



# 8200 REGENCY PARKWAY

CARY, NORTH CAROLINA 27518

17.11-ACRE COMMERCIAL  
DEVELOPMENT OPPORTUNITY

Koka Booth  
Amphitheater

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ASSOCIATES**  
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# EXECUTIVE SUMMARY

Lee & Associates Raleigh Durham is pleased to present  $\pm 17.11$  acres of General Commercial (GC) zoned land for sale in Cary, North Carolina. Located within the established Regency corridor and adjacent to WakeMed Cary Hospital, the site offers a strong opportunity for medical office, professional office, and neighborhood-serving commercial development in one of the Triangle's most affluent submarkets.

The property provides convenient access to US-1 and is surrounded by established residential communities, employment centers, and prominent retail destinations including Waverly Place and Fenton.

The surrounding area is supported by strong household incomes, an educated workforce, and a significant daytime population base. Under the Town of Cary's GC designation, the site permits a broad range of commercial uses, including medical office, professional services, retail, restaurant, financial, fitness, and wellness concepts.

This offering represents a rare opportunity to develop commercial product in a built-out and supply-constrained Cary location.



## SITE DETAILS

ADDRESS	8200 Regency Pkwy Cary, NC 27518
COUNTY	Wake County
PLANNING JURISDICTION	Town of Cary
ACRES	17.11 acres
UTILITIES	Town of Cary
ACCESS	Regency Parkway
ZONING	GC - General Commercial
FUTURE LAND USE	Business/Industrial Park
GIS PIN	0762015215
SALE PRICE	\$5,500,000

Less than 20 minutes  
to Research Triangle  
Park and RDU  
International Airport

More than 17 acres  
contiguous acres  
ideal for commercial  
development

Exceptional location  
in affluent, growing  
area with convenient  
highway access

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## DOWNTOWN RALEIGH

12 MILES

## RESEARCH TRIANGLE PARK

12 MILES

## RDU AIRPORT

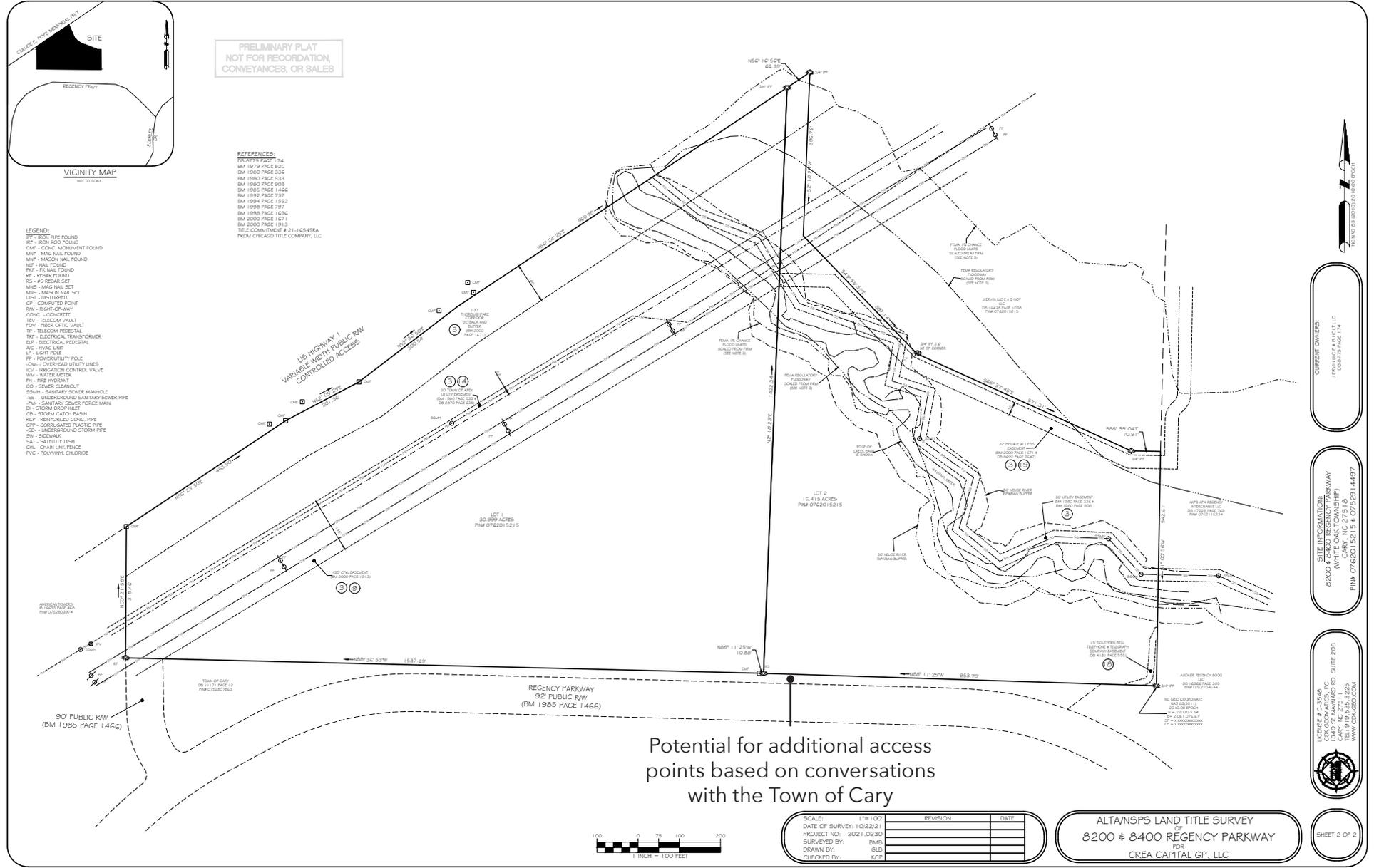
16 MILES



**KOKA BOOTH AMPHITHEATRE** is an outdoor performance venue nestled within Regency Park. It features a large wooden stage surrounded by picturesque views of Symphony Lake, offering a scenic backdrop for concerts, festivals, and events. More than 60 events are hosted at the venue annually. The amphitheater accommodates up to 7,000 people, and festivals see crowds in excess of 200,000 people.



# SURVEY

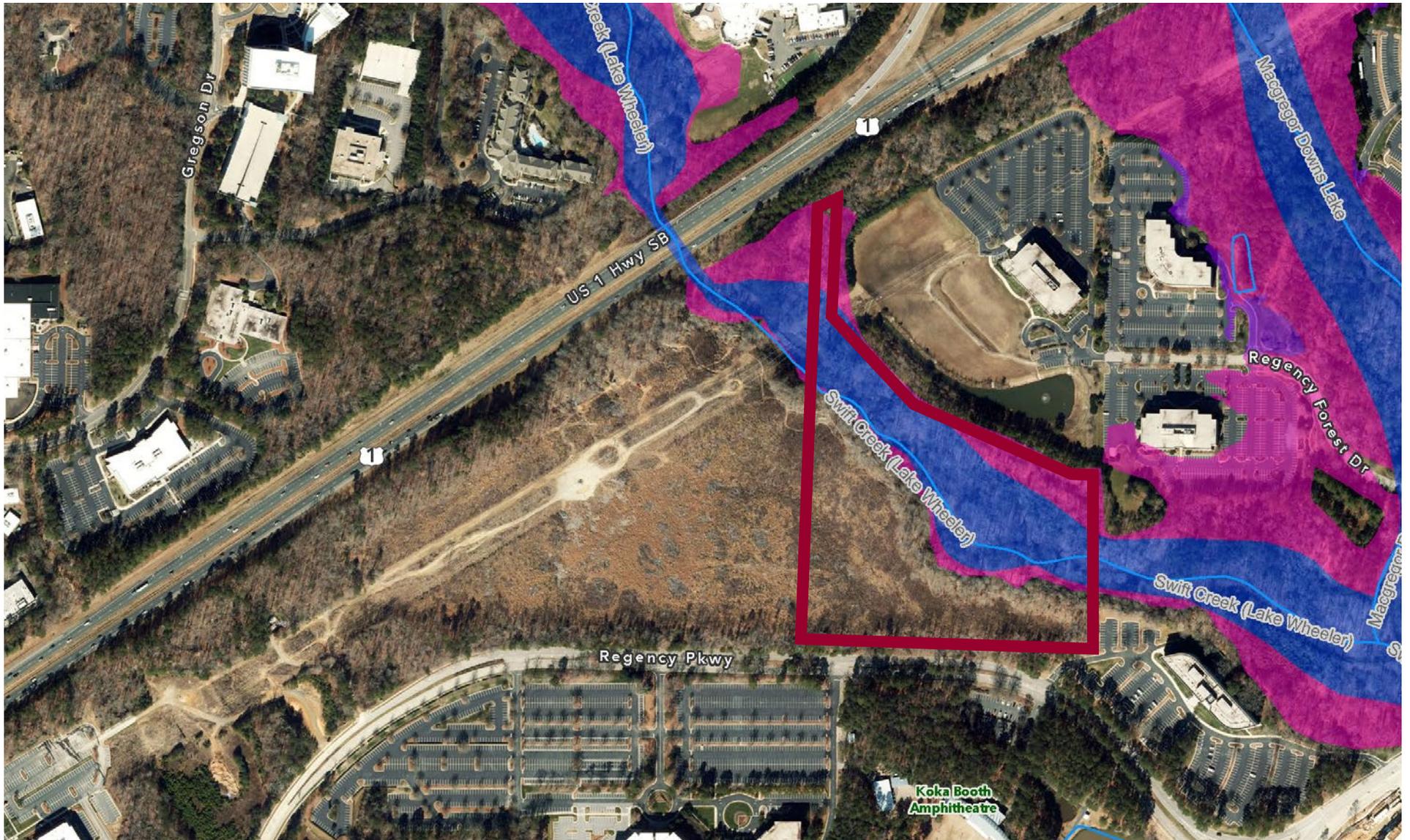


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# WETLANDS



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# CURRENT ZONING



## GC: GENERAL COMMERCIAL DISTRICT

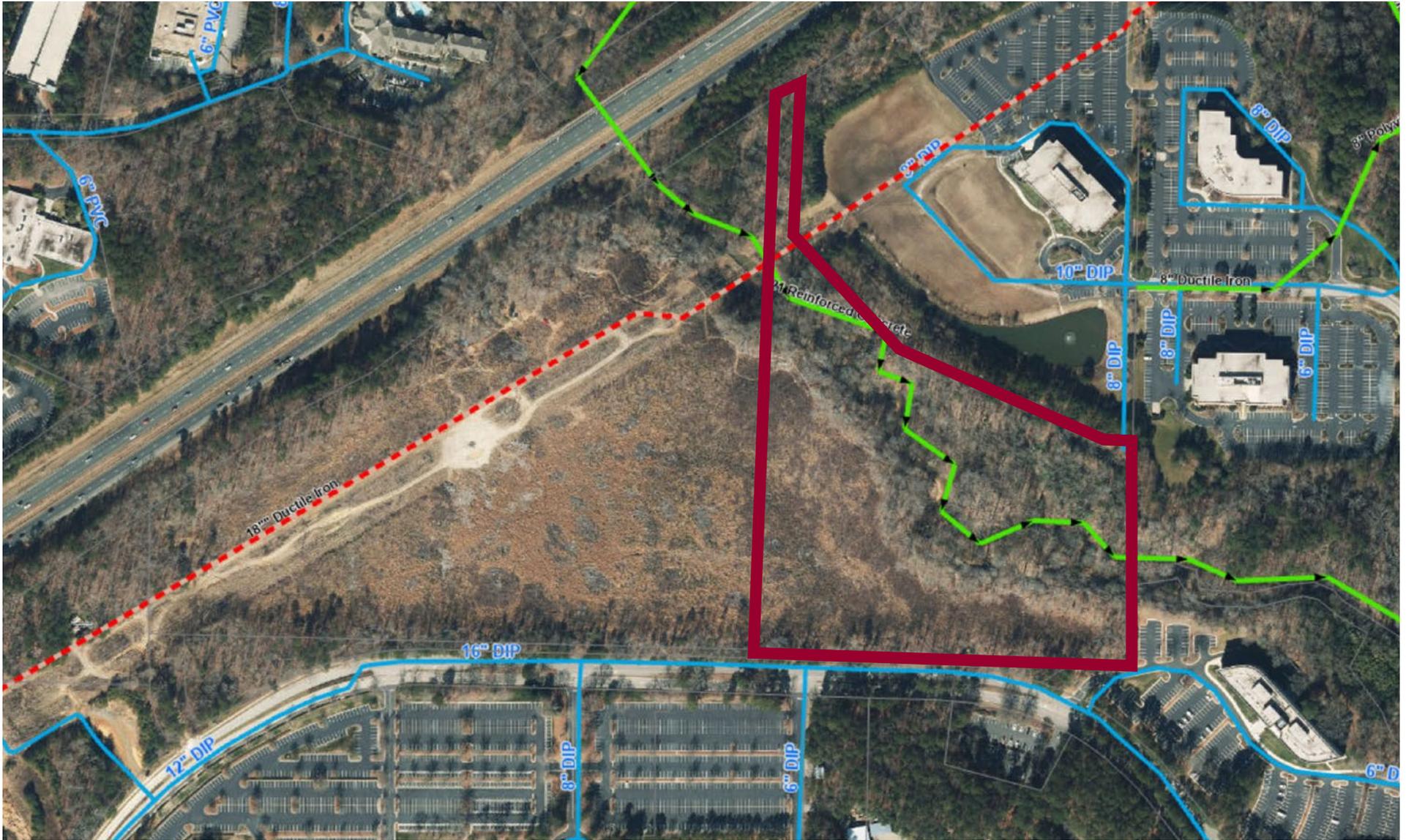
The GC district is intended to allow for uses that provide goods and services to residents of the community.

### PERMITTED USES

- » Medical / Professional Office
- » Retail & Personal Services
- » Restaurants & Food & Beverage
- » Banks & Financial Services
- » Automotive Services (Car Wash, Vehicle Services)
- » Mini-Storage / Light Warehouse
- » Breweries / Distilleries / Wineries
- » Convenience / Specialty Retail

[LINK TO TABLE OF PERMITTED USES](#)

# WATER & SEWER



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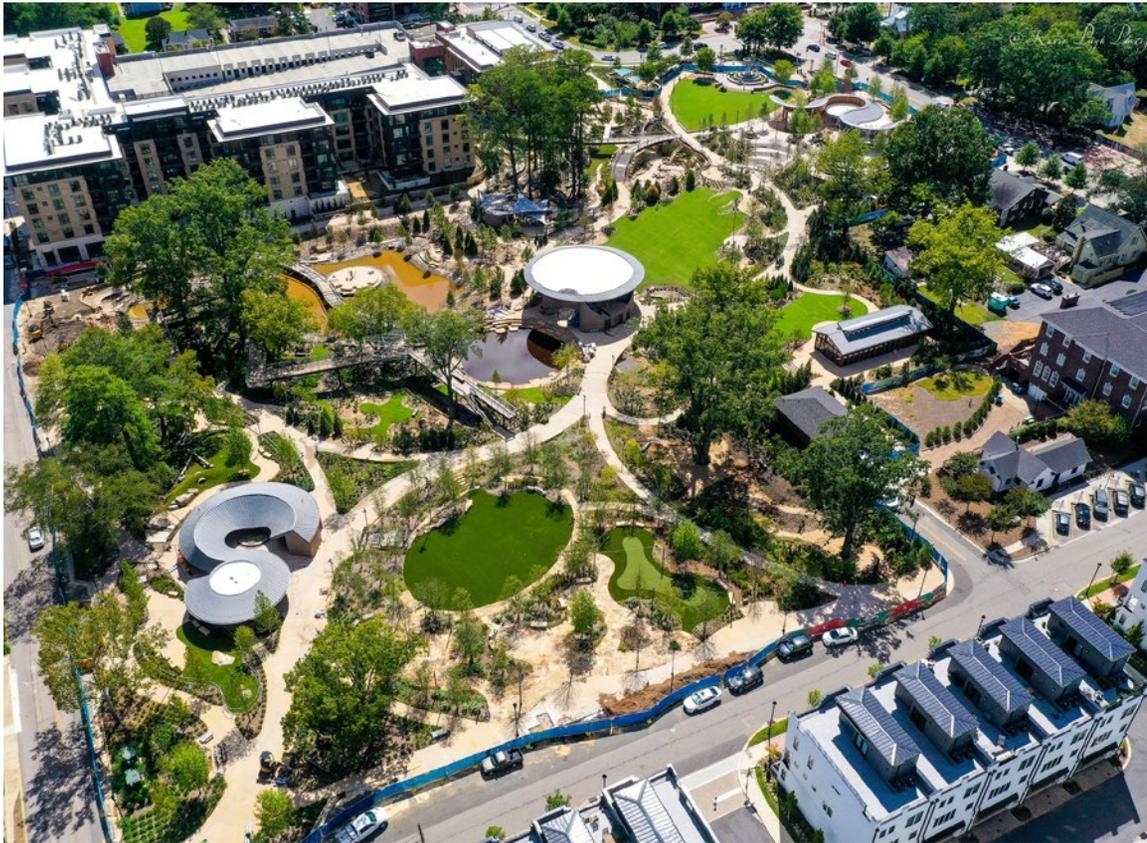
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# TOWN OF CARY

Cary is a thriving town in the Research Triangle Region, convenient to Raleigh, Durham and the surrounding area. Known for its high quality of life, excellent schools, and strong job market, Cary has grown rapidly in recent decades, attracting families, professionals, and businesses.

The town offers a blend of suburban comfort and urban amenities, with numerous parks, ample retail, and a vibrant cultural scene. Its reputation for safety, well-maintained infrastructure, and a welcoming community make it one of the most desirable places to live in North Carolina.



## #3 Best Job Market in the U.S.

smartasset | May 2024

## #2 Best Place to Live in the Southeast

Livability | May 2024

## #2 Best Business Climate

(Raleigh/Cary, NC)

Business Facilities | August 2024

## #7 Most Educated City in the U.S.

(Raleigh-Cary, NC)

WalletHub | July 2024

## #5 Best City to Move to In North Carolina in 2024

USA Today | April 2024

## #3 Best Place to Live in the U.S. in 2023-2024

(Raleigh-Durham)

U.S. News & World Report | January 2024

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# NEARBY DEVELOPMENTS

**FENTON**  
92-acre highly amenitized mixed-use destination center. The initial phase consists of 250,000 SF of specialty retail, 195,000 SF of Class A office, and 357 multifamily units. At full buildout, Fenton will feature over 2.5M SF of retail, office, restaurant, 450 hotel rooms and 900+ residential units.

**Downtown Cary**

**SOUTH HILLS REDEVELOPMENT**  
Proposed vertically integrated, mixed-use development offering residential, office, and retail space. Cary is concurrently in the conceptual planning phase for a community and sports recreation facility which could be located within the development.

**3 miles**

**Downtown Apex**

**WAVERLY PLACE**  
A Whole Foods anchored retail destination with high-end shopping, dining, person service options and extensive common green space. Major tenants include Whole Foods, CineBistro, CorePower Yoga and Drybar.

**CROSSROADS PLAZA**  
A 681,000 SF premier power center located just off I-40 in one of Cary's largest retail corridors. Center anchors include Target, Best Buy, Michaels, Dick's Sporting Goods, Petco, and HomeGoods.

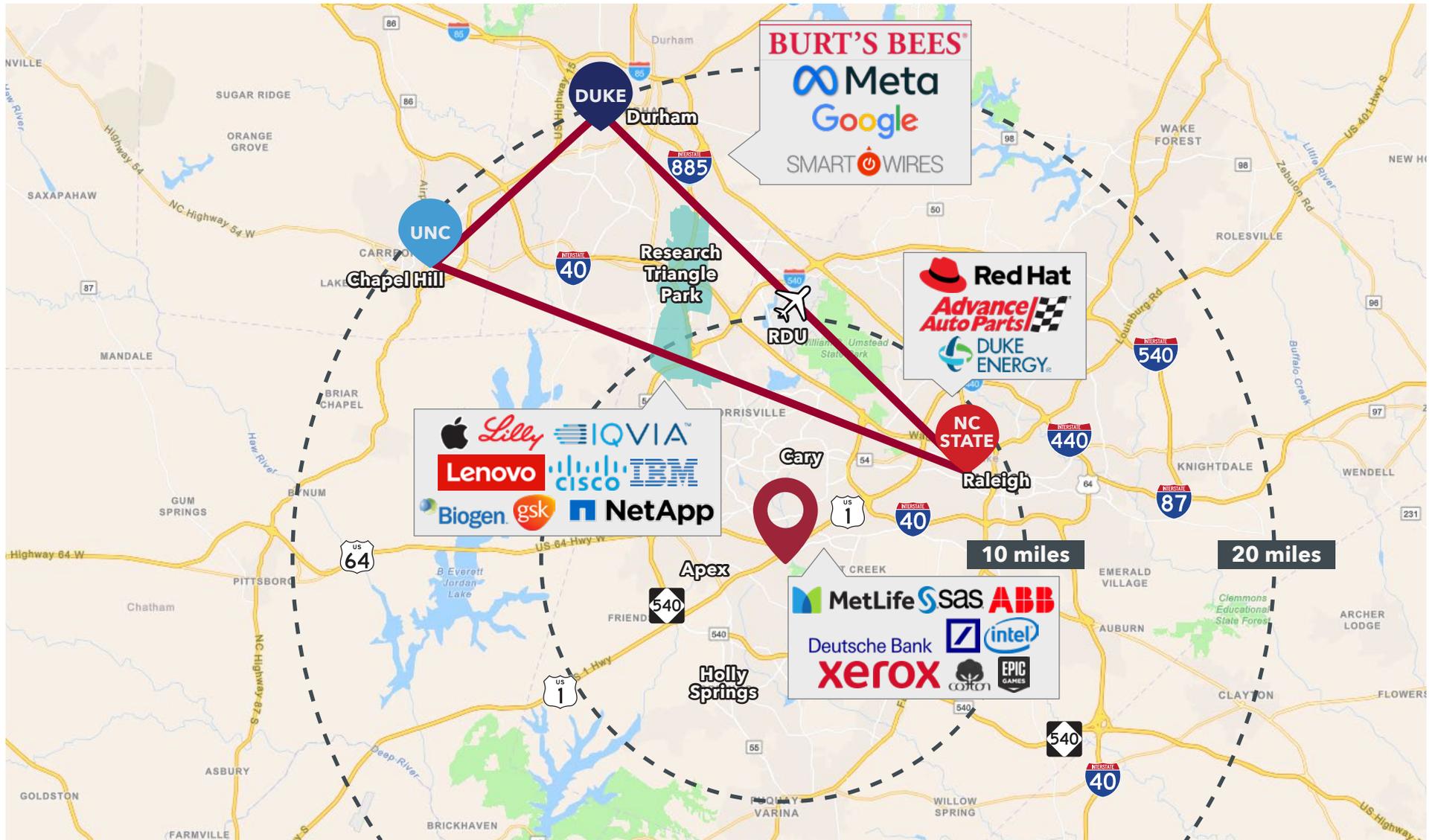
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# EMPLOYMENT CENTERS



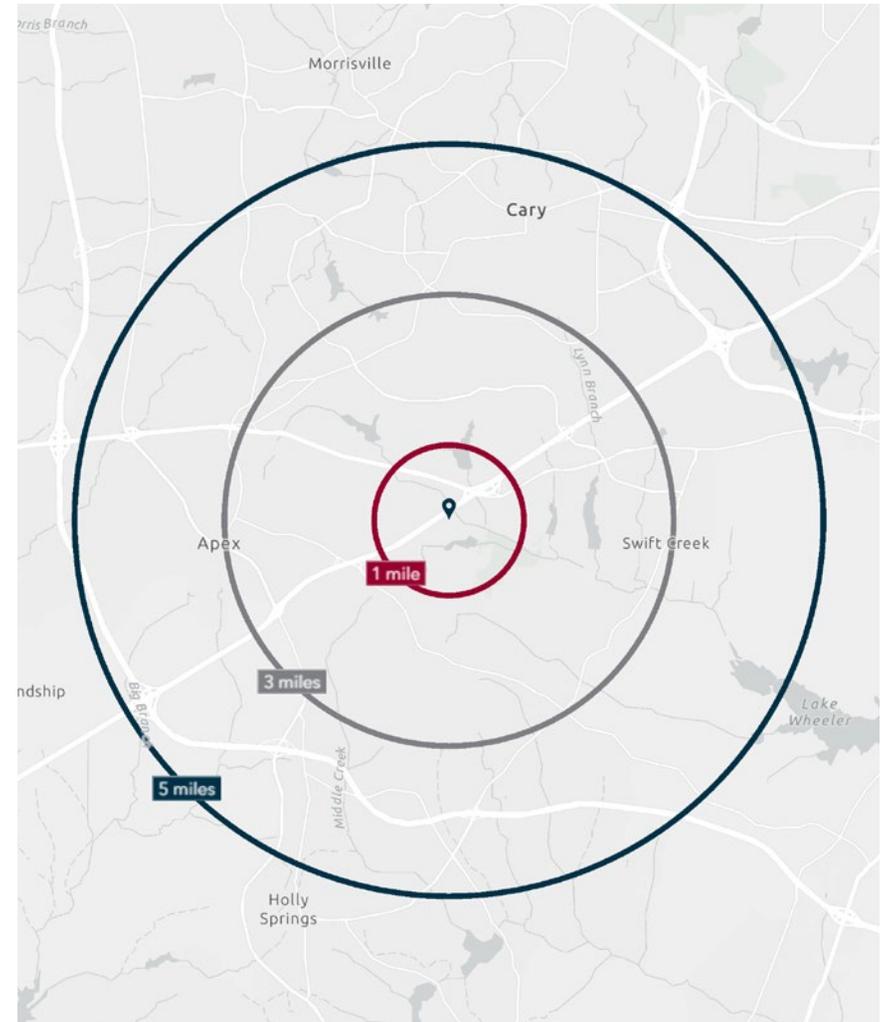
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# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2024)	3,616	60,593	172,533
Daytime Population	14,466	71,424	173,683
Median Age	51.4	43.0	39.1
Average Household Income	\$194,190	\$164,065	\$153,878
Average Home Value	\$804,287	\$591,055	\$569,399
Bachelor's Degree or Higher	73.4%	69.4%	63.2%



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