

RETAIL FOR LEASE
836 E. CHATHAM ST.
Cary, NC 27511



PROPERTY DESCRIPTION

Single-story, attractive neighborhood retail center consisting of 19,700 SF on 3.05 acres. Anchored by La Bonita Super Market, other tenants include Snap Fitness, Bright Vision, Vida Dulce (voted best ice cream shop in NC by USA Today), and Kidz Art.

PROPERTY HIGHLIGHTS

- Hard to find small and new retail in Cary
- Suite 102 - 1,540 SF available in warm vanilla box condition
- Ideal for retail services, medical, insurance, salon, or office use
- Signage and good parking
- TICAM: \$4.50 per SF
- Lease Rate: \$19.50 per SF, NNN

OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr (NNN)
Available SF:	1,540 SF
Building Size:	19,700 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,609	25,506	60,664
Total Population	7,387	61,902	148,674
Average HH Income	\$66,678	\$73,929	\$86,754

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

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SUITE 102
1,540 SF

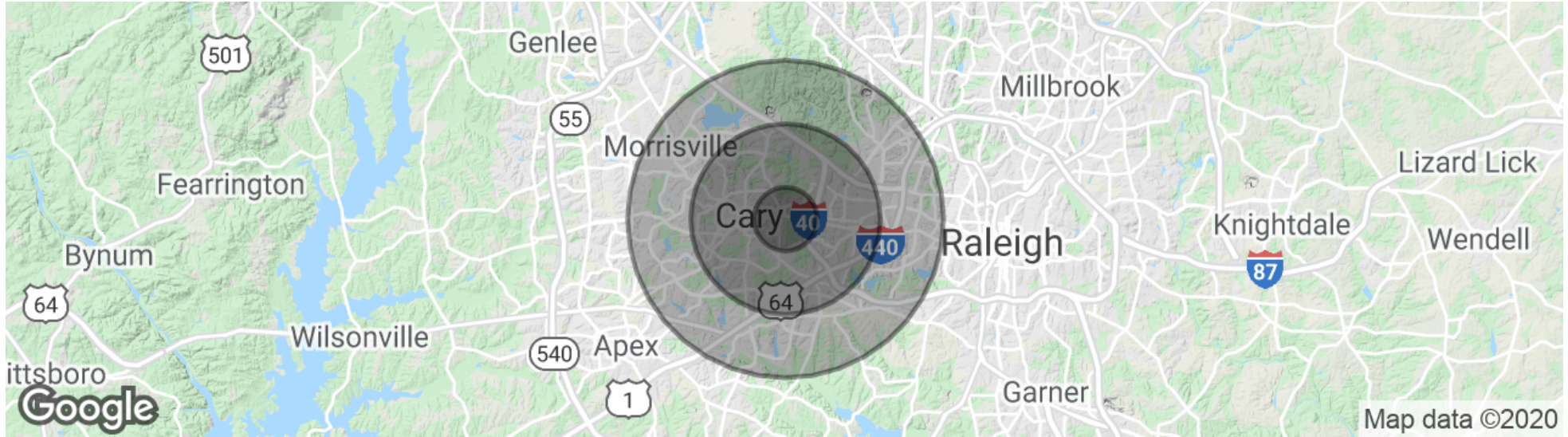


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POPULATION

Total population
 Median age
 Median age (Male)
 Median age (Female)

1 MILE

7,387
 29.8
 29.8
 29.7

3 MILES

61,902
 34.3
 33.1
 35.1

5 MILES

148,674
 34.6
 34.0
 35.0

HOUSEHOLDS & INCOME

Total households
 # of persons per HH
 Average HH income
 Average house value

1 MILE

2,609
 2.8
 \$66,678
 \$182,602

3 MILES

25,506
 2.4
 \$73,929
 \$236,947

5 MILES

60,664
 2.5
 \$86,754
 \$289,785

** Demographic data derived from 2010 US Census*

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