

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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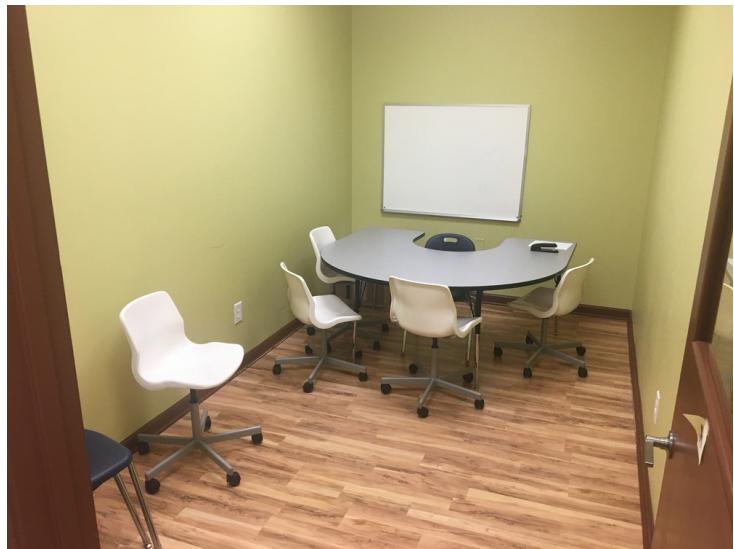
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RETAIL FOR LEASE

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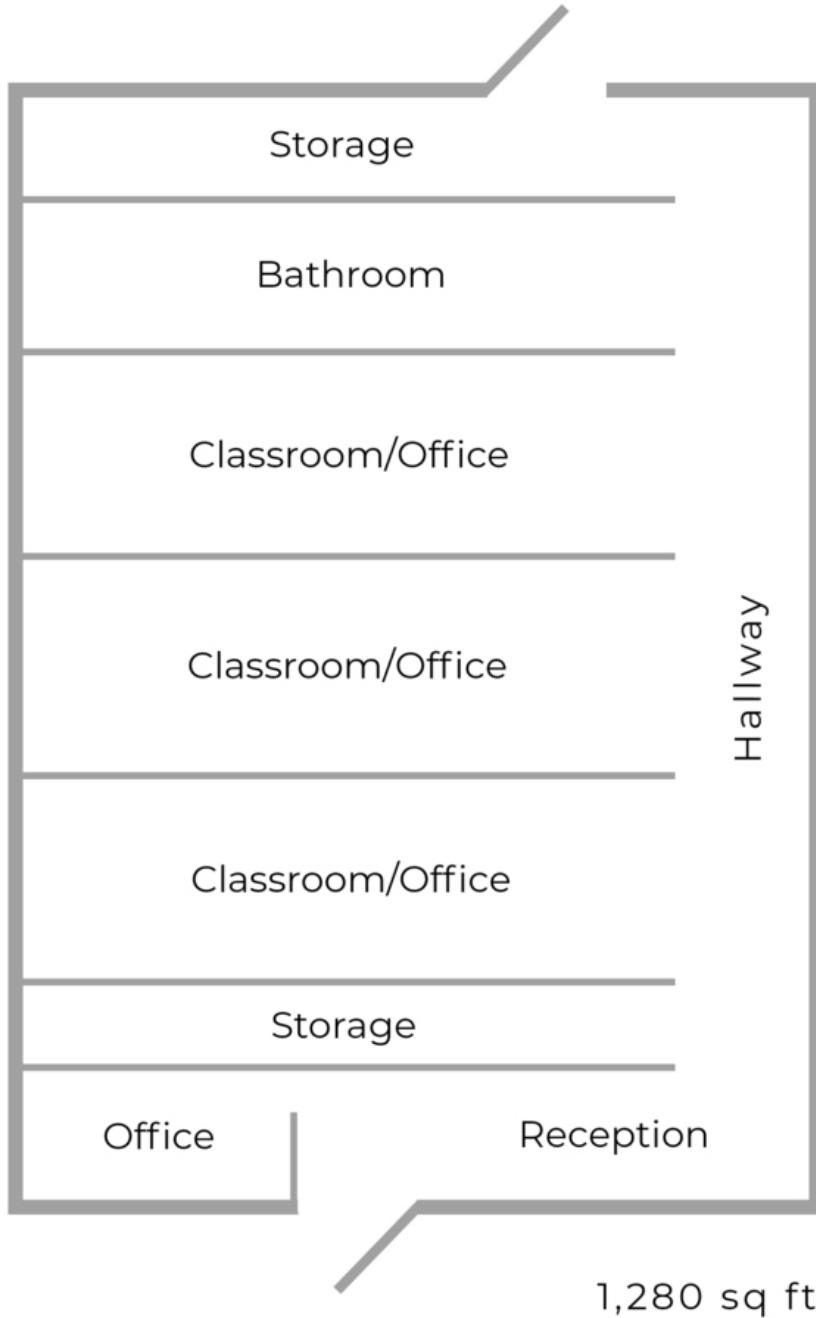
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UNIT SKETCH / FLOORPLAN (NOT TO SCALE)

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Enterprising Professionals

Dominant Tapestry Segment

KEY FACTS



15,472

Total Population



1,025

Businesses



\$359,597

Median Home Value



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





Average Daily Traffic Volume

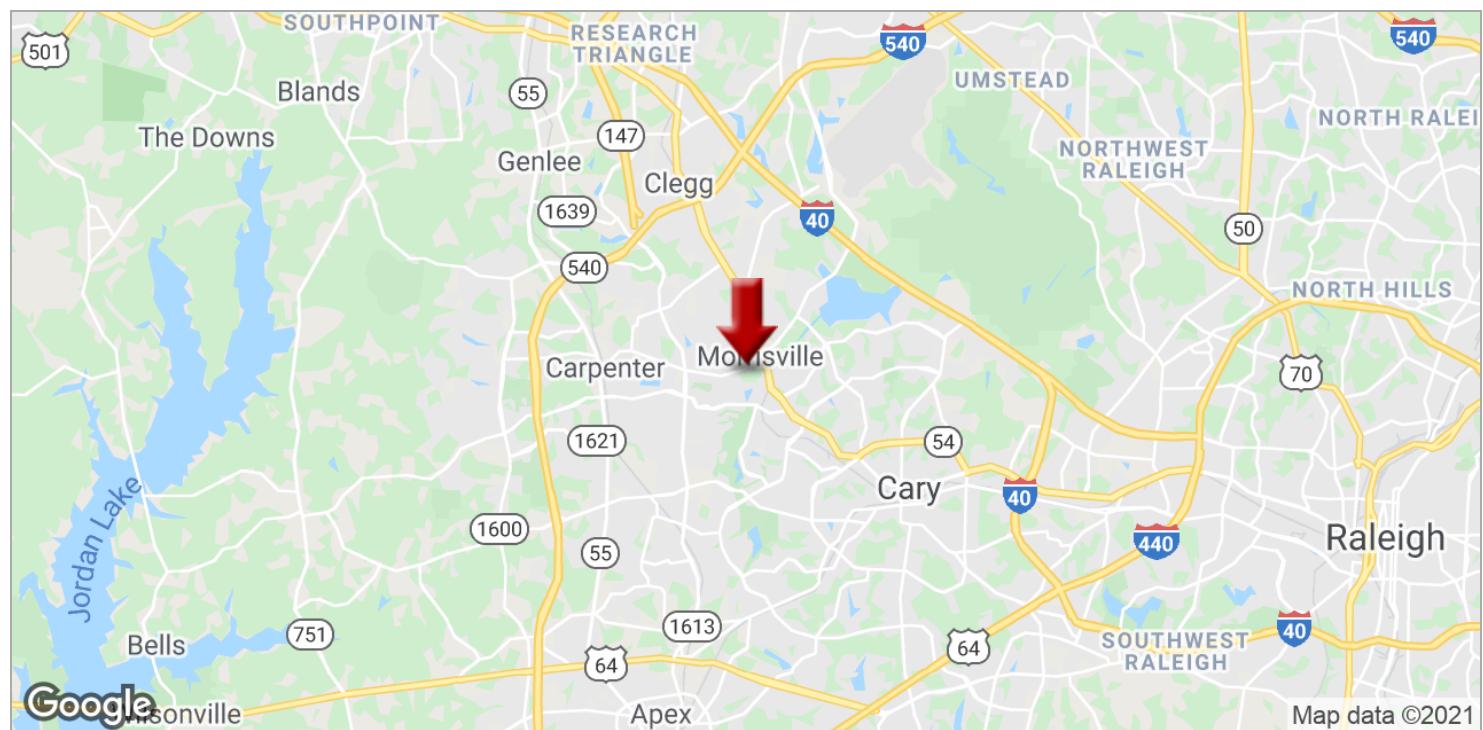
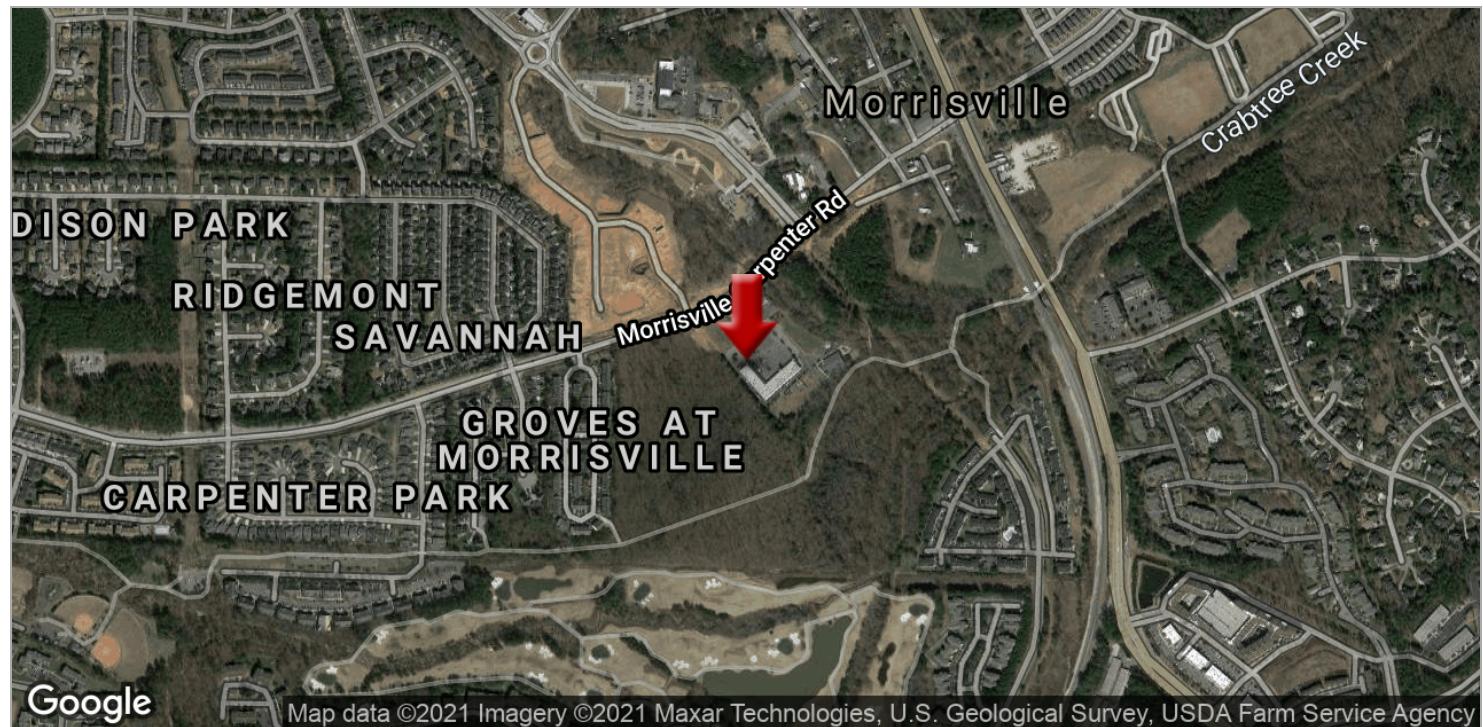
- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

Source: ©2021 Kalibrate Technologies (Q2 2021).



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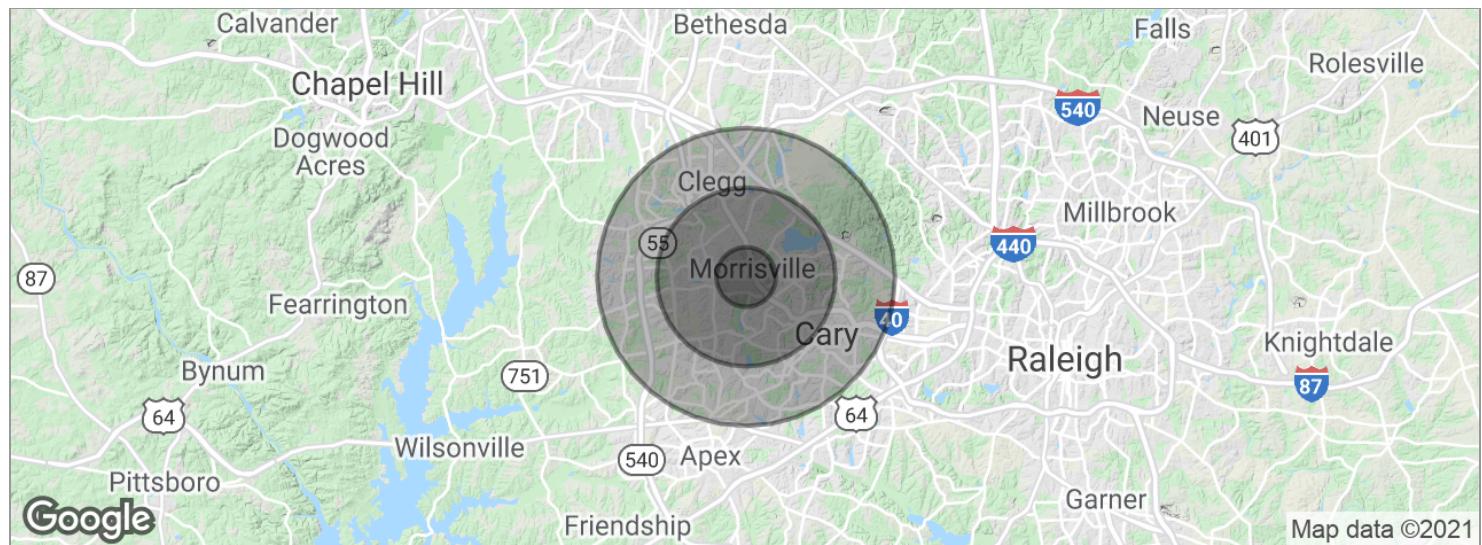
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,508	51,304	126,916
Median age	33.8	35.0	35.4
Median age (male)	34.0	34.8	34.9
Median age (Female)	33.5	35.1	35.6

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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