

RETAIL FOR LEASE

+/- 3977 SF FORMER FAST SIGN LOCATION - CARY, NC

501 James Jackson Avenue Unit 501 & 503, Cary, NC 27513



OFFERING SUMMARY

Lease Rate:	\$22.00 PSF (MG)
Available SF:	Appx 3,977 SF
Year Built:	1999
Zoning:	ORD
Market:	Raleigh/Durham
Submarket:	Cary

PROPERTY OVERVIEW

Located on James Jackson Avenue at Towerview Court, between Maynard Road and Cary Parkway, this 3,977 sq. ft. space offers a flexible option for industrial or retail use. Formerly occupied by Fast Signs, the property features a large open area (28 ft. x 16 ft.) with expansive storefront windows that provide plenty of natural light, creating a bright and welcoming environment.

Conveniently situated near the Preston Walk retail areas, the space includes a roll-up door for easy access and deliveries. With zoning for both industrial and retail purposes, this location is ideal for businesses seeking versatility and visibility.

Please email van@vgrealty.com or txt - 919-475-5769 for further information.

PROPERTY HIGHLIGHTS

- Prime Location: Conveniently located on James Jackson Ave, near Preston Walk retail areas.
- Versatile Space: 3,977 sq. ft. zoned for industrial and retail use.
- Bright Layout: Open area (28 ft. x 16 ft.) with large storefront windows.
- Easy Access: Features a roll-up door for convenient loading and deliveries.
- High Visibility: Former Fast Signs location.

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VANDAN GANDHI, CCIM
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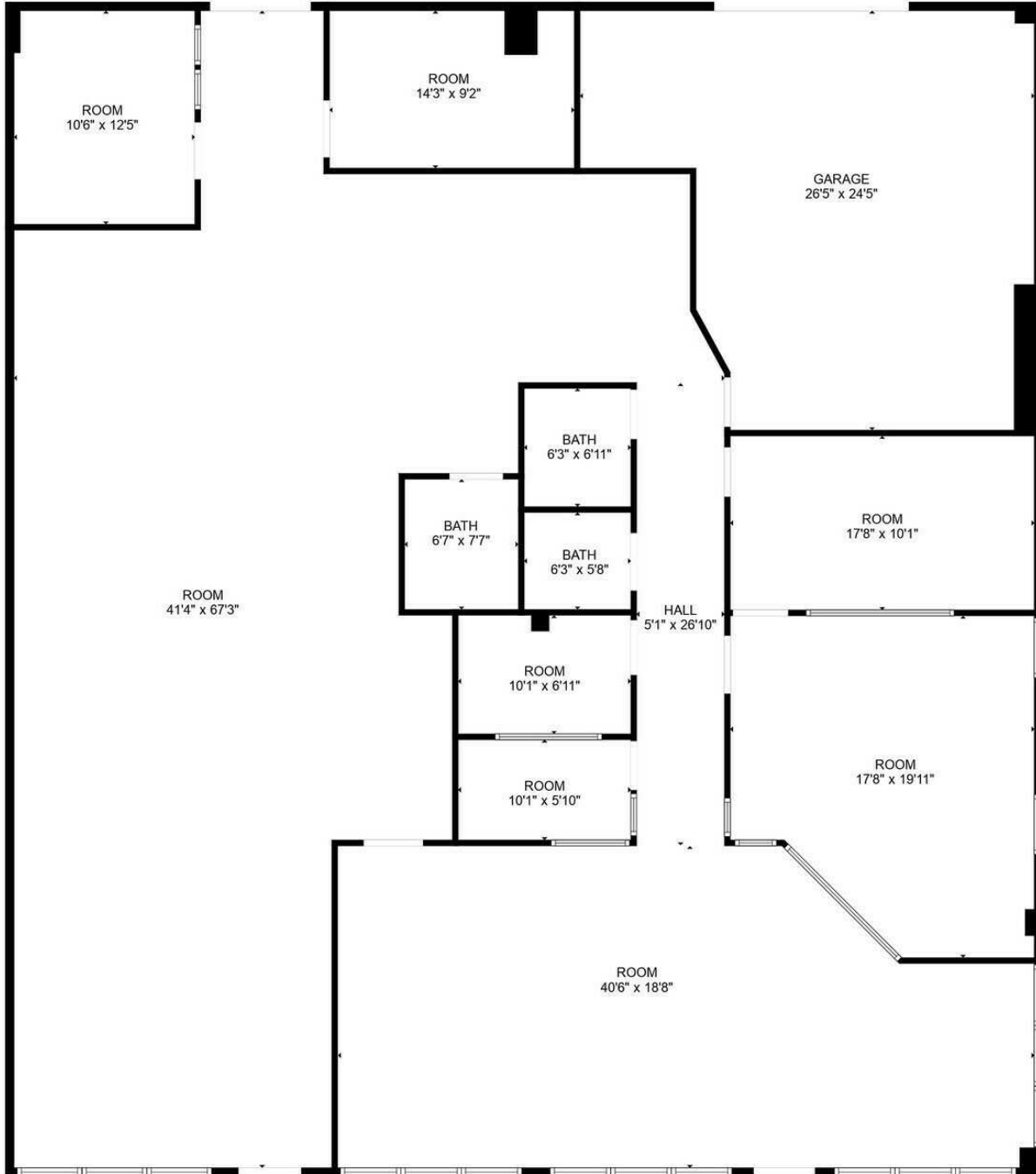
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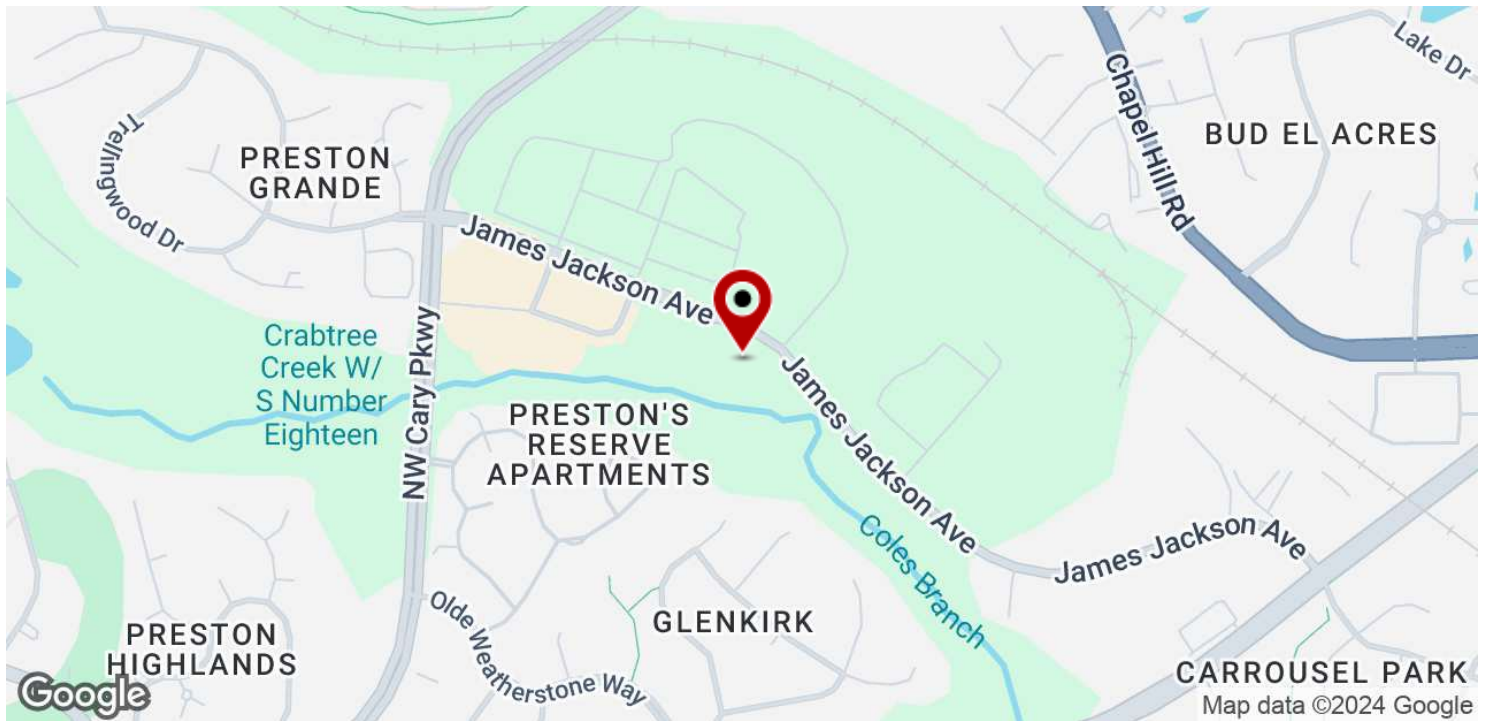
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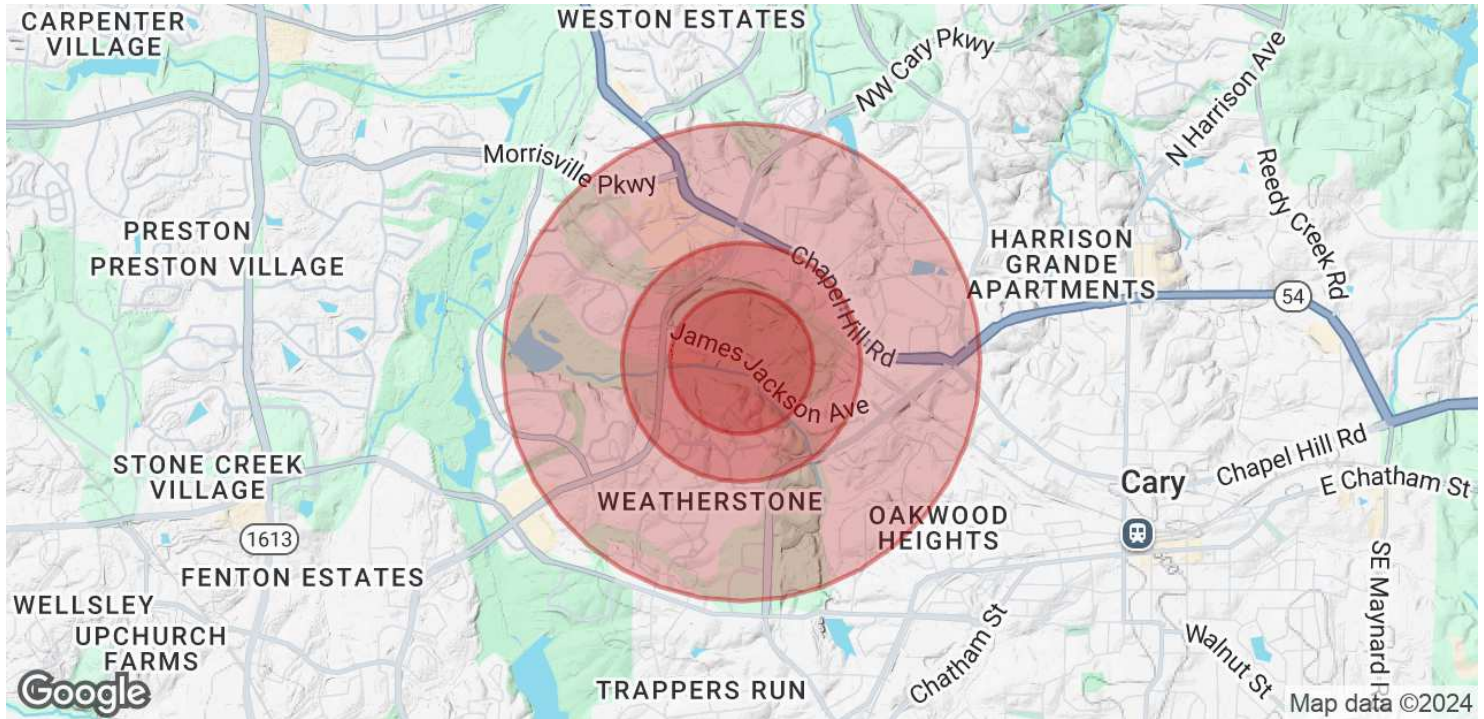
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	574	1,711	10,637
Average Age	38	39	39
Average Age (Male)	38	38	38
Average Age (Female)	38	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	225	661	4,356
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$260,162	\$248,029	\$192,366
Average House Value	\$765,668	\$746,367	\$665,556

Demographics data derived from AlphaMap

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