

## 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](mailto: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.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**VANDAN GANDHI, CCIM**  
Commercial Broker  
O: 919.475.5769  
[van.kwcommercial@gmail.com](mailto:van.kwcommercial@gmail.com)  
NC #247850

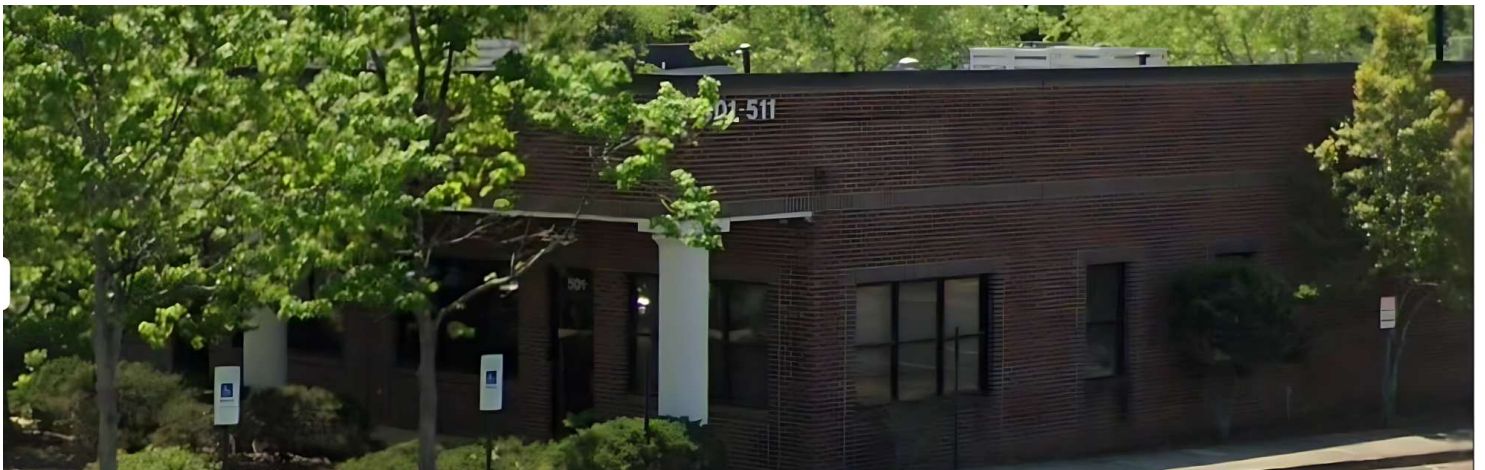
**KW COMMERCIAL**  
245 NC-54 Suite 101  
Durham, NC 27713

Each Office Independently Owned and Operated

## RETAIL FOR LEASE

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

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



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**VANDAN GANDHI, CCIM**  
Commercial Broker  
O: 919.475.5769  
van.kwcommercial@gmail.com  
NC #247850

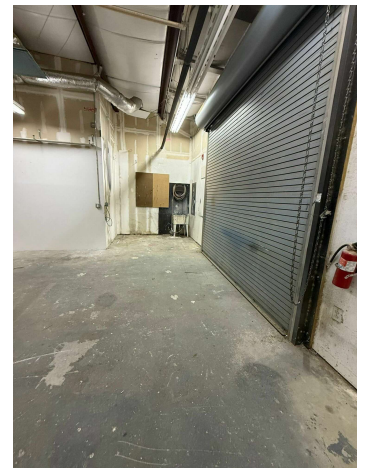
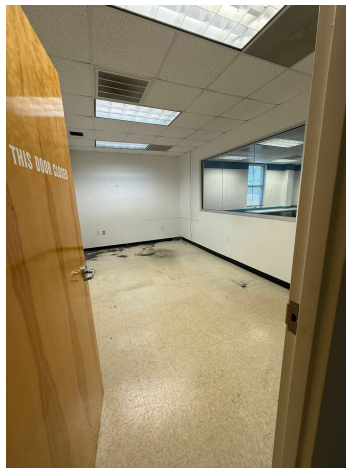
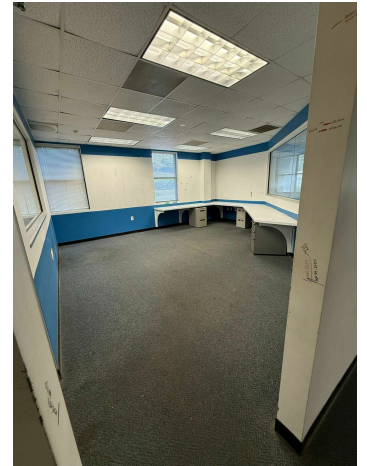
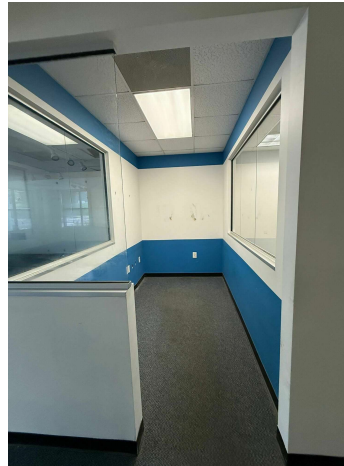
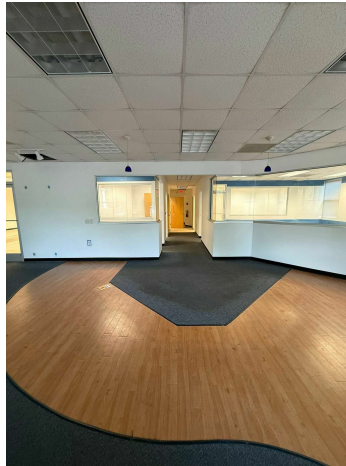
**KW COMMERCIAL**  
245 NC-54 Suite 101  
Durham, NC 27713

Each Office Independently Owned and Operated

## RETAIL FOR LEASE

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

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



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**VANDAN GANDHI, CCIM**  
Commercial Broker  
O: 919.475.5769  
van.kwcommercial@gmail.com  
NC #247850

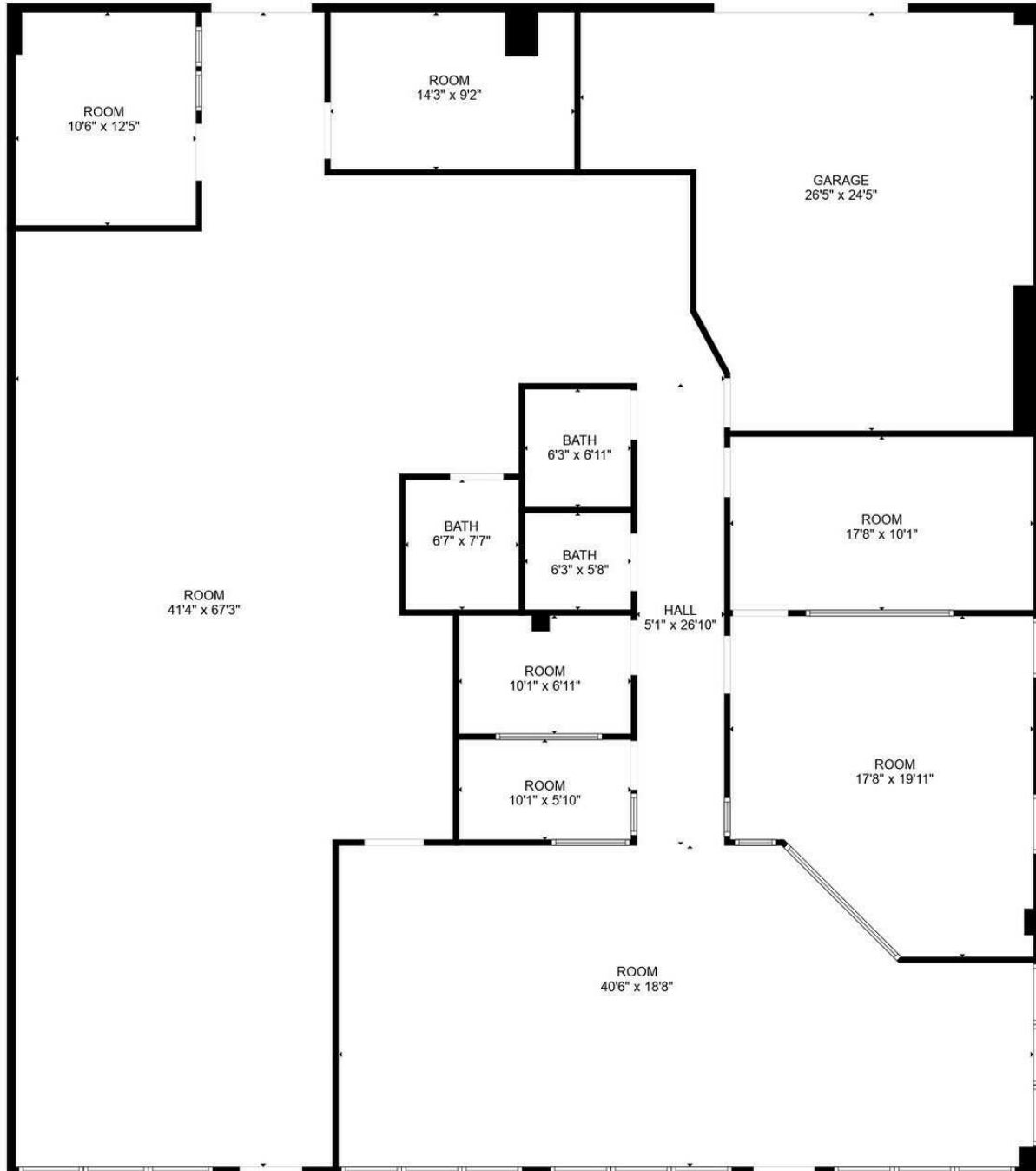
**KW COMMERCIAL**  
245 NC-54 Suite 101  
Durham, NC 27713

Each Office Independently Owned and Operated

## RETAIL FOR LEASE

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

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



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**VANDAN GANDHI, CCIM**  
Commercial Broker  
O: 919.475.5769  
van.kwcommercial@gmail.com  
NC #247850

**KW COMMERCIAL**  
245 NC-54 Suite 101  
Durham, NC 27713

Each Office Independently Owned and Operated

# RETAIL FOR LEASE

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

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



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**VANDAN GANDHI, CCIM**  
Commercial Broker  
O: 919.475.5769  
van.kwcommercial@gmail.com  
NC #247850

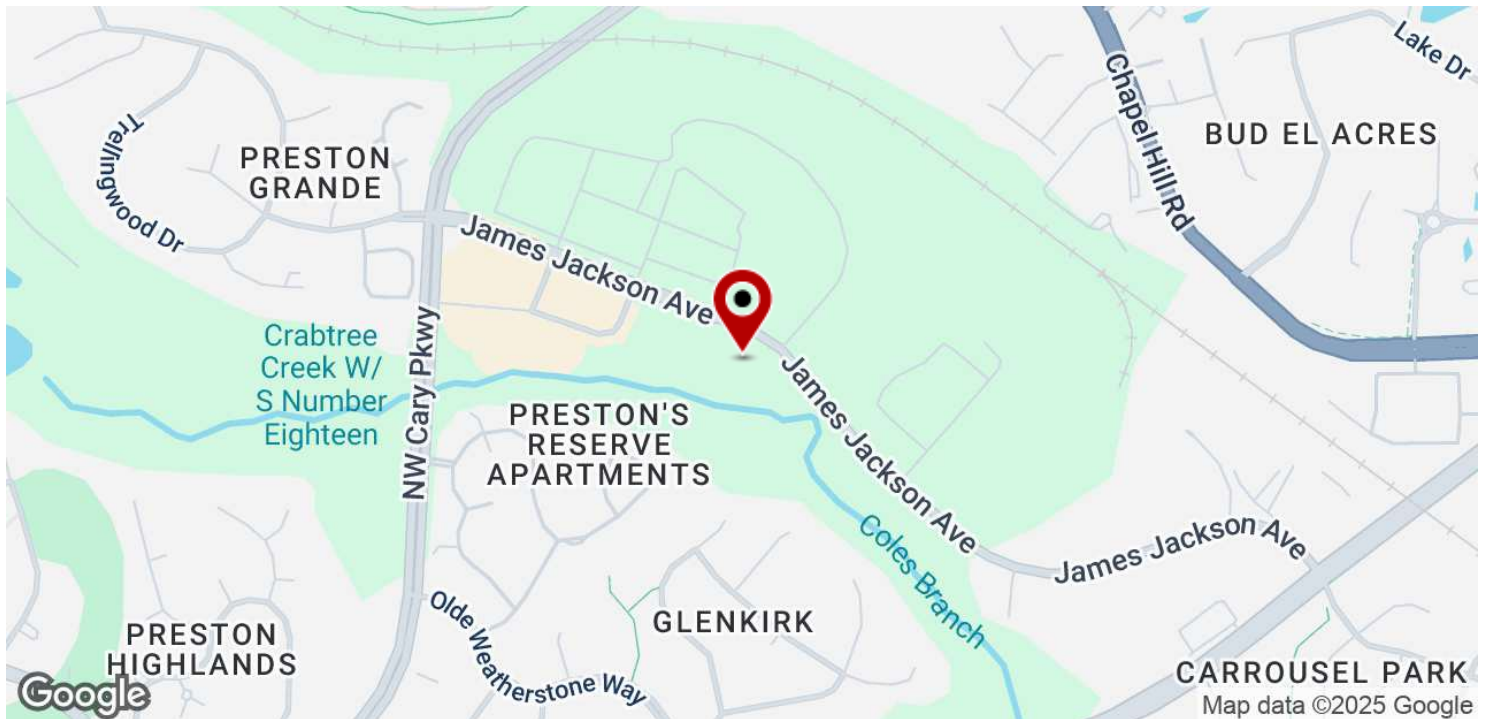
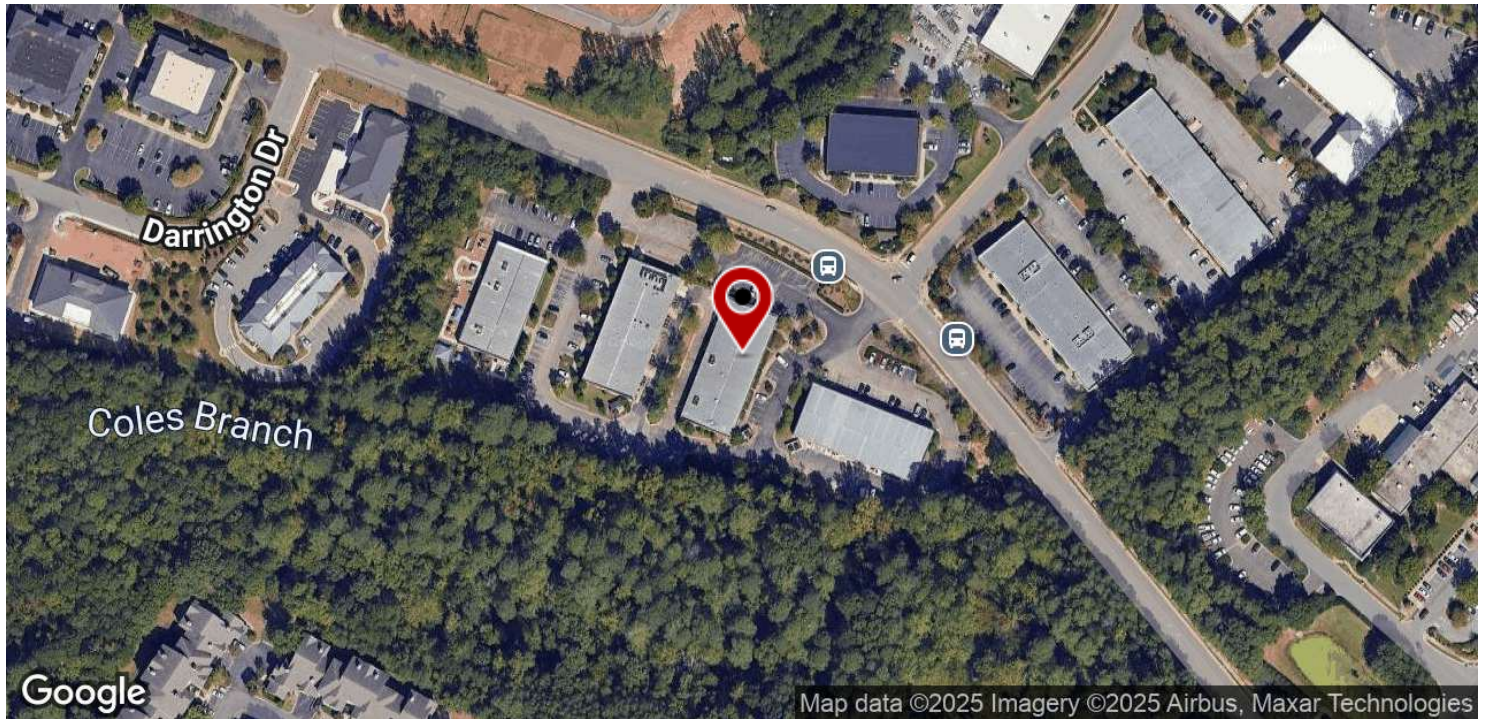
**KW COMMERCIAL**  
245 NC-54 Suite 101  
Durham, NC 27713

Each Office Independently Owned and Operated

## RETAIL FOR LEASE

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

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



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**VANDAN GANDHI, CCIM**  
Commercial Broker  
O: 919.475.5769  
van.kwcommercial@gmail.com  
NC #247850

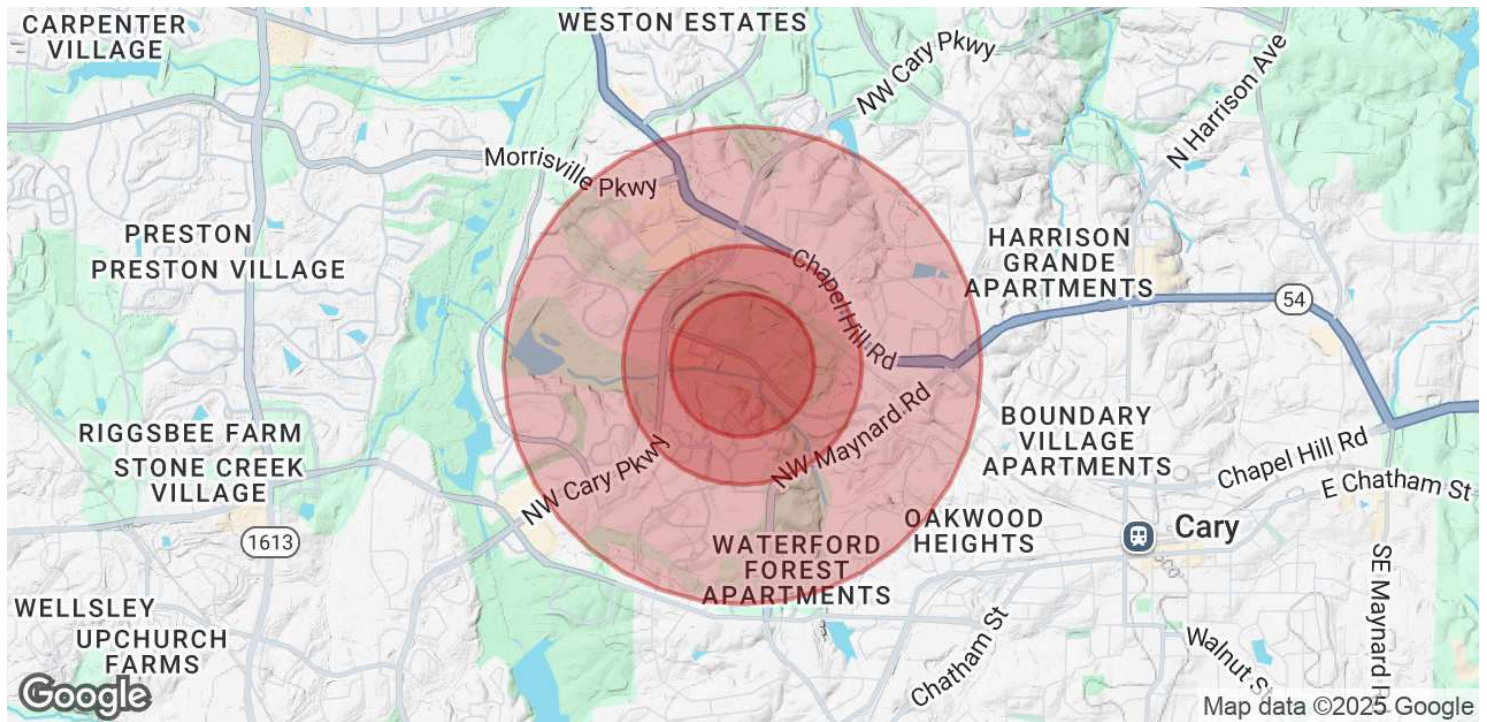
**KW COMMERCIAL**  
245 NC-54 Suite 101  
Durham, NC 27713

Each Office Independently Owned and Operated

## RETAIL FOR LEASE

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

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



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*

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**VANDAN GANDHI, CCIM**  
Commercial Broker  
O: 919.475.5769  
van.kwcommercial@gmail.com  
NC #247850

**KW COMMERCIAL**  
245 NC-54 Suite 101  
Durham, NC 27713

Each Office Independently Owned and Operated