



TRADEMARK  
PROPERTIES

# 7560 CARPENTER FIRE STATION ROAD

CARY, NC 27519

UP TO **16,867 SF**  
**FOR  
LEASE**

**LISTING BROKER:**

**SHELLEY BHATIA, CCIM**

**910.273.8474 (M)**

**SBHATIA@TRADEMARKPROPERTIES.COM**



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

**7560 CARPENTER FIRE STATION RD  
CARY, NC 27519**

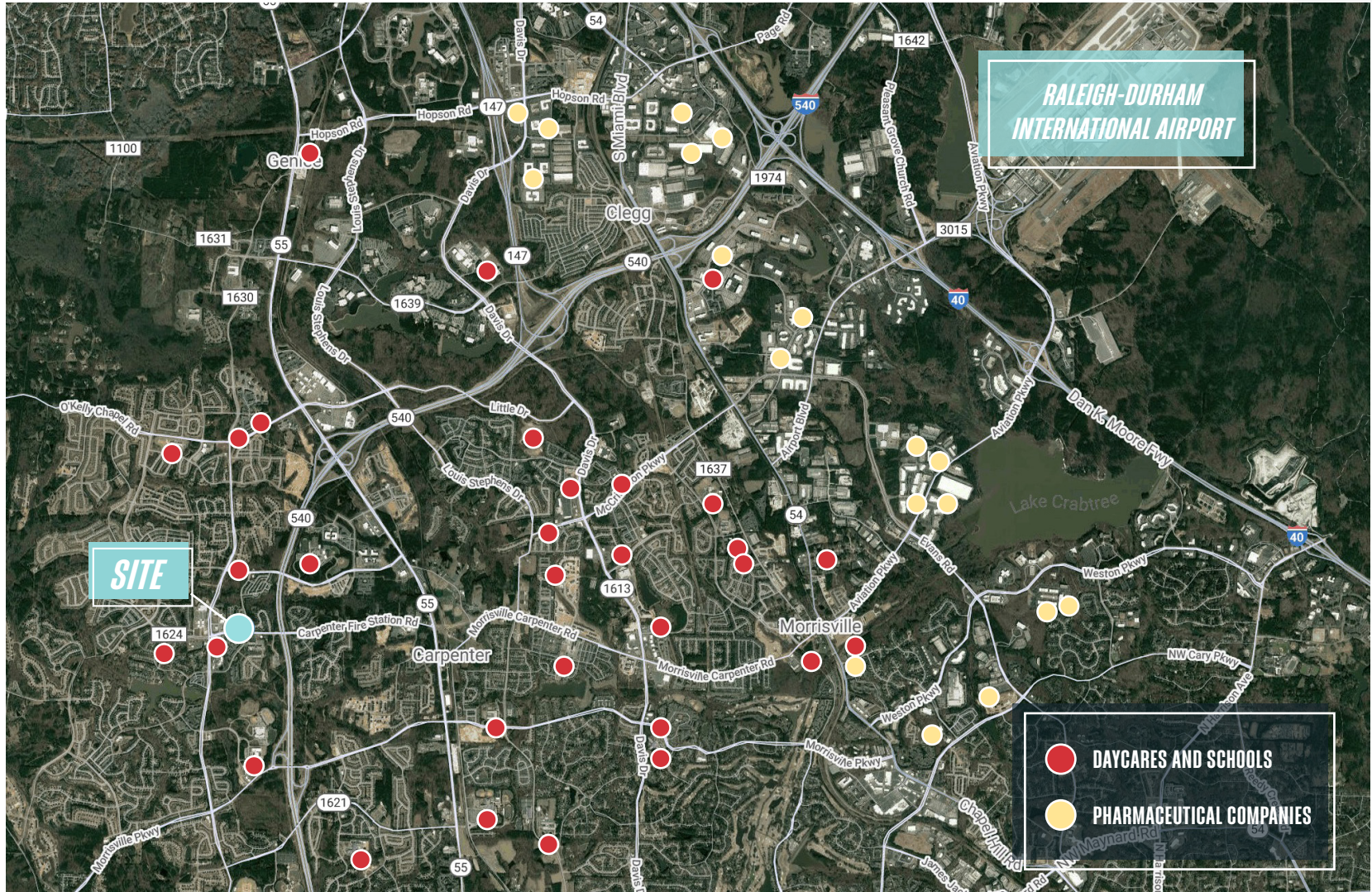
## PROPERTY HIGHLIGHTS

- » **Three-story Class A medical office building built in 2017**
- » **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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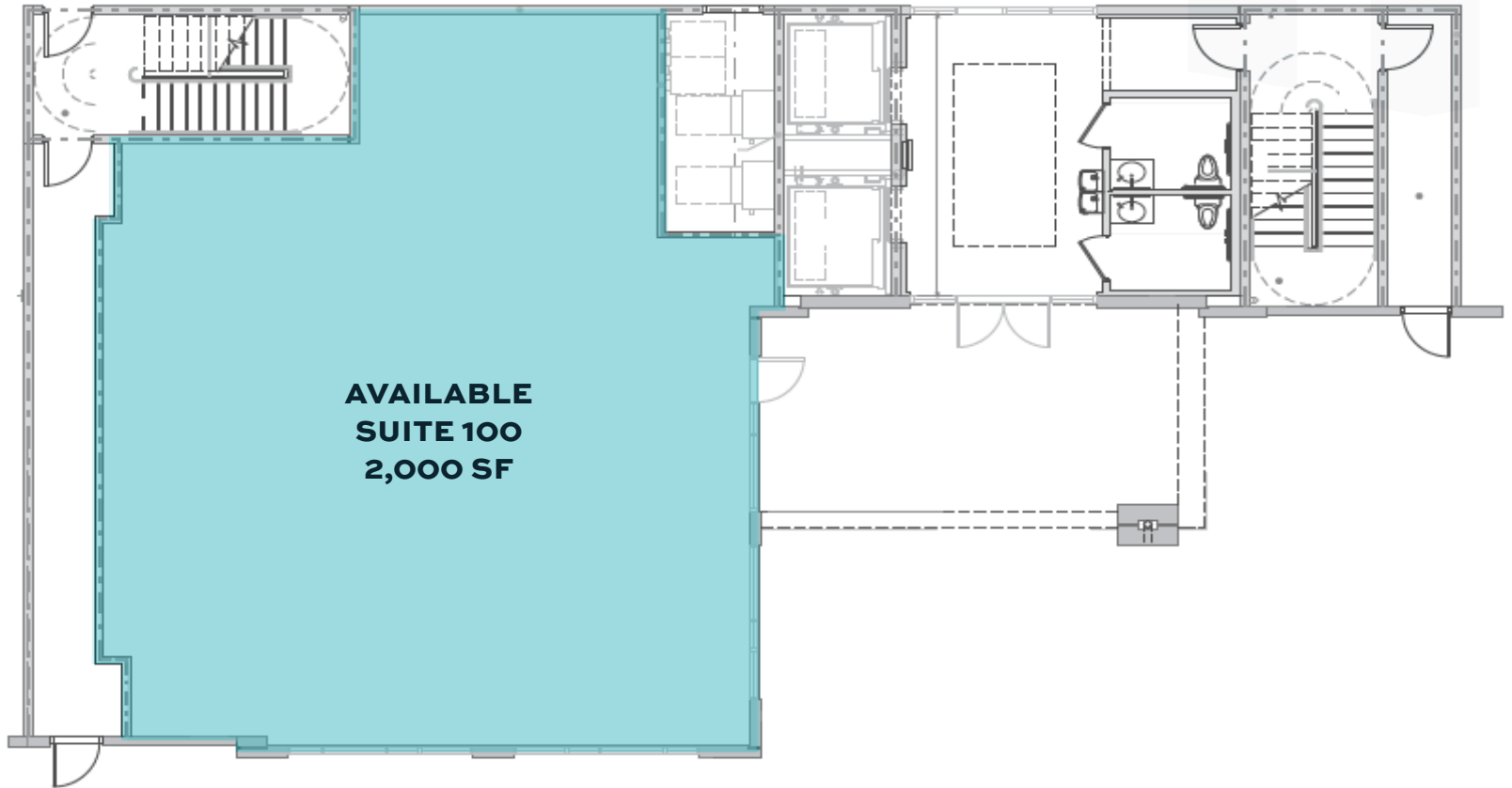
# LOCATION MAP



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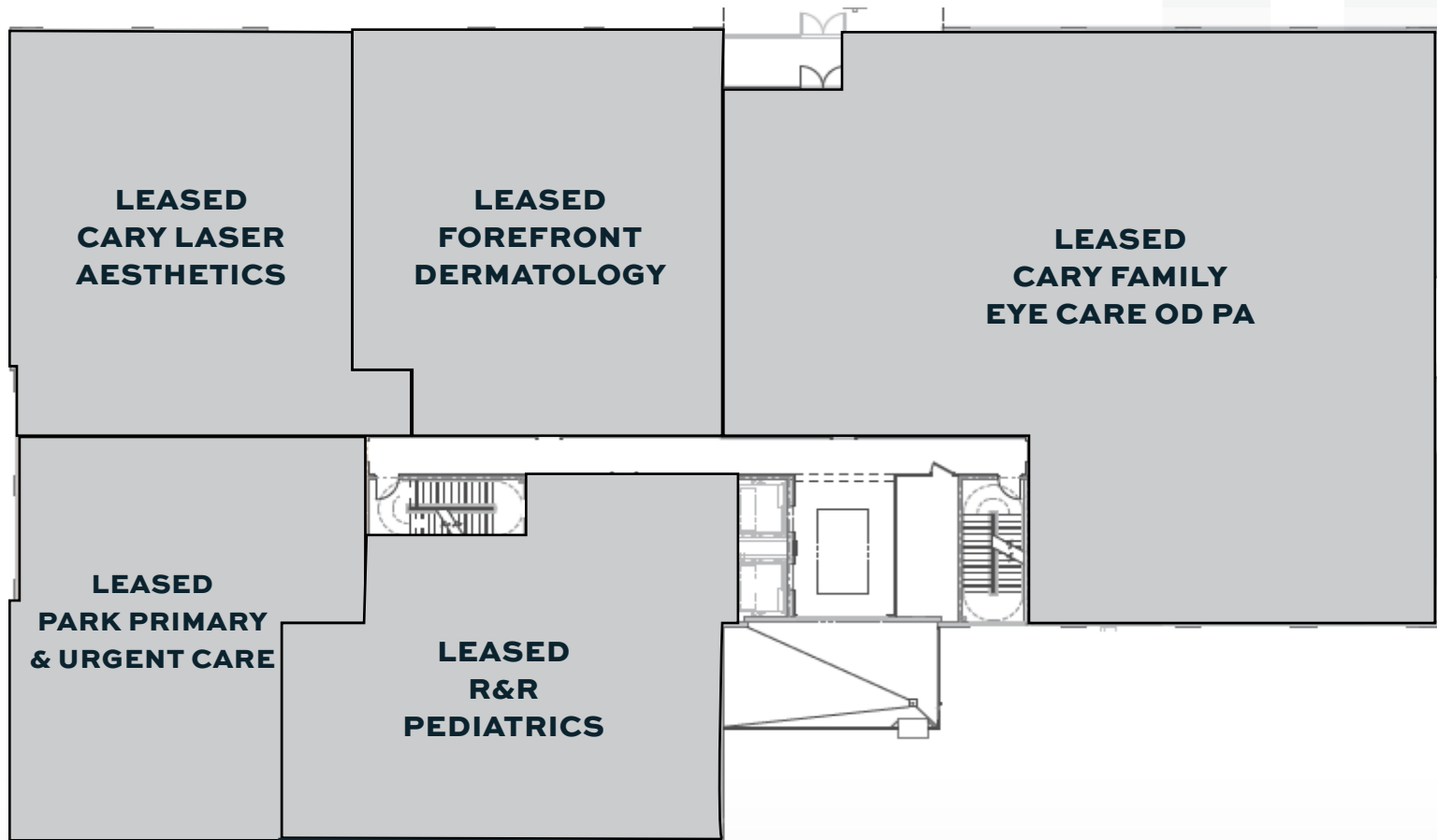
## FIRST FLOOR

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



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## **SECOND FLOOR**



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# THIRD FLOOR



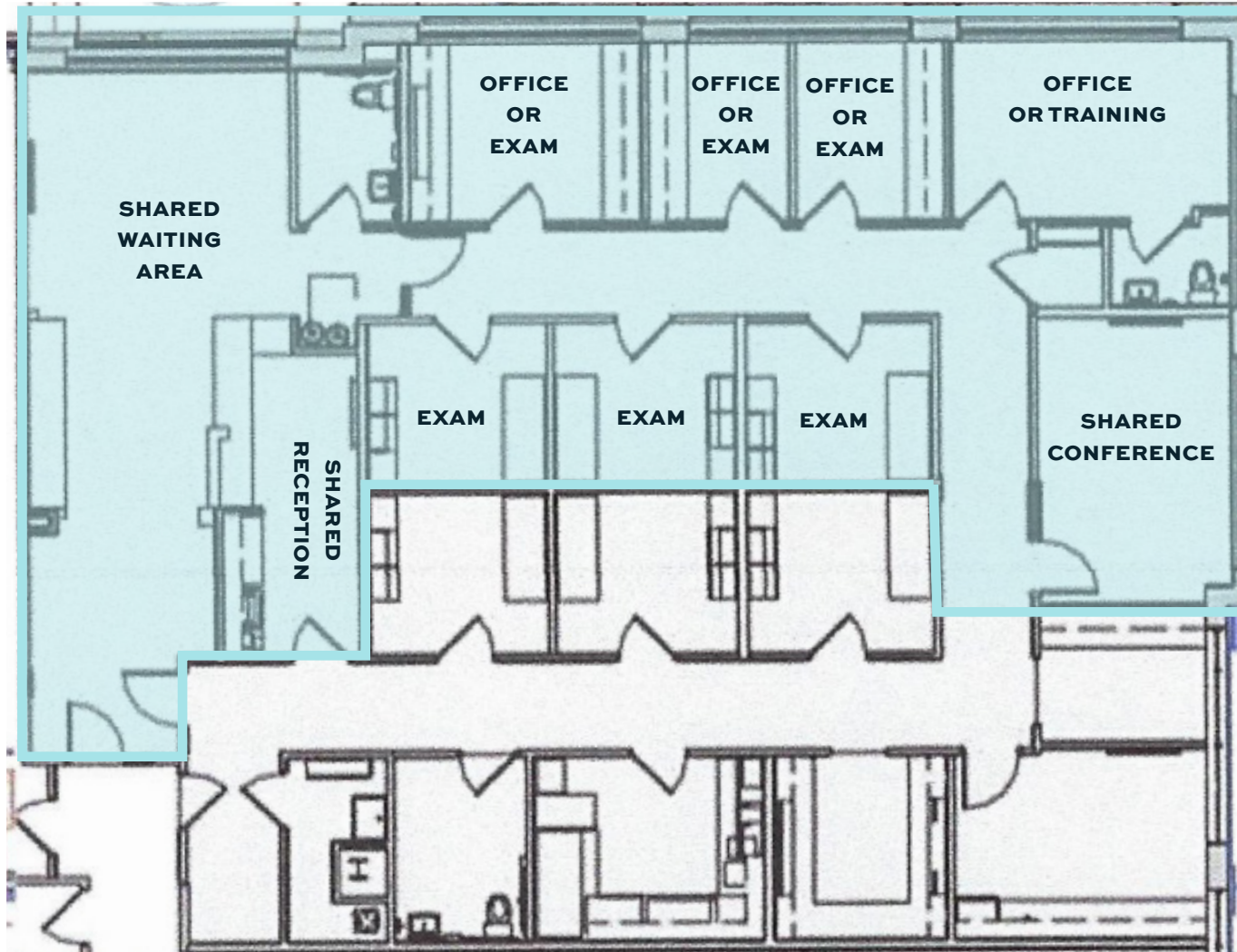
**\*\*SUITE OCCUPIED  
TWO DAYS/WEEK BY  
PARK GASTROENTEROLOGY**

SUITE	SIZE	RENT/MONTH	AVAILABLE
301	2,624 SF	\$26.00	Immediately
302	2,333 SF	\$26.00	Immediately
303	1,500 SF	Negotiable	Immediately
304	1,915 SF	\$26.00	Immediately
305	7,995 SF	Mid \$30s	December 2024

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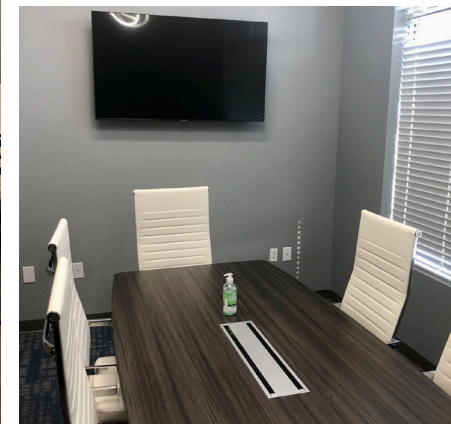
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## SUITE 303 - TIMESHARE SPACE



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## EXAMPLE OF UPFIT SUITE



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## GALLERY

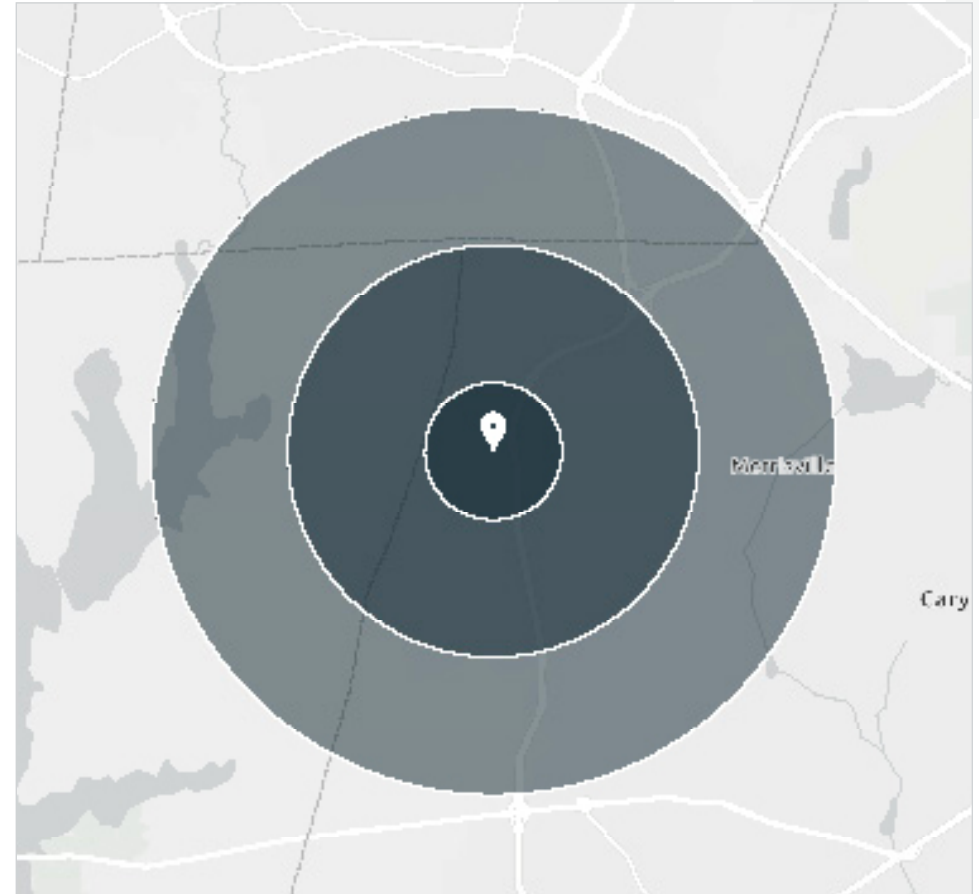


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## DEMOGRAPHICS

	<b>1-Mile</b>	<b>3-Mile</b>	<b>5-Mile</b>
<b>2023 POPULATION</b>	15,436	65,313	146,094
<b>2028 POPULATION (PROJECTED)</b>	16,798	69,525	153,277
<b>2023 HOUSEHOLDS</b>	5,320	22,724	53,172
<b>2028 HOUSEHOLDS (PROJECTED)</b>	5,792	24,198	55,968
<b>OWNER-OCCUPIED HOUSING UNITS</b>	3,945	15,779	34,971
<b>RENTER-OCCUPIED HOUSING UNITS</b>	1,375	6,945	18,201
<b>2023 AVERAGE HOUSEHOLD INCOME</b>	\$200,668	\$187,753	\$175,982



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THE PARK  
@  
WEST CARY



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