

GROUND LEASE / SALE OPPORTUNITY

1.2 ACRE | HIGH VISIBILITY CORNER OPPORTUNITY

947 West Chatham Street | Cary, NC 27511

919.888.1285
nikita@cityplat.com
NIKITA ZHITOV

919.339.6639
brooke@cityplat.com
BROOKE DENTON

CITYPLAT
COMMERCIAL REAL ESTATE

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PROPERTY SUMMARY

947 West Chatham Street, Cary, NC 27511

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PROPERTY DESCRIPTION

Positioned on a highly visible 1.2-acre corner lot in the heart of Cary, NC, this exceptional property presents a rare opportunity for developers, investors, and owner-users alike. Offered for sale or ground lease, the site provides outstanding flexibility for a variety of commercial development opportunities. Its prominent corner location offers excellent visibility, strong traffic exposure, and convenient access to Cary's thriving residential and business communities. Surrounded by continued growth and major transportation corridors, this property is well-positioned to capitalize on one of the Triangle's most desirable commercial markets.

OFFERING SUMMARY

Sale Guidance:	\$600,000
Ground Lease:	Inquire for Rate
Lot Size:	1.2 Acres
Zoning:	OI

PROPERTY HIGHLIGHTS

- Prime location in Cary
- Fully Entitled Land, Permit Ready
- High visibility and traffic at an intersection
- Flexible space for various business needs
- Close proximity to amenities and services
- Accessible to major transportation routes

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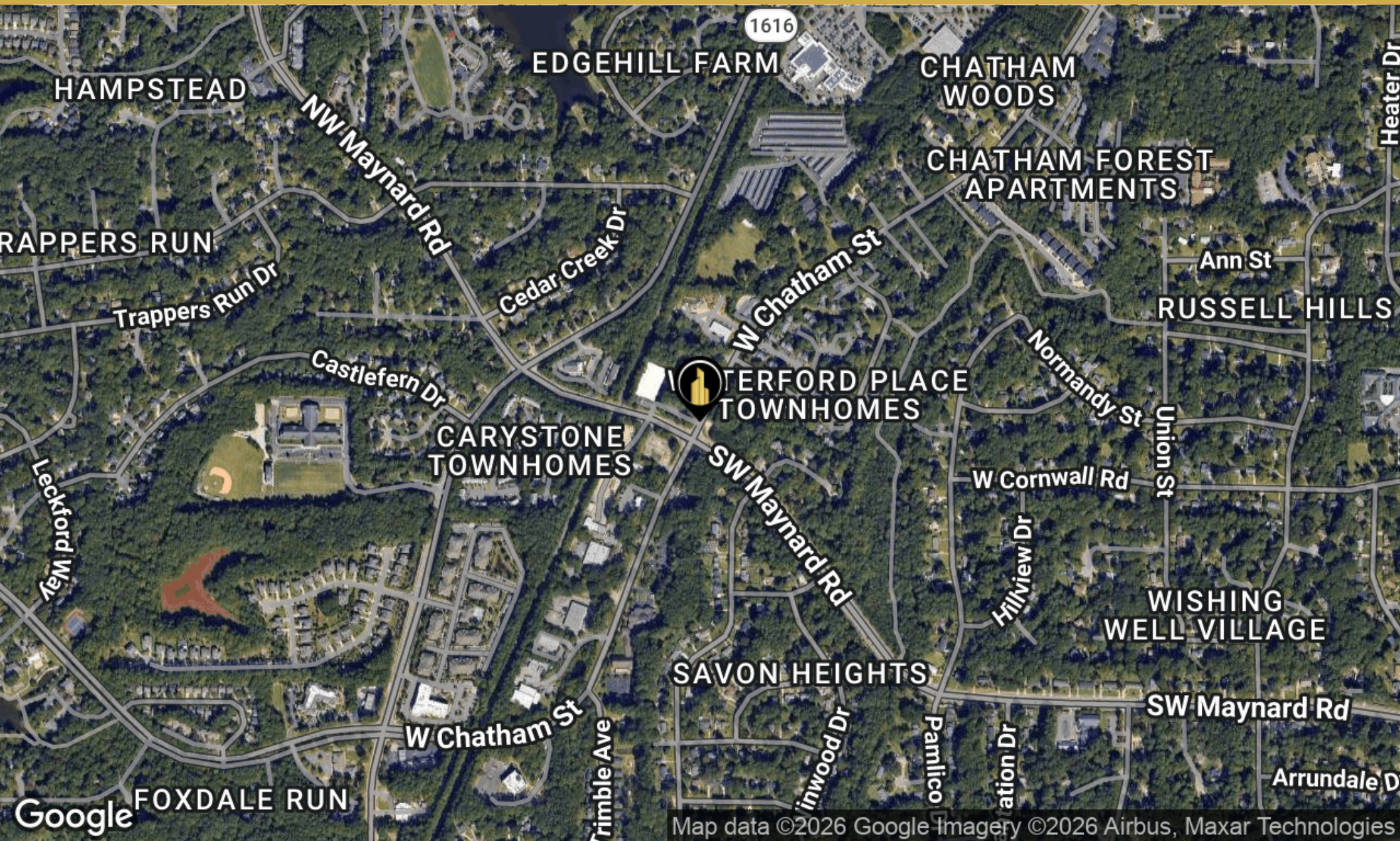
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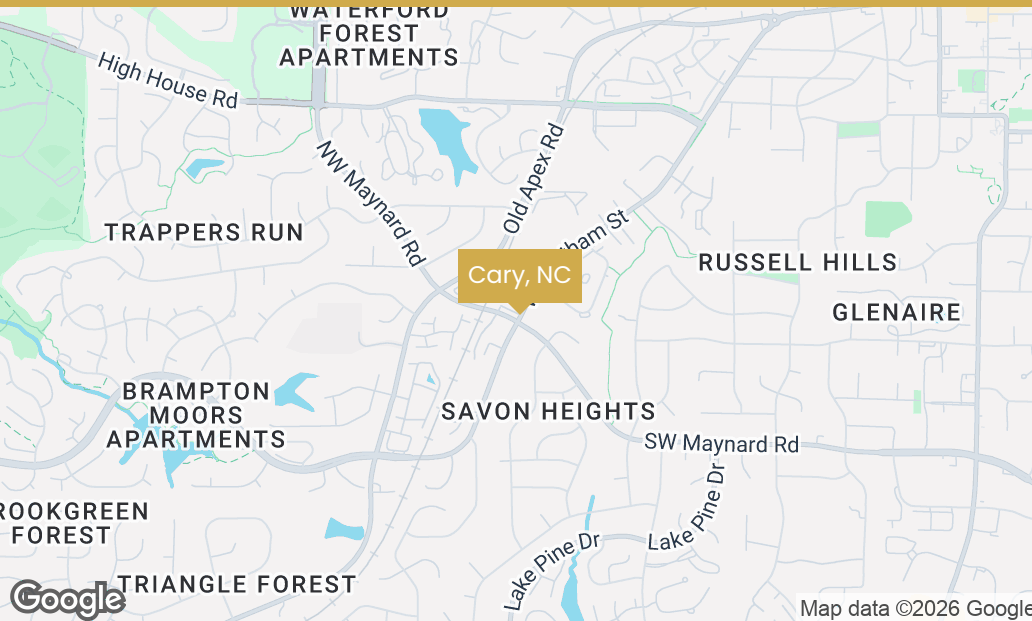
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CARY

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LOCATION DESCRIPTION

Situated in one of Cary's most desirable commercial areas, this premier retail location places your business in the heart of a dynamic and fast-growing community. The surrounding area features an impressive mix of shopping, dining, and service destinations that consistently draw steady foot and vehicle traffic. Nearby retail hubs such as Crossroads Plaza and Waverly Place offer additional customer attraction and visibility. With close proximity to major thoroughfares including US-1, I-40, and Cary Parkway, reaching the property is convenient for customers from across the Triangle. This vibrant environment creates a strong foundation for retailers to capture attention and build a loyal customer base.



The property is surrounded by established neighborhoods with strong demographics, ensuring a reliable and engaged audience for a wide range of retail concepts. Continuous residential and commercial growth in Cary adds momentum to the area's increasing demand for quality retail and service offerings. High visibility and accessibility further enhance the property's appeal, making it ideal for businesses seeking a standout location. The nearby mix of entertainment venues, parks, and community amenities contributes to a lively atmosphere throughout the day. Altogether, this strategic setting empowers retailers to thrive and establish a lasting presence in one of Cary's most energetic commercial corridors.

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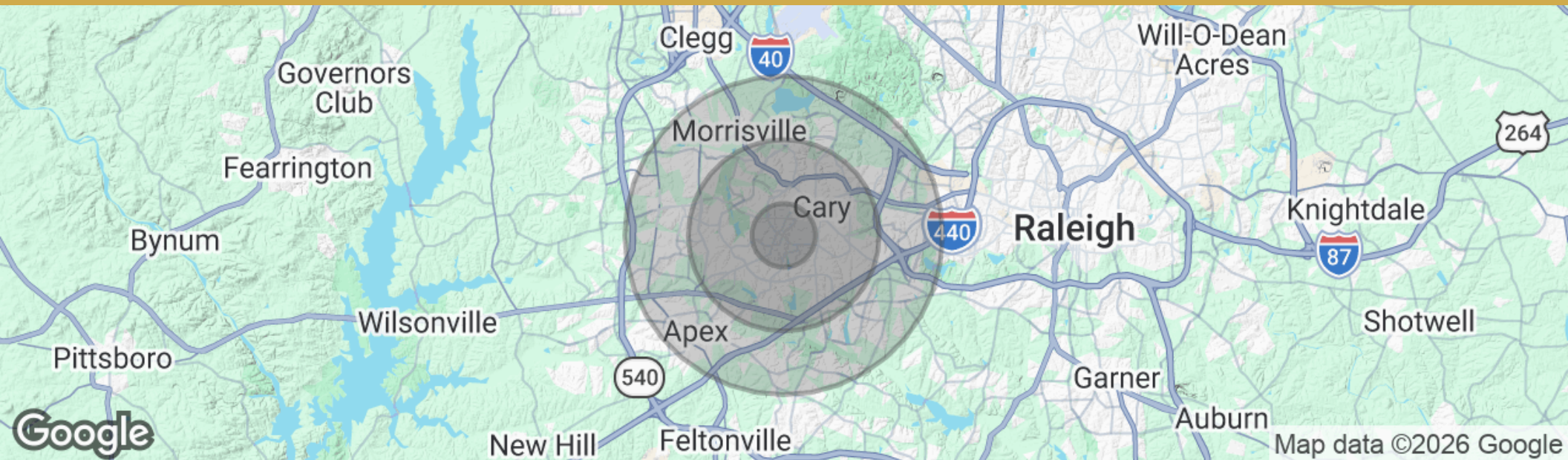
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,685	88,431	207,191
Average Age	43	41	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,806	35,982	84,042
Average HH Income	\$114,151	\$157,787	\$157,620
Average House Value	\$423,453	\$532,691	\$560,080

2020 American Community Survey (ACS)

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage, LLC in compliance with all applicable fair housing and equal opportunity laws.

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