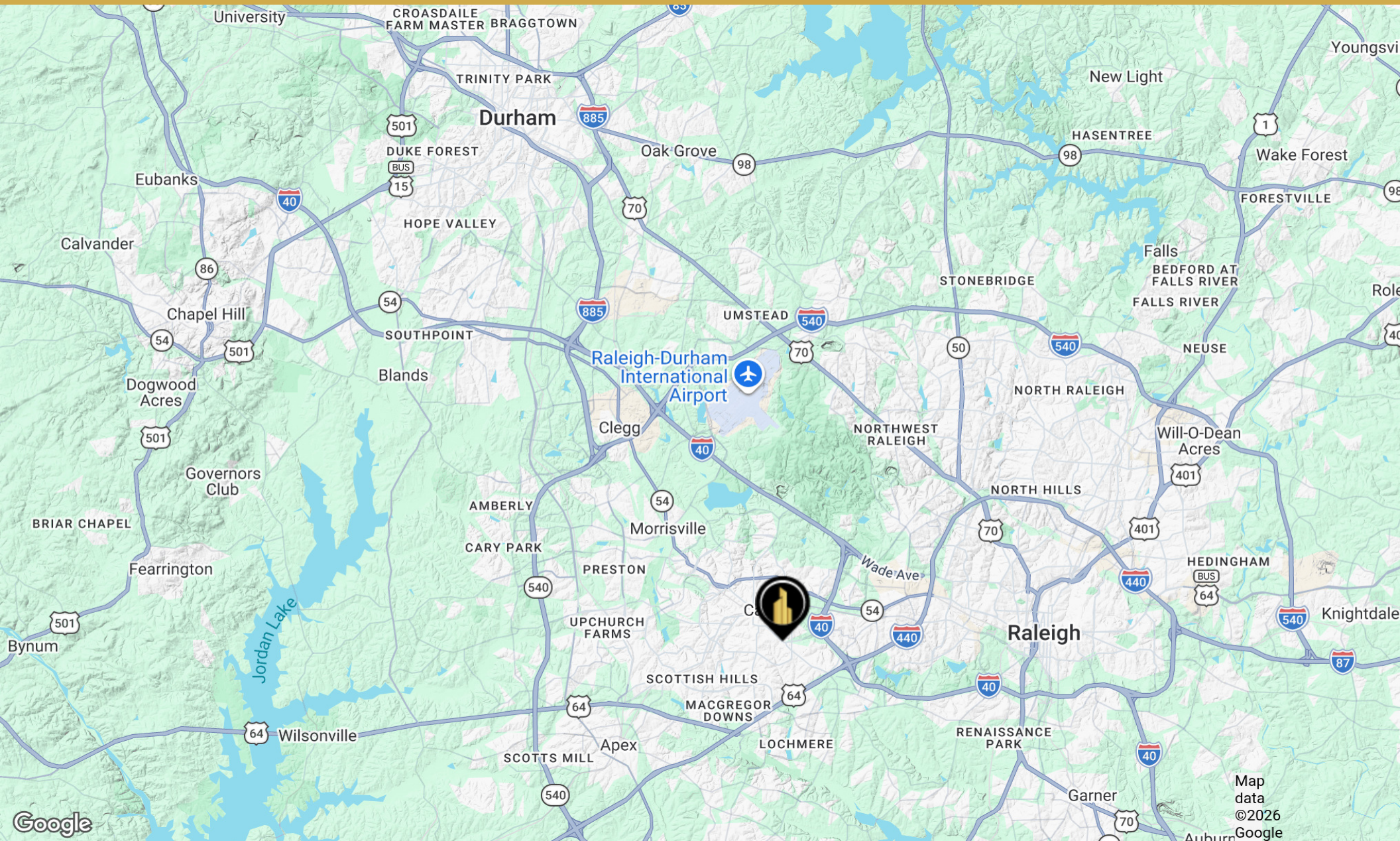
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