

FOR LEASE

# Lochmere Pavilion

2425 KILDAIRE FARM RD, CARY, NC 27518



JAKE VIVERETTE | 804.754.5462 | JAKE.VIVERETTE@OVERTONGROUP.NET  
401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET



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## OFFERING SUMMARY

Building Size:	32,235 SF
Available SF:	3,390 SF
Lot Size:	3.83 Acres
Number of Units:	14
Lease Rate:	\$32.00 SF/yr
Year Built:	2002
Zoning:	GCP
Market:	Raleigh-Durham
Zoning:	Commercial
Traffic Count:	23,000

## LOCATION OVERVIEW

Limited space remaining for lease at Lochmere Pavilion in Cary, NC, situated within the bustling Raleigh-Durham market. This vibrant area boasts an array of amenities and attractions for prospective retail and office tenants. With convenient access to major highways and high-population areas, Lochmere Pavilion provides an ideal location for both retail and office tenants alike.

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## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DATE AVAILABLE
Unit 100	Edward Jones & Company	920 SF	NNN	N/A	-
Unit 102 & 103	Swagger	3,790 SF	NNN	N/A	-
Unit 104 & 105	Available	3,390 SF	NNN	\$27.00 SF/yr	3/1/2025
Unit 106	McGill Environmental Systems	3,375 SF	NNN	N/A	-
Unit 201	Bocci Cary, LLC	4,985 SF	NNN	\$32.00 SF/yr	1/1/2025
Unit 301	Walnuts and Suede LLC	1,950 SF	NNN	N/A	-
Unit 303	J&F Gemelli	1,950 SF	NNN	\$32.00 SF/yr	2/1/2025
Unit 305	Grit and Grace SK Inc	1,350 SF	NNN	N/A	-
Unit 401	The Zero Waste Market	1,350 SF	NNN	N/A	-
Unit 403	Jingle Leaf LLC	1,350 SF	NNN	N/A	-
Suite 405	-	1,350 SF	NNN	Call For Pricing	-
Suite 407	Leased	1,250 SF	NNN	\$32.00 SF/yr	3/1/2025
Unit 501 & 503	Swagger	2,825 SF	NNN	N/A	-
Unit 505	Kalindi LLC	2,400 SF	NNN	N/A	-

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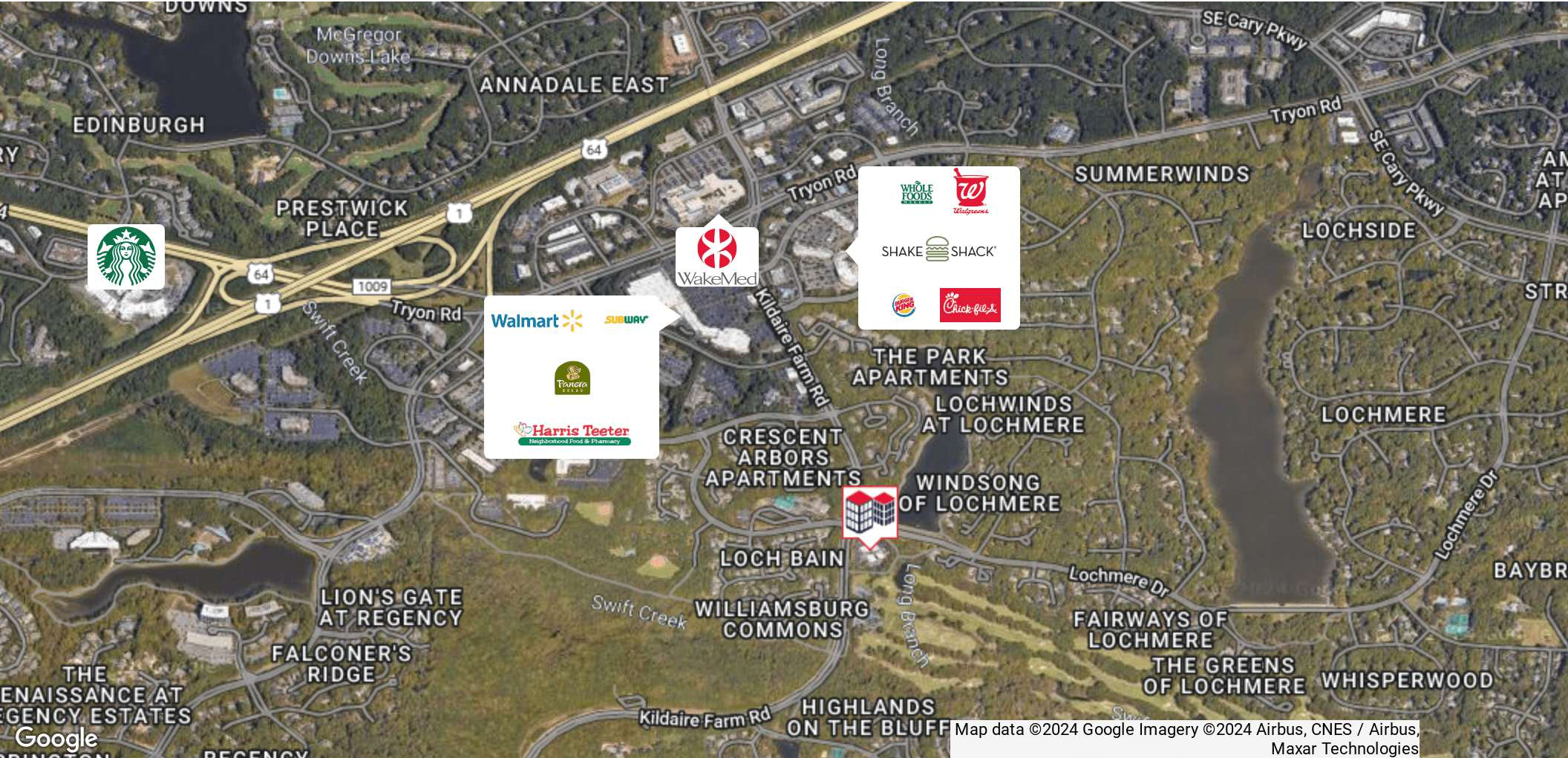




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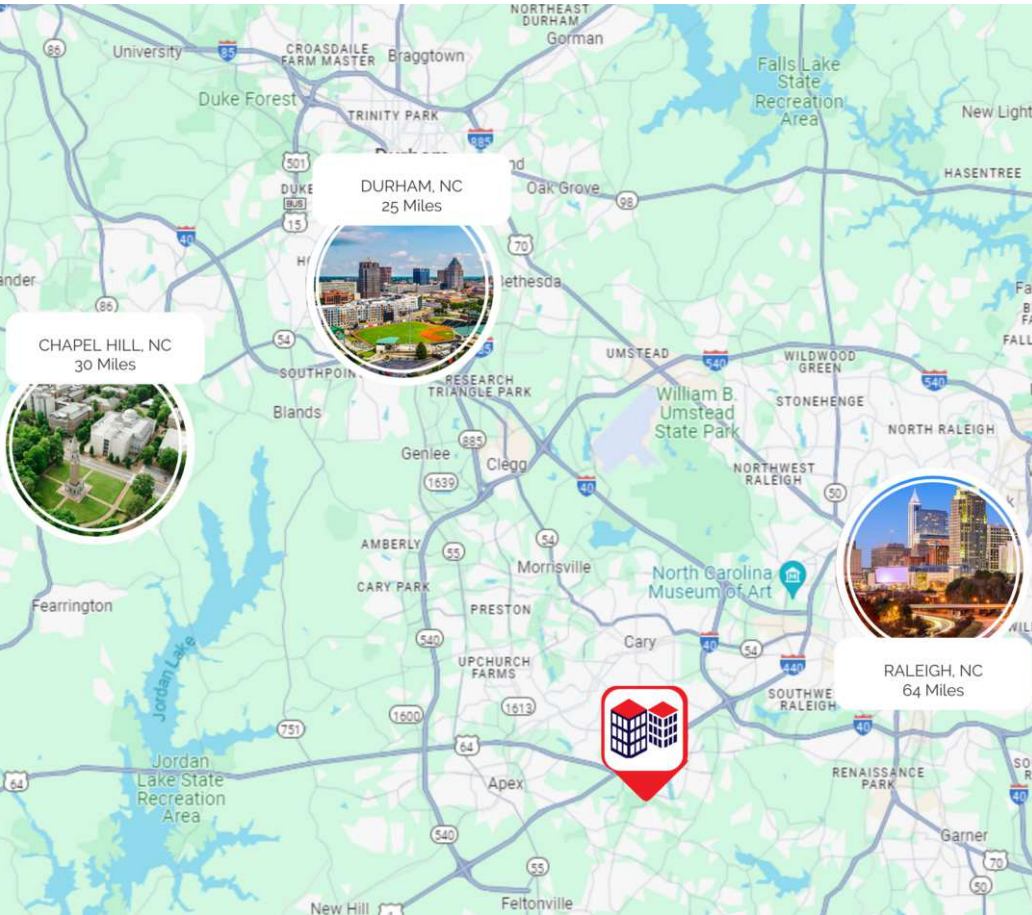




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## LOCATION DESCRIPTION

Cary North Carolina is home to more than 180,000 residents and is at the heart of the Research Triangle region of North Carolina, which is incorporated Raleigh, Durham, and Chapel Hill. In total, the Triangle has more than 2 million resident and is regularly ranks among one of the top regions to live, work, start a business, and find a home.

Cary contains a highly educated workforce and provides low state and local taxes, and a competitive cost of doing business, contributing to North Carolina's ranking of the top state to conduct business by CNBC.

## LOCATION DETAILS

Market	Raleigh-Durham
County	Wake

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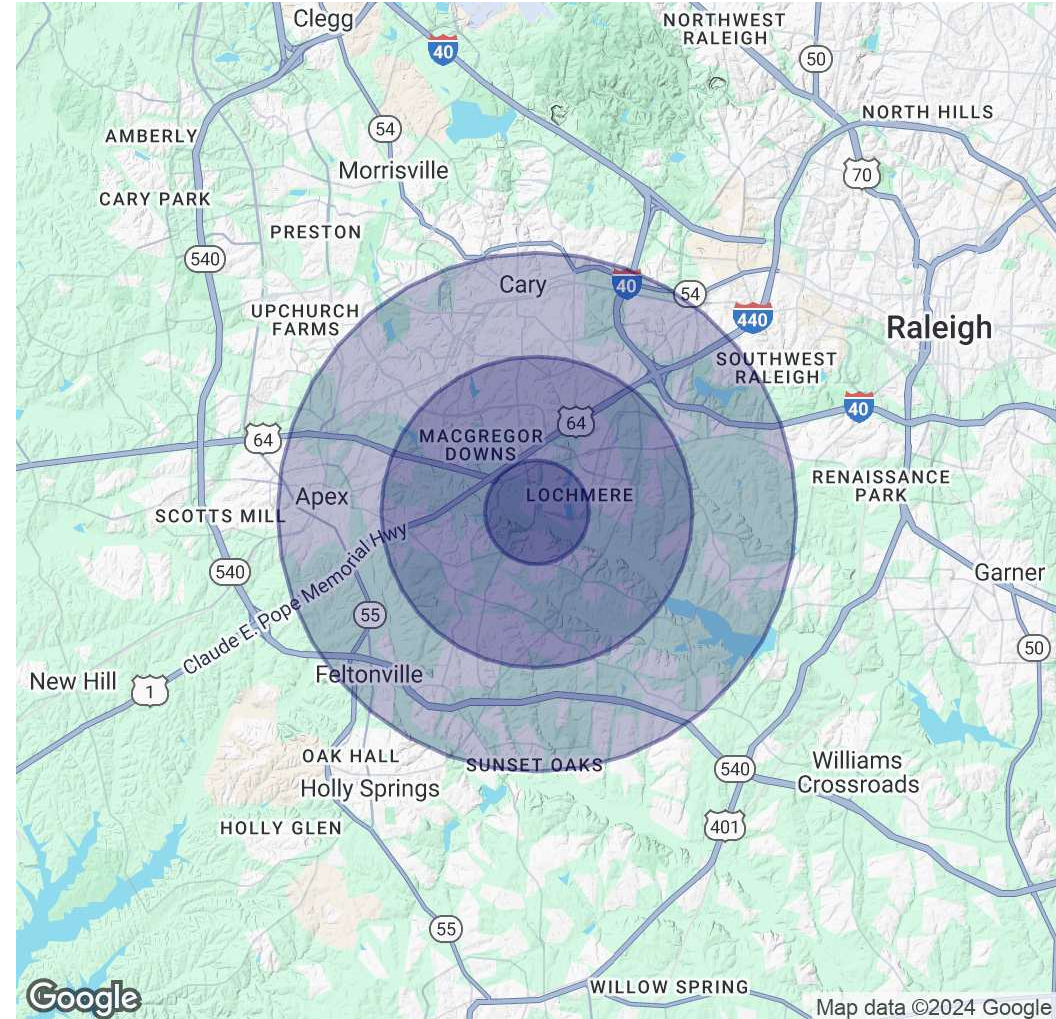
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,186	49,458	151,869
Average Age	49.7	43.7	39.7
Average Age (Male)	49.7	42.5	38.3
Average Age (Female)	50.5	44.8	40.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,294	20,502	63,005
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$151,981	\$129,950	\$109,636
Average House Value	\$474,243	\$365,003	\$305,831

## TRAFFIC COUNTS

23,000/day

2020 American Community Survey (ACS)



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