



251 Keisler Drive

#100

Cary, NC 27518

**Ground Floor Medical
Condo/Office available for
sale**



Davina D. Ray
Broker Realtor
919 995 2001
4004 Barret Dr.
Raleigh NC 27609

Property Summary

Medical Condo/Office available for sale

Sales Price
\$917,244

Property Location

In the heart of the main medical district of Cary -- off Kildaire Farm Road and Tryon Road. Opposite the main Wakemed hospital, Ashville Avenue and other major medical buildings and facilities. Adjacent to Healthplex 1 and 2. Highly desirable location directly across from Waverly Place. Located ½ mile from US Highway 64 and US-1 at the intersection of Kildaire and Tryon Roads

Property Details

Attractive first floor suite with ease of
access and leasability



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Financial Summary

Annual Taxes (2024) – \$6082.87

Annual Condo Maintenance Dues – \$12,278.04



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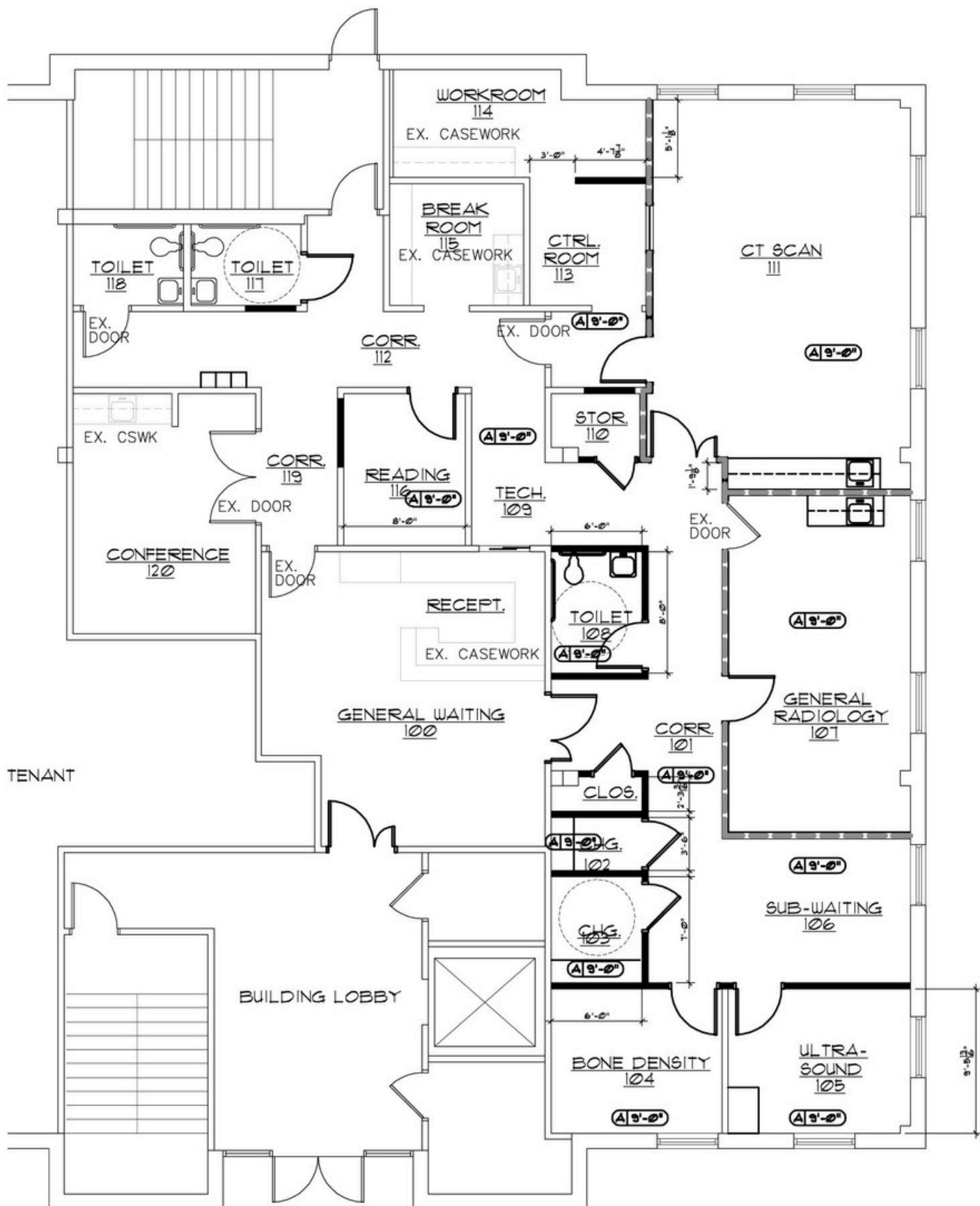
Scale: 1/8" = 1'-0"

DATE: _____

SIGNATURE: _____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

NOTE: THESE UNITS ARE SUBJECT TO DEVELOPER'S RIGHTS TO CREATE ADDITIONAL UNITS.



251 Keisler Drive
Cary, North Carolina 27518

ARCHITECT
H.S. ANNIS ARCHITECT AIA
APEX, N.C. 27539

HVAC, PLUMBING & ELECTRICAL ENGINEERS
ATLANTEC ENGINEERS, PA
RALEIGH, N.C. 27612

DRAWING INDEX

ARCHITECTURE

- | | |
|----|---|
| C1 | COVER SHEET & LIFE SAFETY PLAN |
| C2 | BUILDING CODE SUMMARY |
| A1 | DEMOLITION AND FLOOR PLAN |
| A2 | REFLECTED CEILING PLAN, DOOR & FINISH SCHEDULES |

PLUMBING

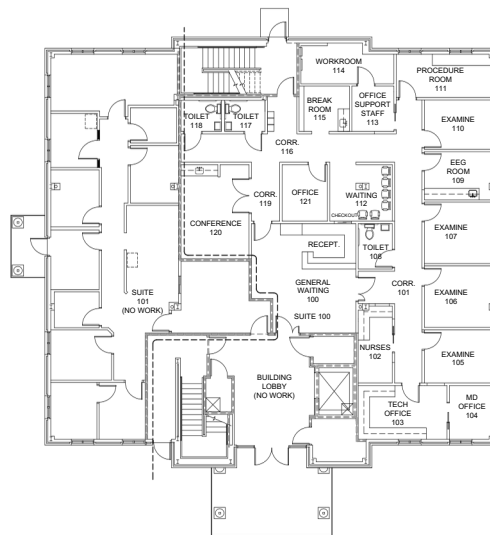
- P1 PLUMBING WATER/WASTE PLAN
P2 PLUMBING SCHEDULES, NOTES, AND LEGENDS
P3 PLUMBING RISERS AND DETAILS
MECHANICAL

MECHANICAL

- M1-MECHANICAL PLAN/SCHEDULES
M2-MECHANICAL DETAILS

ELECTRICAL

- E1-ELECTRICAL POWER/LIGHTING PLAN
E2 ELECTRICAL RISER/SCHEDULE
E3 ELECTRICAL LEGEND/NOTES/DETAILS



FLOOR PLAN

1 LIFE SAFETY PLAN
1/8" = 1'-0"

OCCUPANCY TYPE = O
OCCUPANCY LOADS = OL
EXIT ACCESS TRAVEL DISTANCE = 72
CLEAR EXIT WIDTH = EW
MAXIMUM CALCULATED OCCUPANT LOAD = MOL
ACTUAL OCCUPANCY LOAD = AOL



project name
RENOVATION SUITE 100
251 Keisler Drive
Cary, North Carolina 27518

project number
2017-04

scots / signature

date
08-23-2017

key plan

sheet 100

COVER SHEET

Short Author

C1
drawn by **ACS**
checked by **HSA**



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SKETCH ADDENDUM

Borrower or Owner

Property Address 251 KEISLER DR #100

City CARY

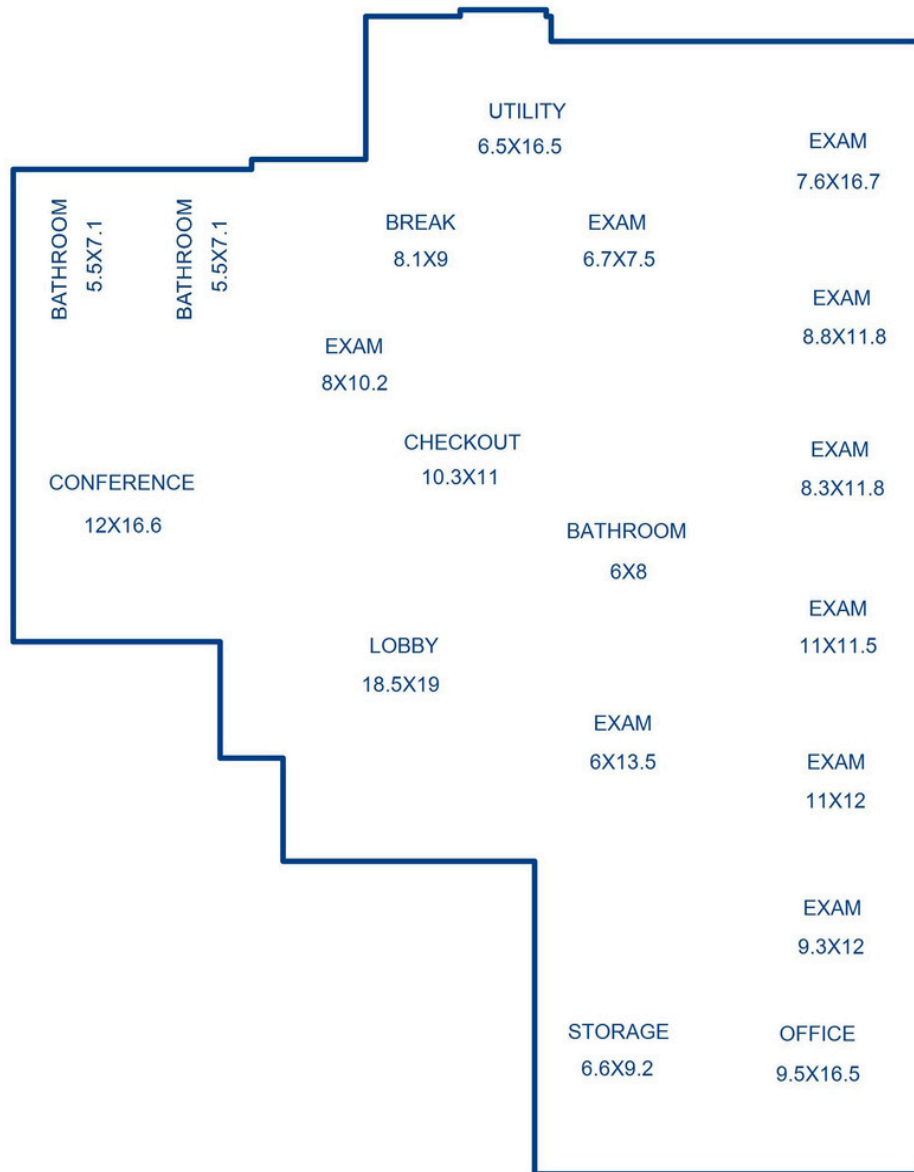
County WAKE

State NC

Zip Code 27518

Client

Davina D. Ray



APPROXIMATE DIMENSIONS

FOR USE BY SHOWALTER VALUATION CLIENTS

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1.0	2830.6	250.2	2830.6	First Floor		5.2 x	0.4 =	2.1
								42.6 x	35.4 =	1508.0
								28.4 x	12.5 =	355.0
								38.8 x	6.2 =	240.6
								40.7 x	0.6 =	24.4
								23.6 x	18.8 =	443.7
								33.8 x	7.1 =	240.0
								11.2 x	1.5 =	16.8
	Net LIVABLE	cnt	1 (rounded)		2,831	8 total items			(rounded)	2,831

Submarket Overview

Community Demographics

Cary is characterized by a diverse and well-educated population. The demographics of Cary showcase a blend of various racial and ethnic backgrounds, contributing to a rich cultural environment. Here are some key demographic highlights:

- **Population:** Cary has experienced significant population growth over the past few decades. As of recent estimates, the population of Cary is around 180,000.
- **Diversity:** Cary is known for its growing diversity, with a notable presence of Asian and other ethnic groups, in addition to a strong white population.
- **Education:** The town boasts a highly educated population, with a large percentage of residents holding bachelor's and graduate degrees.

Household Income

Cary is recognized for its affluent population and high household income levels. The robust economy and presence of numerous high-tech companies contribute to the area's prosperity. Key points about household income include:

- **Median Household Income:** Cary enjoys a median household income that is significantly higher than both the state and national averages.
- **Per Capita Income:** The per capita income in Cary is also relatively high, reflecting the overall economic well-being of the community; Cary also has a median household income of \$129,399 in 2023.



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Submarket Overview

Population and Age Distribution

Cary's population is relatively young and well-balanced, with a significant portion of residents in their prime working years. The age distribution in Cary is as follows:

- **Median Age:** The median age in Cary is around 39 years old, indicating a mix of young professionals, families, and older adults.
- **Age Distribution:** A large percentage of the population falls within the 25-64 age group, which is the primary working-age demographic. The town also has a healthy population of children and teenagers, as well as a growing senior population.

Major Corporations

Cary's economy is closely tied to the Research Triangle Park (RTP), one of the largest research parks in the world. The presence of major corporations in and around Cary contributes to the town's economic vitality and real estate market. Some of the major corporations and industries in the area include:

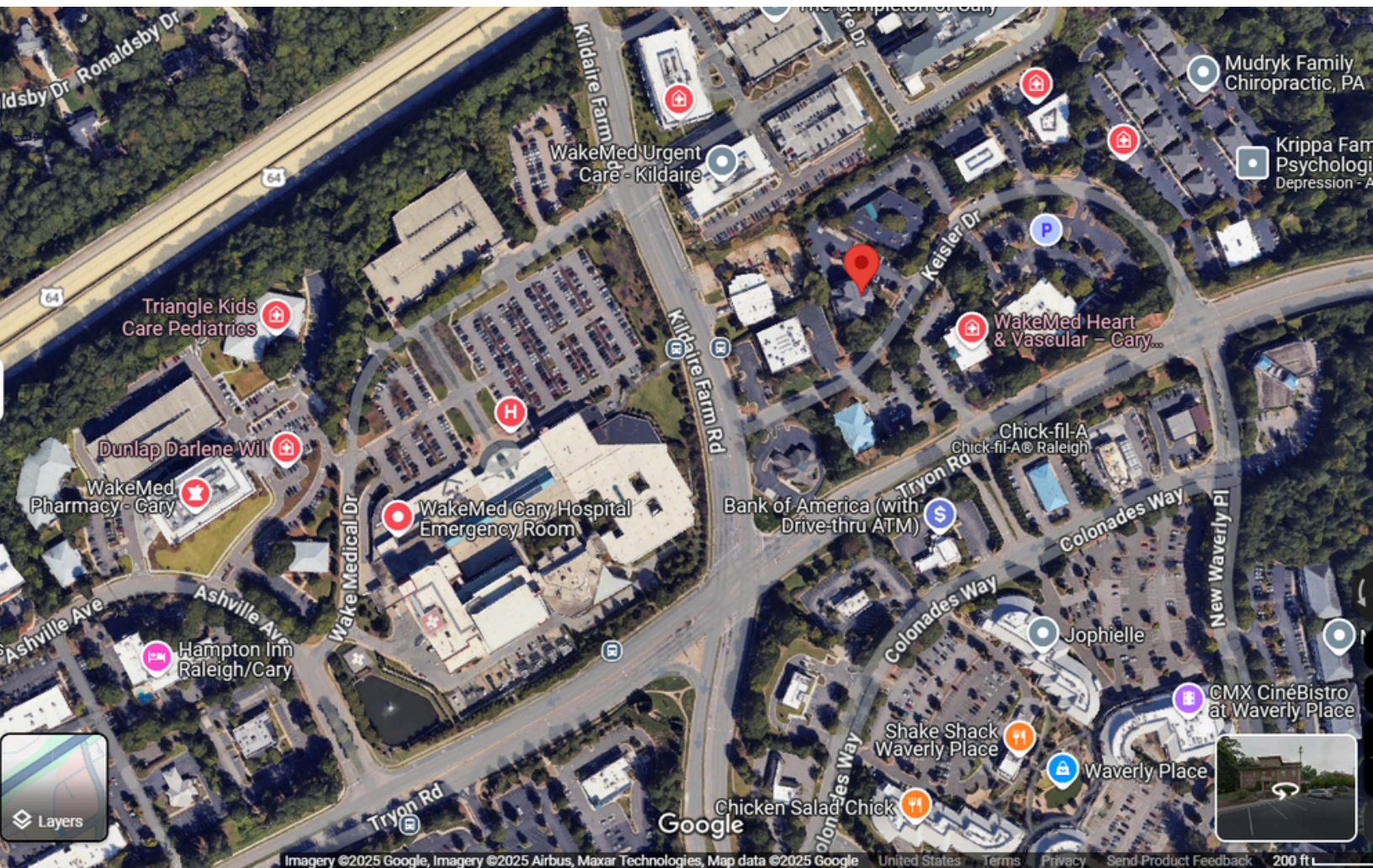
- **Technology:** Cary and the Research Triangle Park are home to numerous technology companies, including SAS Institute, a major software company headquartered in Cary.
- **Life Sciences:** The area has a strong presence in the life sciences industry, with many pharmaceutical and biotechnology companies operating in the region.
- **Research Triangle Park (RTP):** While not exclusively in Cary, RTP's proximity is a major economic driver. Key employers in RTP include IBM, Cisco, and GlaxoSmithKline.

In summary, Cary, North Carolina, offers a thriving real estate submarket driven by a well-educated and affluent population, a strong economy, and its proximity to major corporations and the Research Triangle Park. The town's diverse demographics, high-income levels, and balanced age distribution make it an attractive place to live and invest.



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Location Map



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