

RETAIL OPPORTUNITY AT REFUEL

CARY, NC

1,318 SF
FOR
LEASE

LIMITED PARKING AVAILABLE
ONLY USES WITH LIMITED PARKING NEEDS WILL BE CONSIDERED.



EXCLUSIVE LISTING BROKER
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1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919.782.5552



TRADEMARK
PROPERTIES

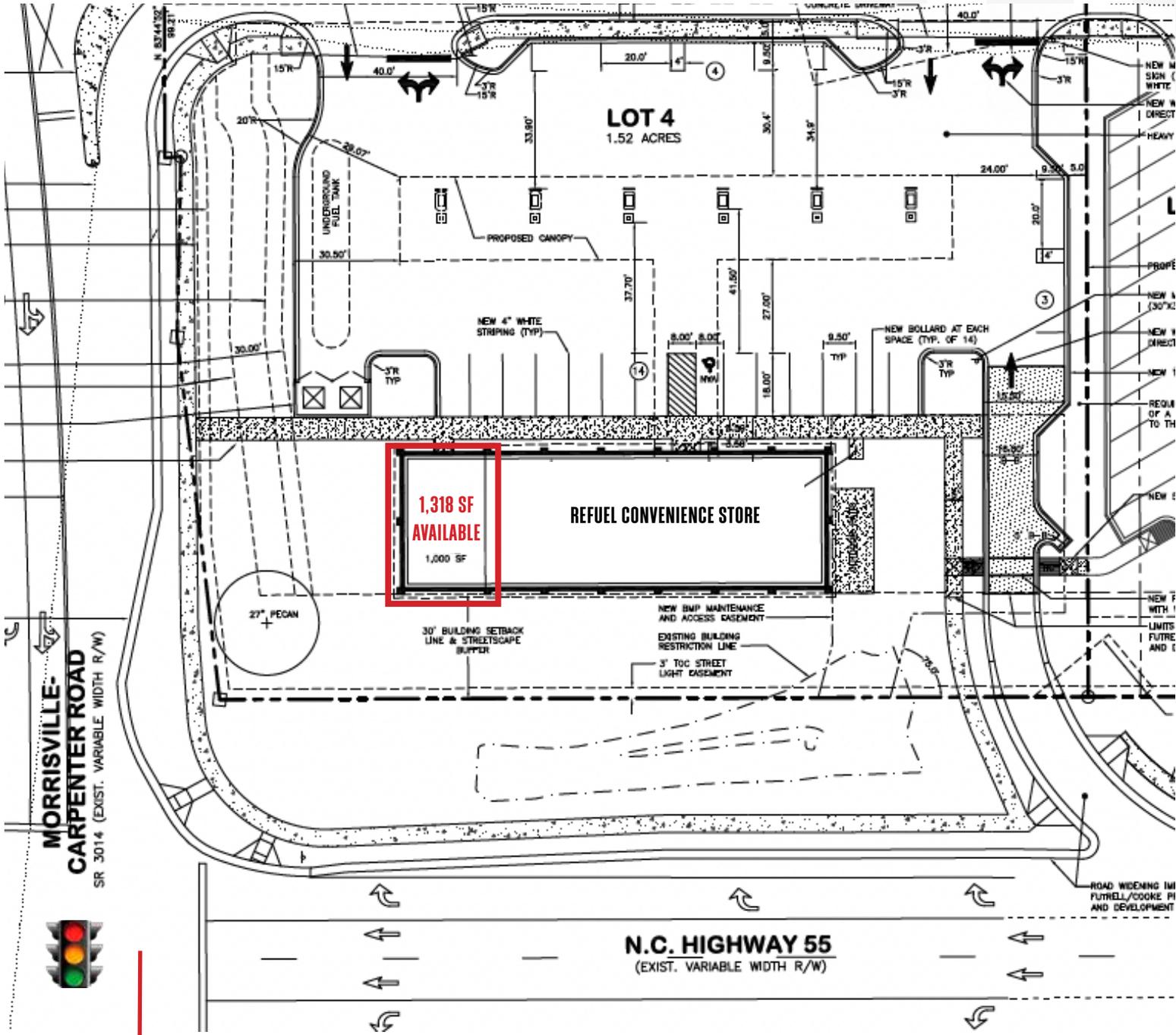
**3920 NC HWY 55
CARY, NC 27519**

PROPERTY HIGHLIGHTS

- 1,318 SF cold dark shell condition. TI Allowance for prospects with strong financials
- \$29.00/ SF NNN; \$5.50 TICAM (Landlord reserves the right to convert to Gross Lease)
- The site is highly visible from the signalized intersection of NC HWY 55 (28,000 AADT) and Indian Wells Road (13,000 AADT).
- NC HWY 55 is a major commuting route to the more than 60,000 employee RTP community from the bedroom communities of Cary (one of the fastest growing towns in the county), Apex and points south
- Located one mile from the 2,324 student Green Hope High School
- Right-in only access from the going-to-work side of NC 55
- Right-in and Left/Right-out access to the signalized Morrisville Carpenter Road (Indian Wells Road)
- No vape or hemp tenants permitted
- Limited parking available



SITE PLAN



INDIAN WELLS ROAD

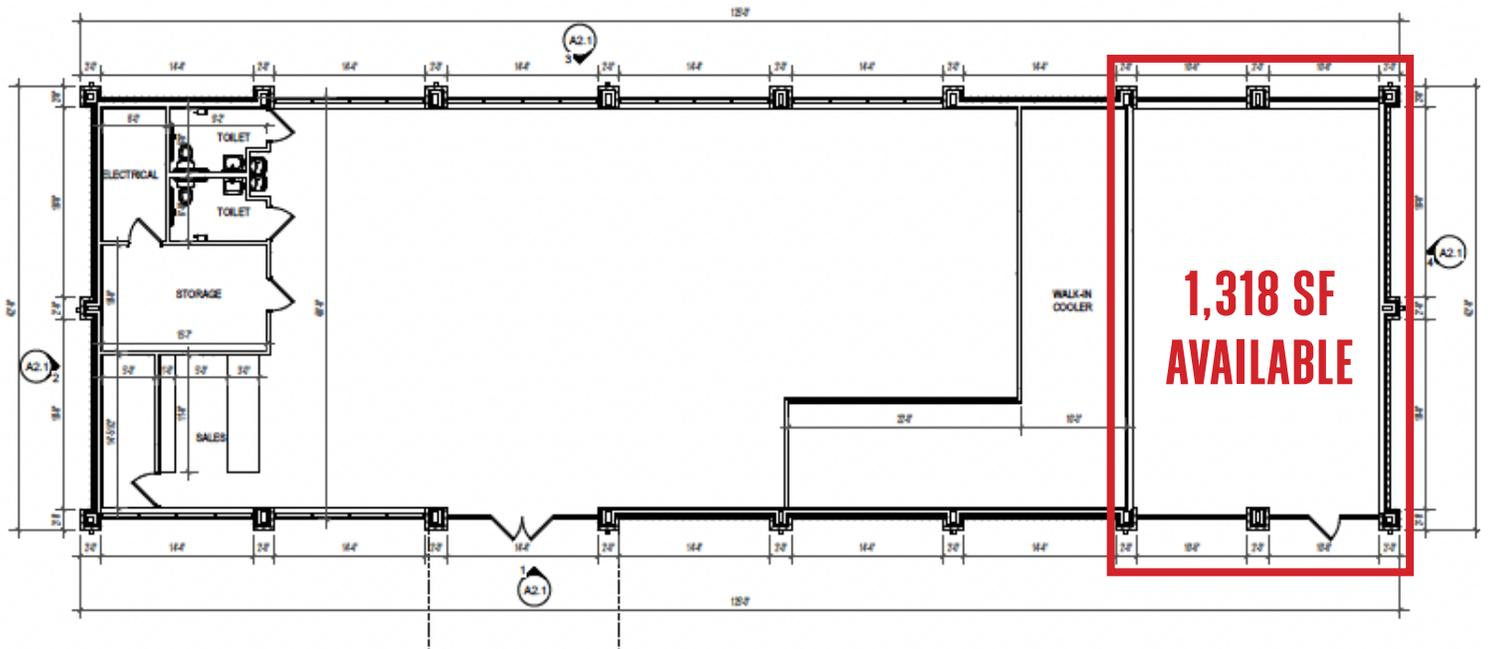
N.C. HIGHWAY 55
(EXIST. VARIABLE WIDTH R/W)

*Square Footage is correct based on available information.
Additional measurements may be warranted to ensure accuracy.

**Not an as-built plan.

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FLOOR PLAN

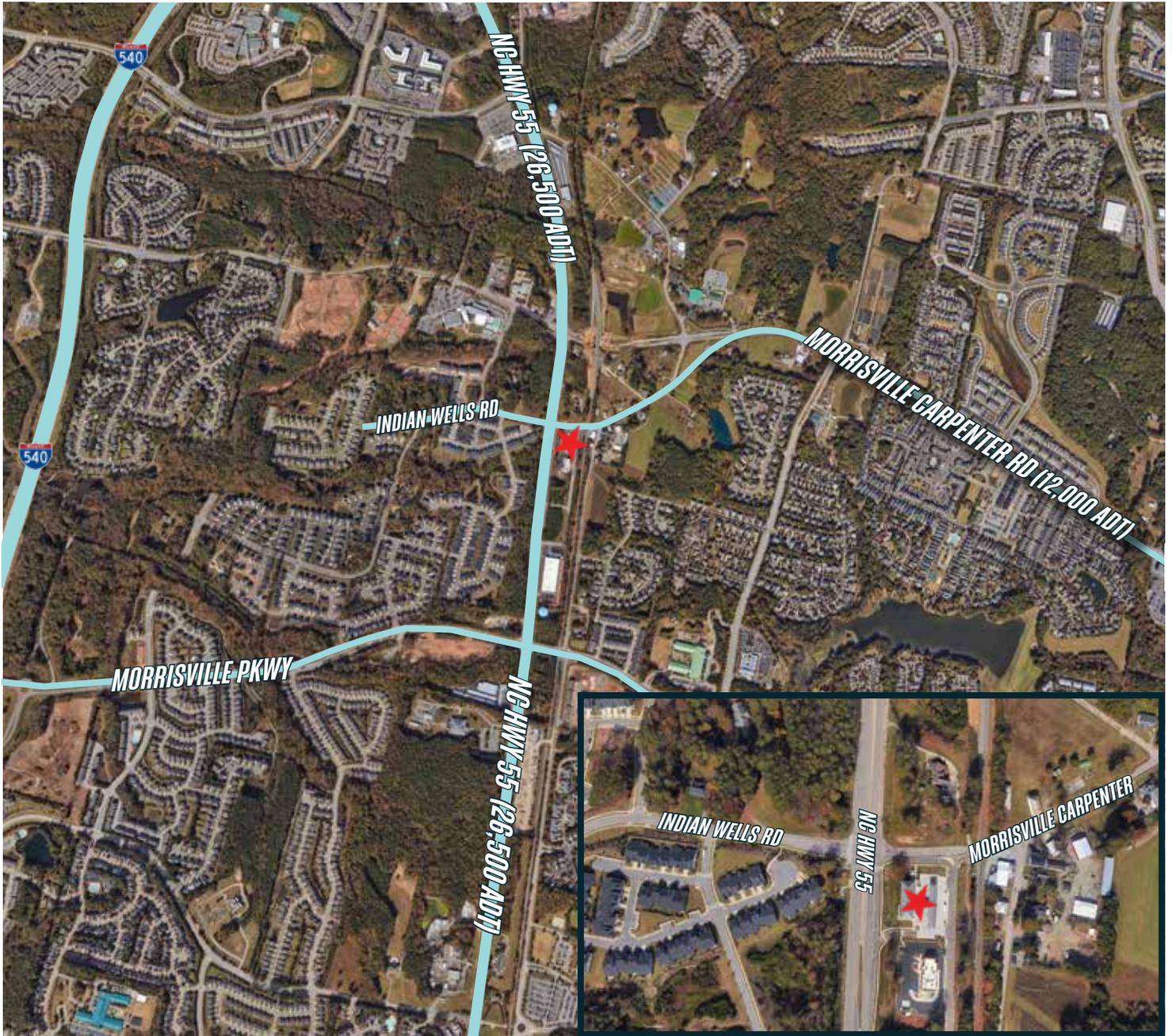


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LOCATION MAP



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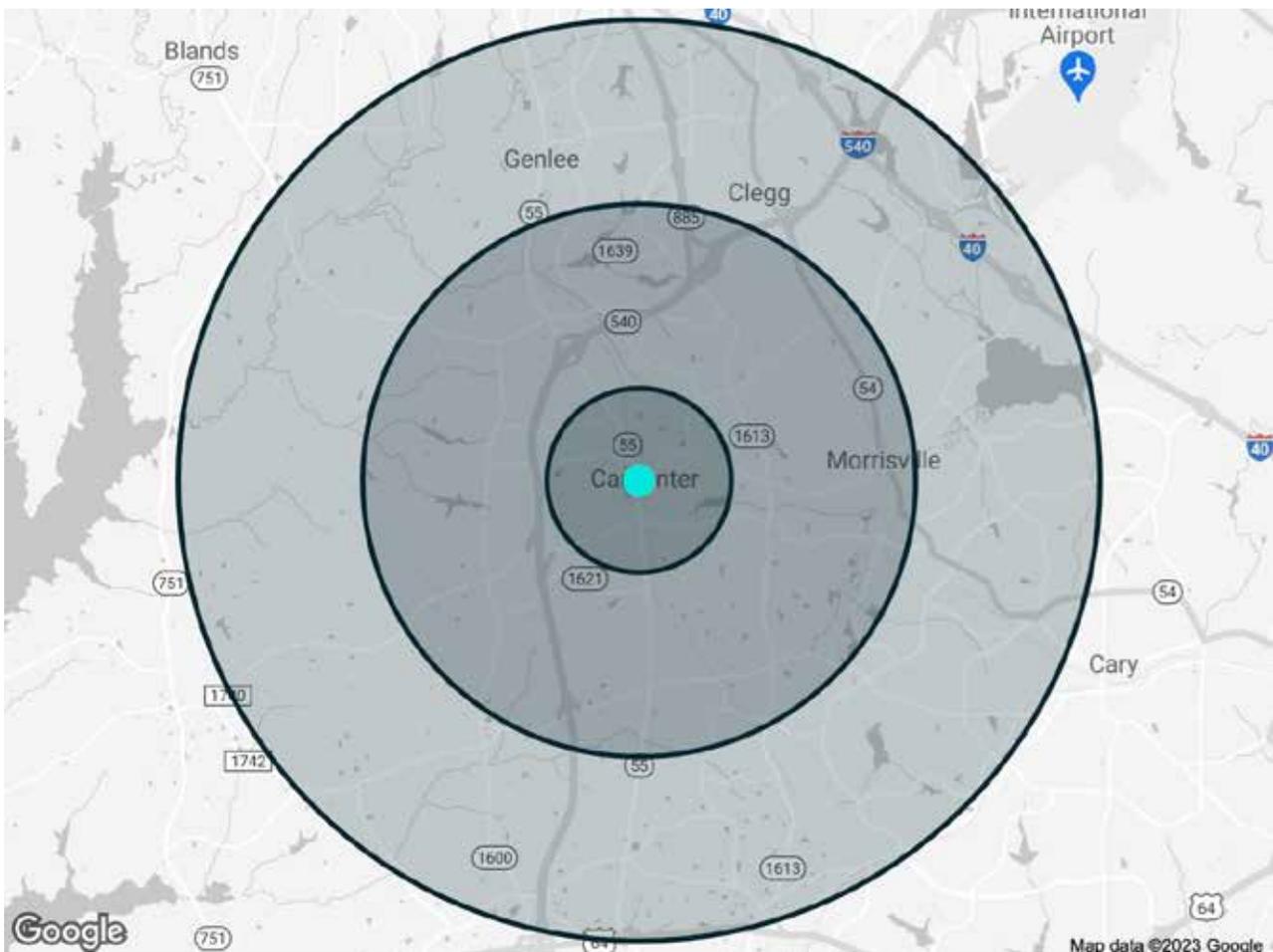
DEMOGRAPHICS

2025 POPULATION

| 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|---------------|---------------|---------------|
| 11,836 | 93,494 | 169,077 |

AVG. HOUSEHOLD INCOME

| 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|---------------|---------------|---------------|
| \$218,656 | \$194,955 | \$183,897 |





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P R O P E R T I E S

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