

MORRISVILLE SQUARE

154 Morrisville Square Way, Morrisville, NC 27560



OFFERING SUMMARY

AVAILABLE SF:	1,280 SF
LEASE RATE:	\$20.00 SF/yr (+ \$3.37 TICAM)
LOT SIZE:	3.48 Acres
BUILDING SIZE:	25,200 SF
ZONING:	TCC
MARKET:	Morrisville
SUBMARKET:	Cary
TRAFFIC COUNT:	16,320

PROPERTY OVERVIEW

THIS 1,280 SF END UNIT IS IN MOVE-IN CONDITION and features a foyer, office, plus three private and spacious rooms with doors. Two areas for file storage and handicapped-accessible restroom. Hardwood floors throughout. This is a RARE OPENING in MORRISVILLE SQUARE, a busy and successful center. Great Landlord! Existing tenant is still in business but willing to vacate space.

PROPERTY HIGHLIGHTS

- 1,280 SF with Open, Flexible Layout
- \$20.00 PSF/yr (+ TICAM \$3.37)
- Ample Parking in Paved Lot
- In the Heart of Fast-Growing Area
- Excellent Demographics
- High Traffic Count

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RETAIL FOR LEASE

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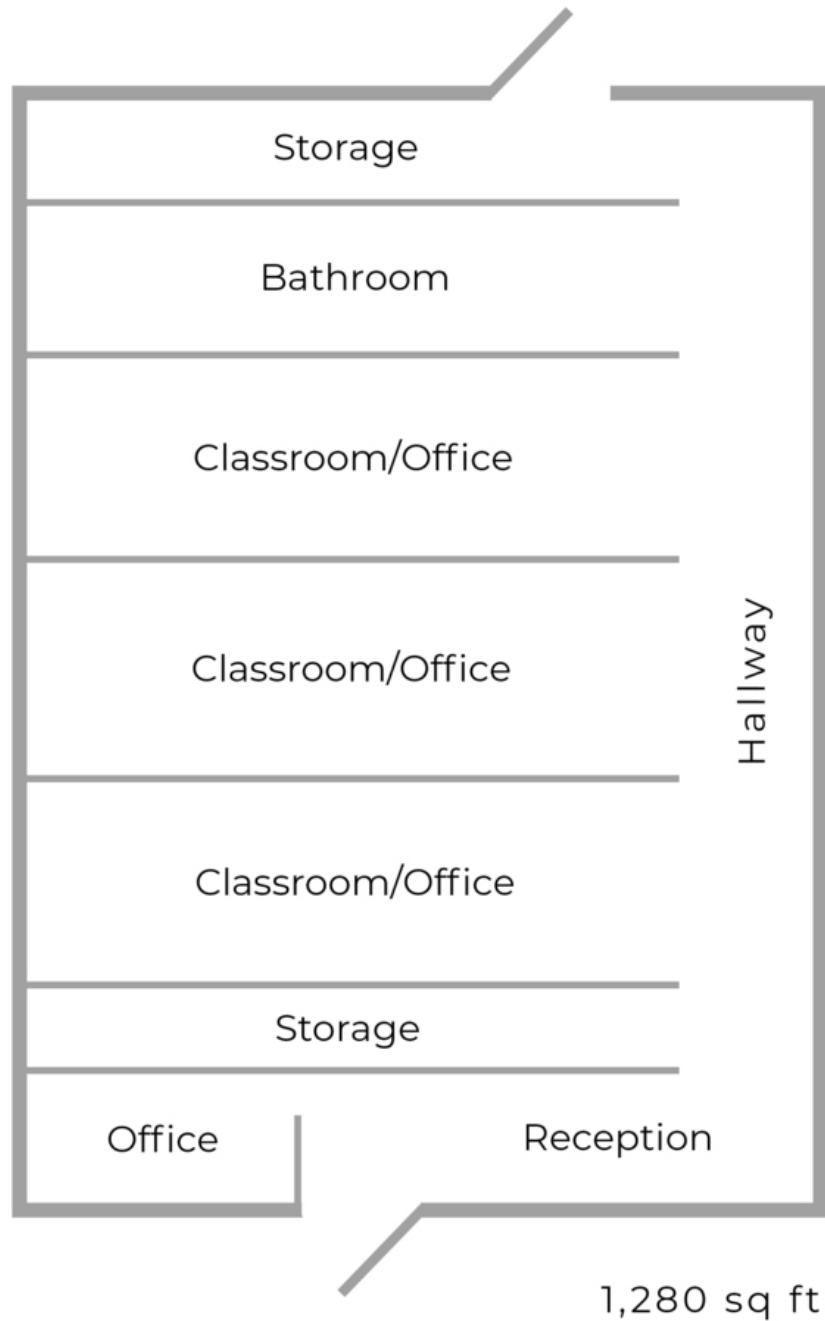
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UNIT SKETCH / FLOORPLAN (NOT TO SCALE)

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Enterprising Professionals

Dominant Tapestry Segment

KEY FACTS



15,472

Total Population



\$359,597

Median Home Value



1,025

Businesses



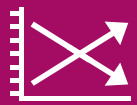
22,735

Daytime Population



35.0

Median Age



3.7%

2010-2021 Pop Growth Rate



\$50,455

Per Capita Income



2.3

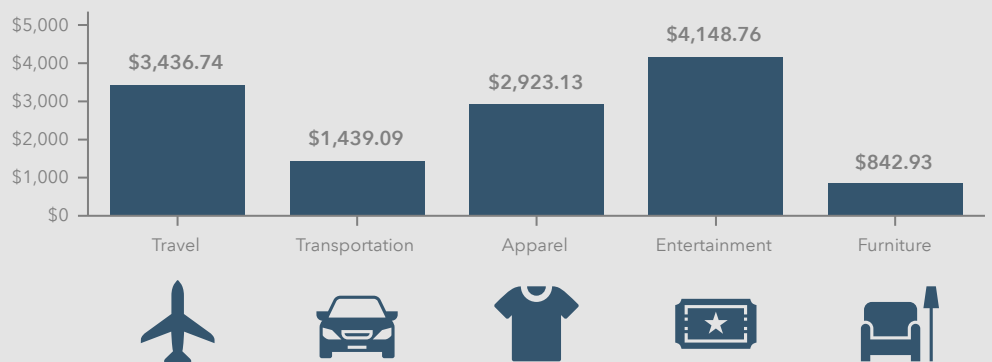
Avg Household Size



\$105,031

Median Household Income

KEY SPENDING FACTS



This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle. The vintage of the data is 2021, 2026.

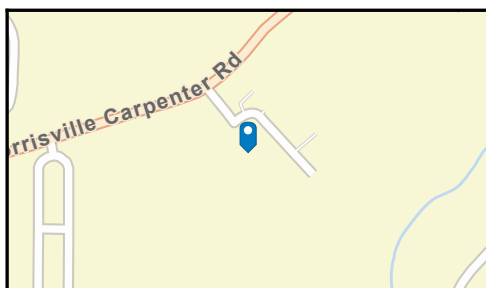
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Spending facts are average annual dollars per household

Traffic Count Map - Close Up

154 Morrisville Square Way, Morrisville, North Carolina,
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.81952
Longitude: -78.82898



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day

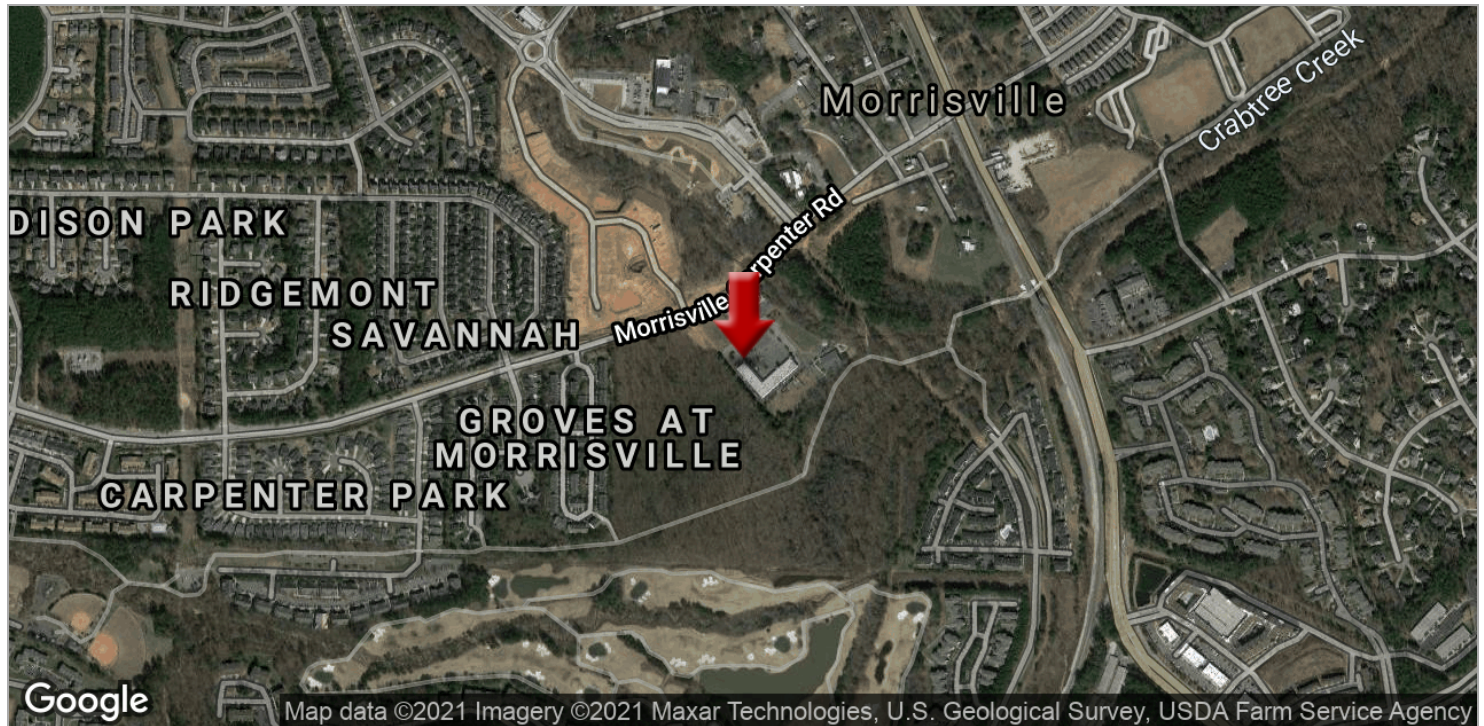


Source: ©2021 Kalibrate Technologies (Q2 2021).

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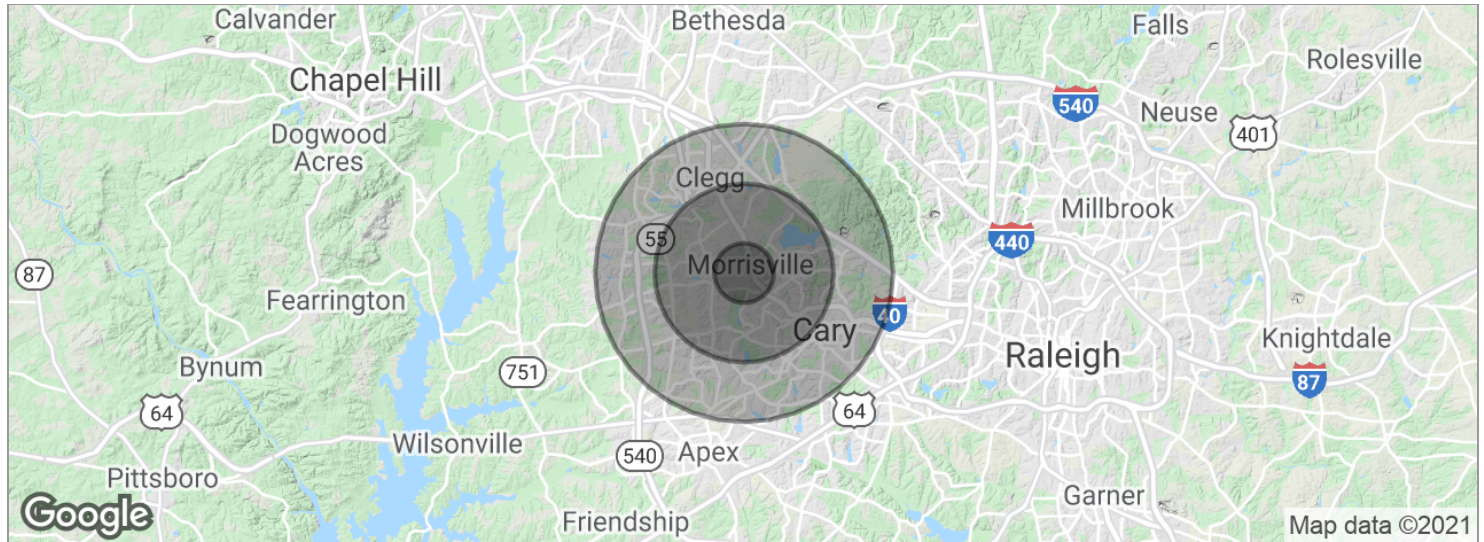
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,508	51,304	126,916
Median age	33.8	35.0	35.4
Median age (male)	34.0	34.8	34.9
Median age (Female)	33.5	35.1	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,744	19,806	49,331
# of persons per HH	2.4	2.6	2.6
Average HH income	\$94,556	\$110,818	\$98,055
Average house value	\$268,489	\$345,084	\$314,971

** Demographic data derived from 2010 US Census*

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