



**TRADEMARK  
PROPERTIES**

# 7560 CARPENTER FIRE STATION ROAD

CARY, NC 27519

UP TO **8,872 SF**

**FOR  
LEASE**



## LISTING BROKERS:

**SHELLEY BHATIA, CCIM**

910.273.8474 (M)

[SBHATIA@TRADEMARKPROPERTIES.COM](mailto:SBHATIA@TRADEMARKPROPERTIES.COM)

**JACK PRUDEN**

919.645.1426 (O) | 919.619.7293 (M)

[JPRUDEN@TRADEMARKPROPERTIES.COM](mailto:JPRUDEN@TRADEMARKPROPERTIES.COM)

## PROPERTY HIGHLIGHTS

- » **Three-story Class A medical office building**
- » **The West Cary property is perfectly positioned in the center of the Triangle with convenient access to RTP as well as RDU International Airport**
- » **The surrounding Cary suburbs provide an excellent demographic of high-income households with a highly-educated workforce**
- » **36,000+ SF space features an excellent variety of medical tenants**
- » **4:1,000 SF parking**
- » **Great visibility with building and monument signage available**
- » **Timeshare Rate: Negotiable for Suite 303; 1,500 SF**
- » **Vacant spaces available in cold dark shell with a TI allowance**

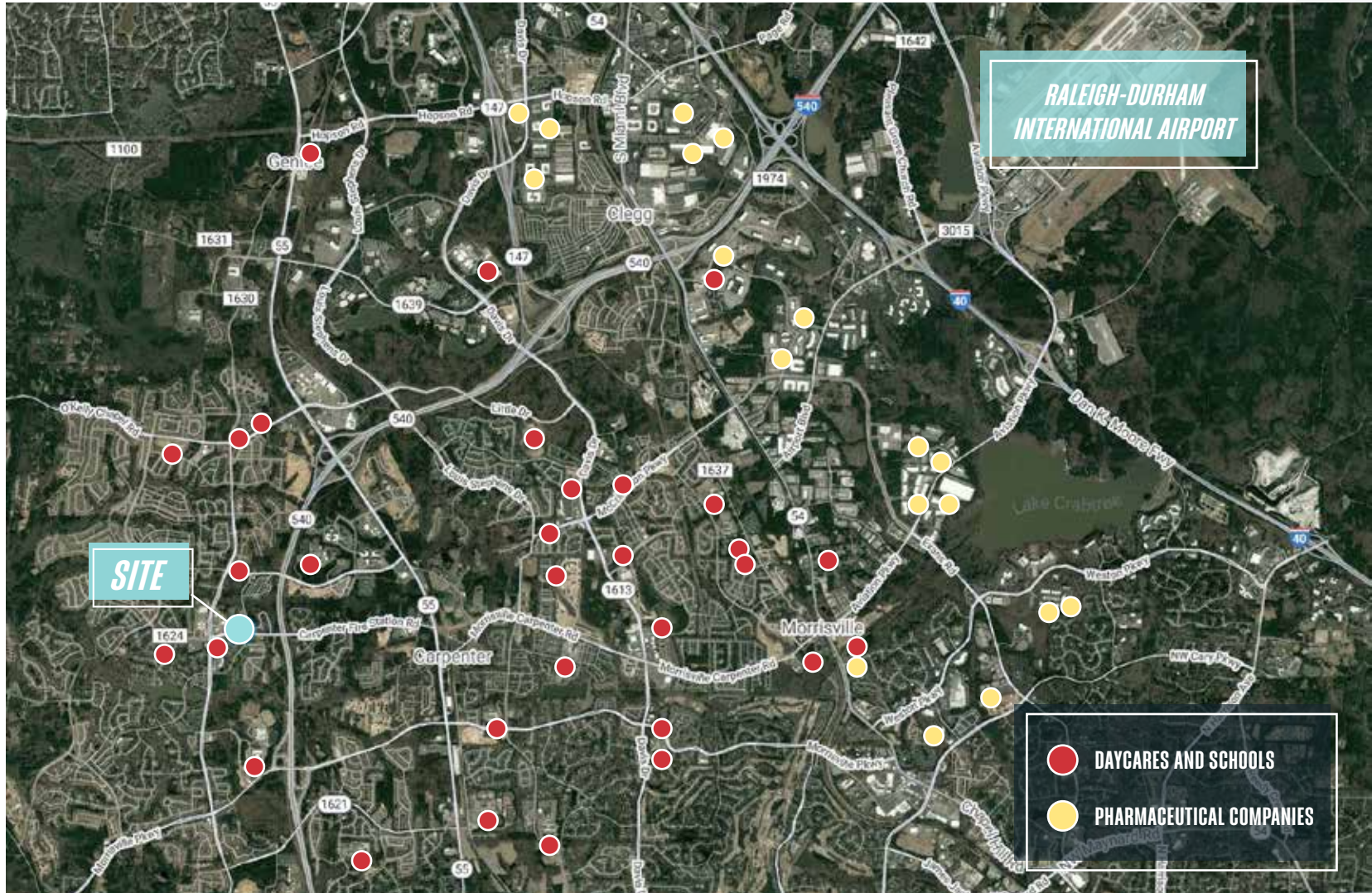


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## LOCATION MAP



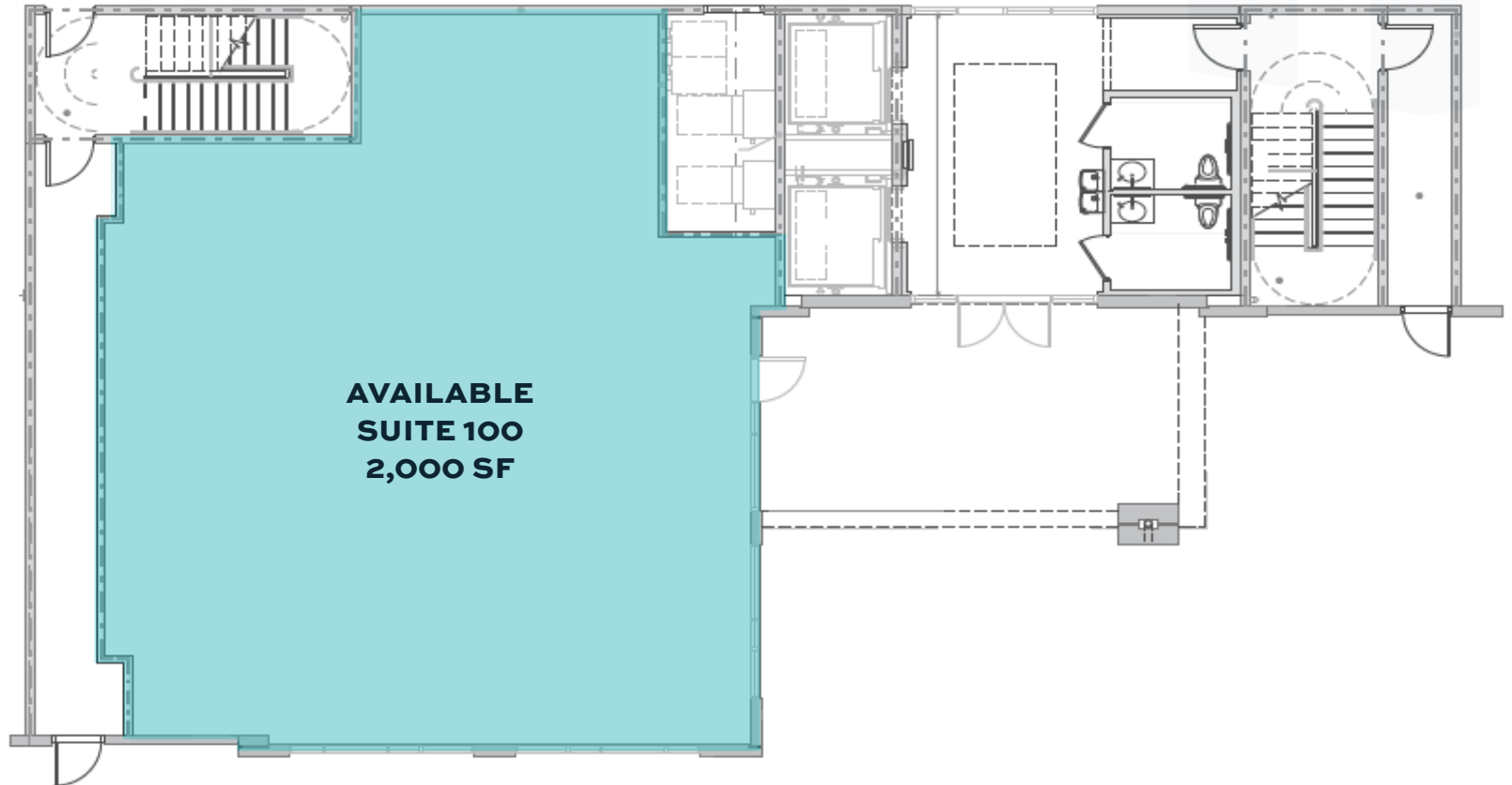
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## FIRST FLOOR

LEASE RATE: MID \$30s + \$6.00, NNN

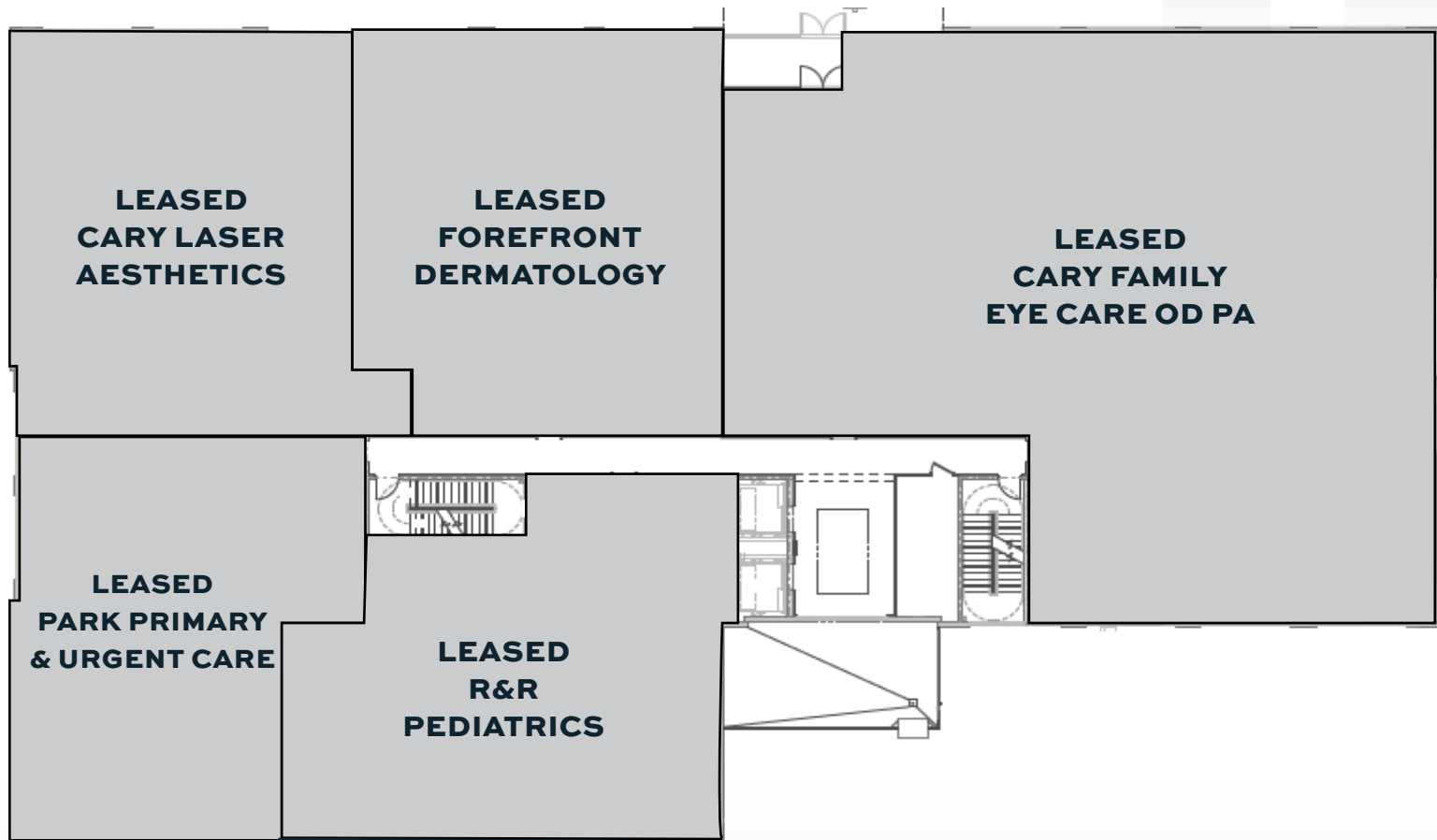


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## **SECOND FLOOR**



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## THIRD FLOOR



**\*\*SUITE OCCUPIED  
TWO DAYS/WEEK BY  
PARK GASTROENTEROLOGY**

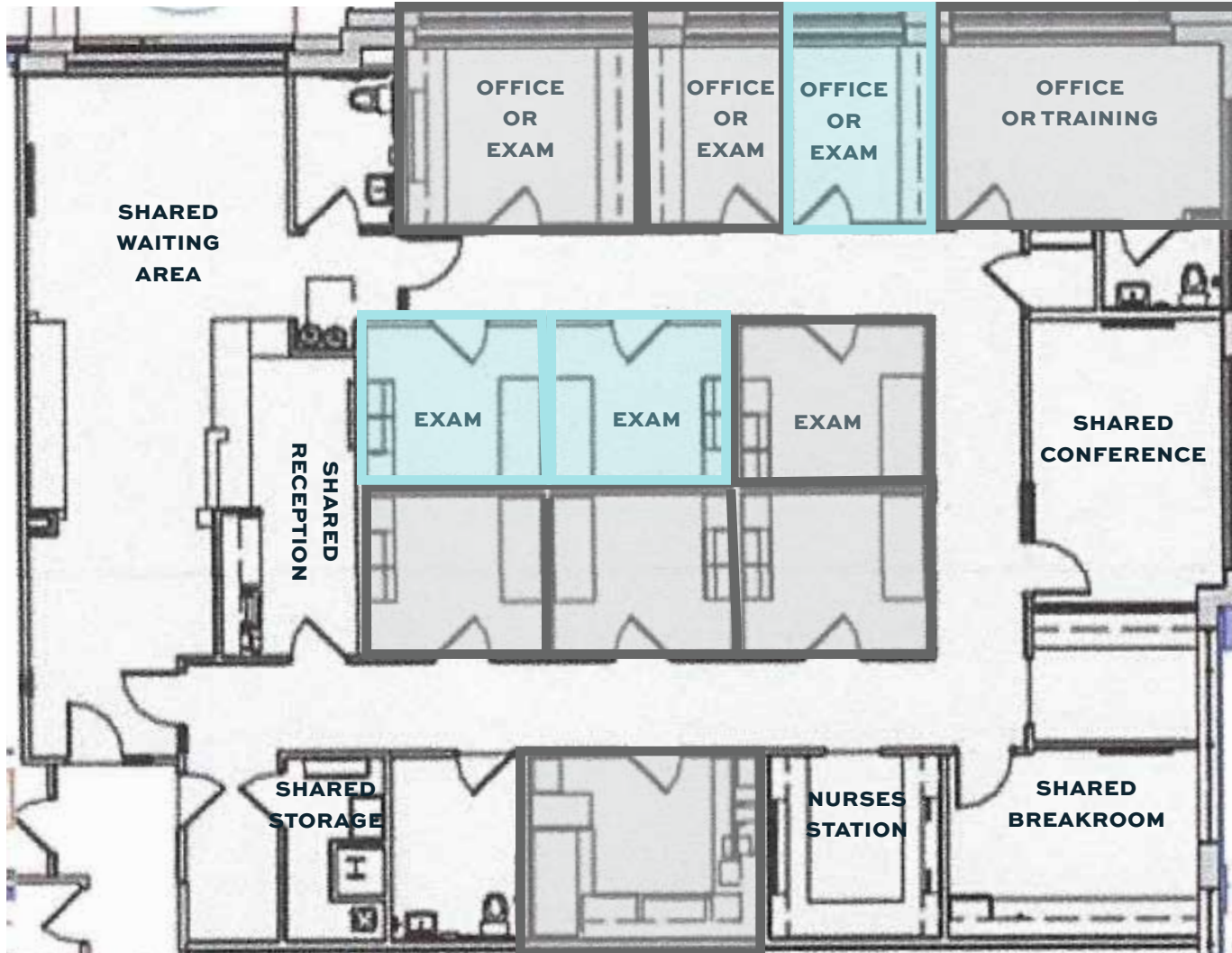
SUITE	SIZE	RENT/MONTH	AVAILABLE
301	2,624 SF	\$30.00	Immediately
302	2,333 SF	\$30.00	Immediately
303	1,500 SF	Negotiable	Immediately
304	1,915 SF	\$30.00	Immediately

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## SUITE 303 - TIMESHARE SPACE



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## EXAMPLE OF UPFIT SUITE



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## **GALLERY**



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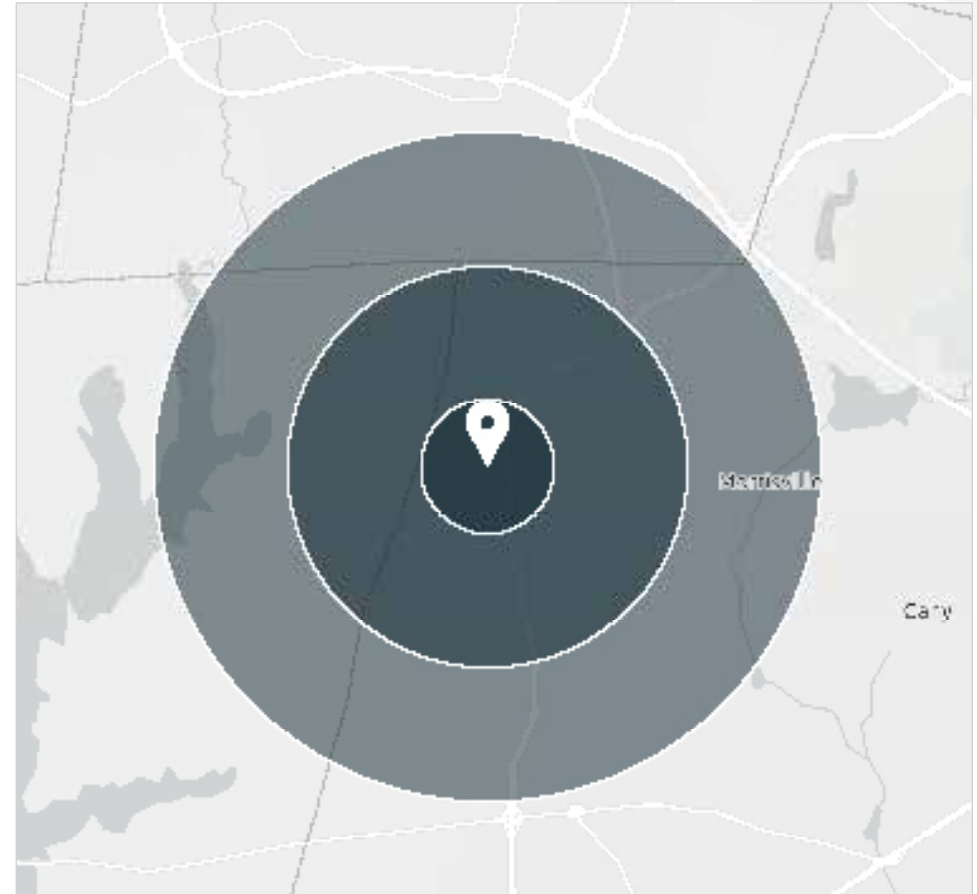
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# DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
<b>2025 POPULATION</b>	15,485	66,607	149,625
<b>2030 POPULATION (PROJECTED)</b>	16,476	70,477	160,023
<b>2025 HOUSEHOLDS</b>	5,380	23,387	55,197
<b>2030 HOUSEHOLDS (PROJECTED)</b>	5,761	24,954	59,892
<b>OWNER-OCCUPIED HOUSING UNITS</b>	3,482	15,319	34,357
<b>RENTER-OCCUPIED HOUSING UNITS</b>	1,898	8,068	20,840
<b>2025 AVERAGE HOUSEHOLD INCOME</b>	\$217,287	\$201,797	\$188,023
<b>2030 AVG HOUSEHOLD INCOME (PROJECTED)</b>	\$234,956	\$221,085	\$204,421



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**THIS IS OUR TRADEMARK**

1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605  
TRADEMARKPROPERTIES.COM | 919-782-5552

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