

# MILLPOND VILLAGE RETAIL

3450-3490 KILDAIRE FARM ROAD, CARY

publix  
FOOD & PHARMACY

3480

Alidade  
*Capital*

york

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# SPACE FEATURES

- Anchored Publix Grocery has seen exceptional growth in sales since opening the Millpond location in 2017
- Home to Wake Tech Community College Western Wake campus and National Association for Community College Entrepreneurship
- Limited supply of and opportunity for more retail and office product in submarket
- Active outparcel uses including McDonalds, Starbucks and soon-to-be-announced popular QSR in the former First Citizens Bank

## LOCATION

- Prominent location at intersection of Ten-Ten Rd (17,000 VPD) and Kildaire Farm Rd (27,998 VPD)
- Five access points with protected turn lanes
- In close proximity to 540 Extension
- Excellent surrounding demographics

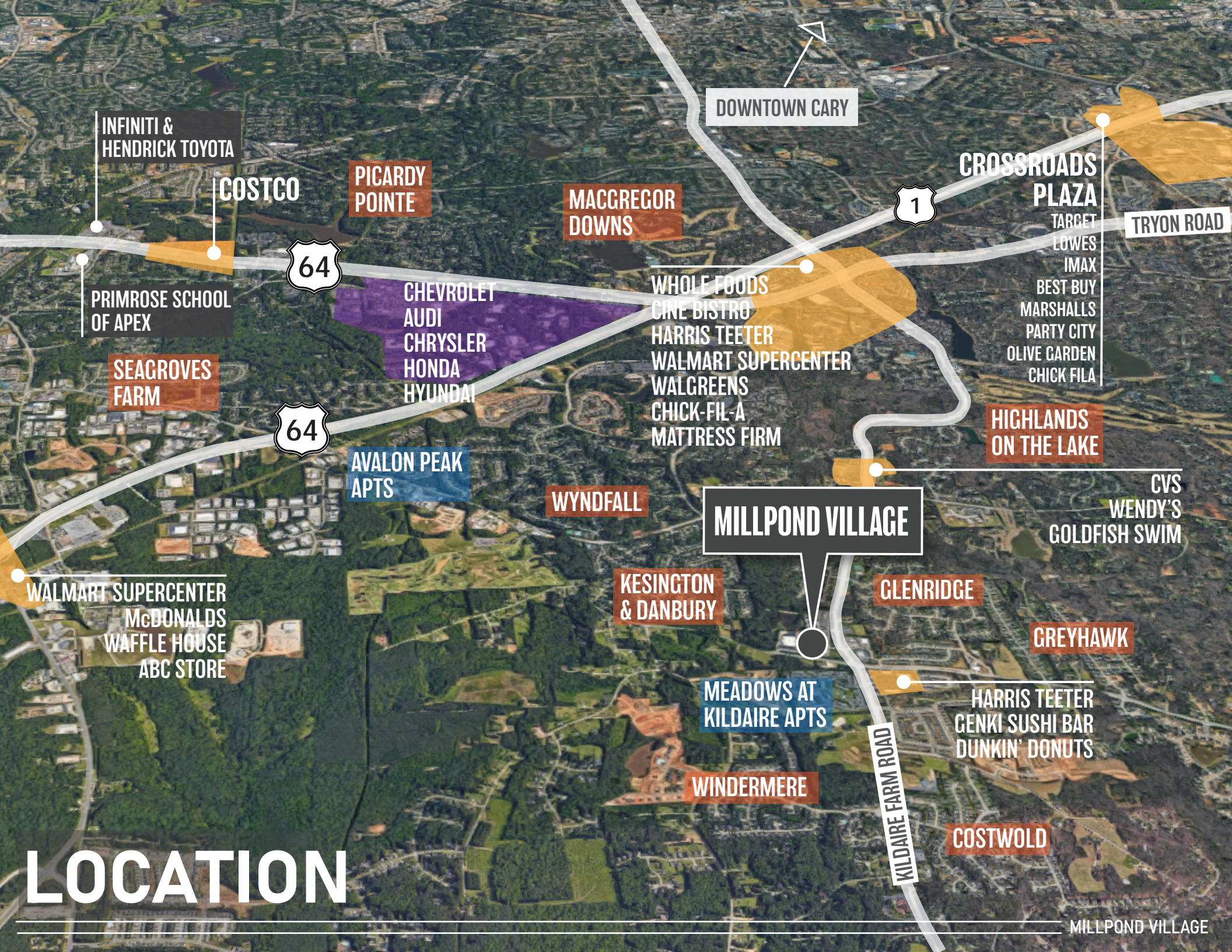
## AVAILABILITY

• SUITE 129	2,585 SF	\$24.00 - \$28.00 PSF/NNN	\$4.42 TICAM
• SUITE 131	2,451 SF	“	“
• SUITE 136	1,828 SF	“	“
• SUITE 137	1,487 SF	“	“
• SUITE 154	1,032 SF	“	“

\*Suites 129 and 131 can be combined for a total of 5,036 SF

(clickable suite numbers)





DOWNTOWN CARY

INFINITI & HENDRICK TOYOTA

COSTCO

PICARDY POINTE

MACGREGOR DOWNS

CROSSROADS PLAZA

TRYON ROAD

64

1

PRIMROSE SCHOOL OF APEX

SEAGROVES FARM

CHEVROLET  
AUDI  
CHRYSLER  
HONDA  
HYUNDAI

WHOLE FOODS  
CINE BISTRO  
HARRIS TEETER  
WALMART SUPERCENTER  
WALGREENS  
CHICK-FIL-A  
MATTRESS FIRM

TARGET  
LOWES  
IMAX  
BEST BUY  
MARSHALLS  
PARTY CITY  
OLIVE GARDEN  
CHICK FILA

64

HIGHLANDS ON THE LAKE

AVALON PEAK APTS

WYNDFALL

MILLPOND VILLAGE

CVS  
WENDY'S  
GOLDFISH SWIM

WALMART SUPERCENTER  
McDONALDS  
WAFFLE HOUSE  
ABC STORE

KESINGTON & DANBURY

GLENRIDGE

GREYHAWK

MEADOWS AT KILDAIRE APTS

HARRIS TEETER  
GENKI SUSHI BAR  
DUNKIN' DONUTS

KILDAIRE FARM ROAD

WINDERMERE

COSTWOLD

# LOCATION



DANBURY

KENSINGTON AT REGENCY

WAKE TECH

QUICK SERVICE RESTAURANT  
coming soon

FERNWOOD



TEN-TEN ROAD

KILDAIRE FARM ROAD

# LOCATION

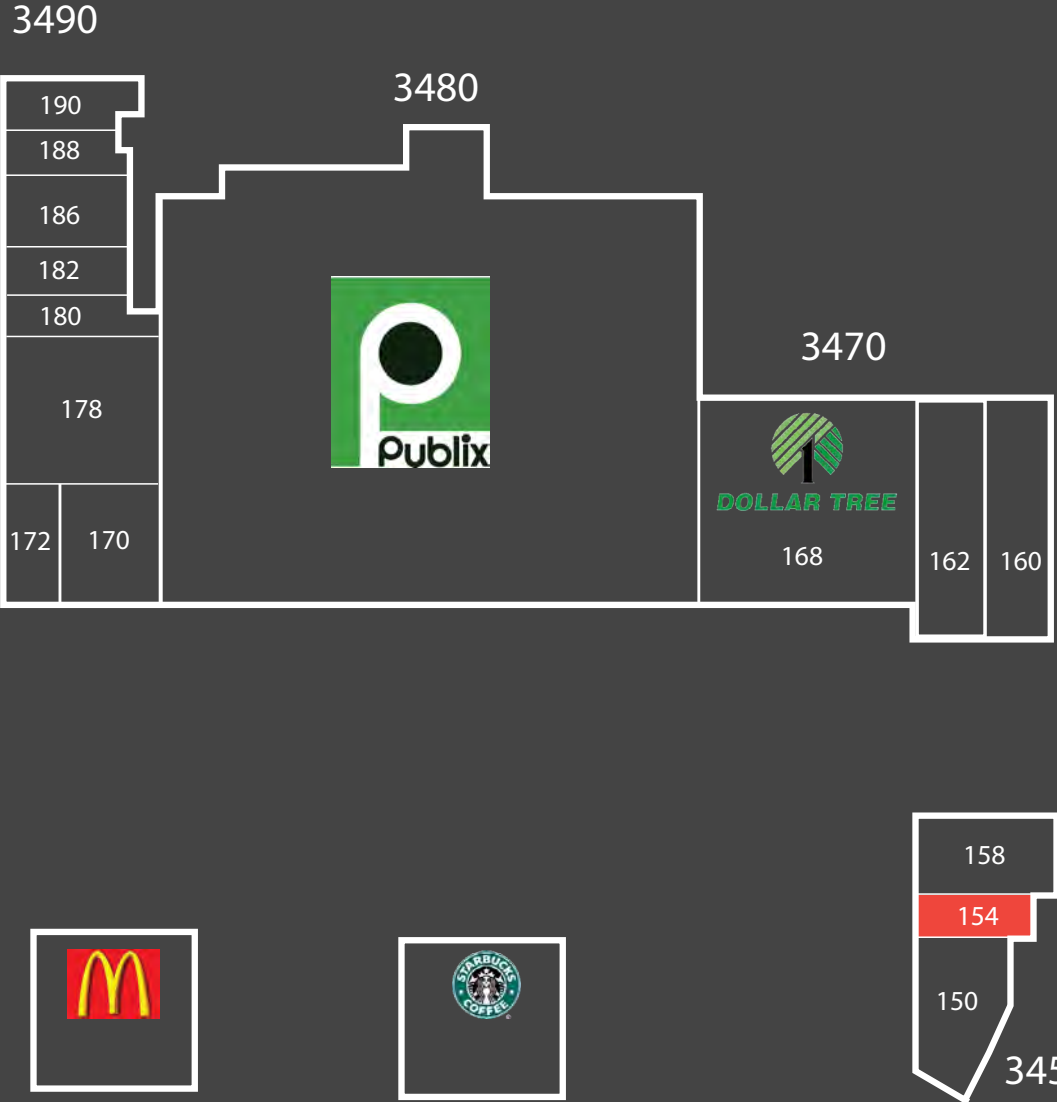
MILLPOND VILLAGE



# PHASE I

[SUITE 154 - 1,032 SF]

clickable suite numbers linked to detailed floor plans



## TENANTS

SUITE	TENANT	SF
190	HONG KONG CHINESE	1,221
188	SHARKEY'S CUTS FOR KIDS	1,182
186	MILLPOND DANCE	2,361
182	STATE FARM/JOHN TUDOR	1,182
180	BELLA TAN/NAIL EXPERTS	1,391
178	AKTIVATE FITNESS	3,693
172	JERSEY MIKE'S SUBS	1,526
170	MARBELL-HARWARD DENTAL	2,227
	PUBLIX	48,523
168	DOLLAR TREE	9,394
162	BRUE PRINT	3,276
160	FRIDA'S PATIO	3,272
158	BROTHER'S OF NY PIZZA	1,880
154	AVAILABLE	1,032
150	THAI LOTUS	2,249

# PHASE II

[SUITE 129 - 2,585 SF]

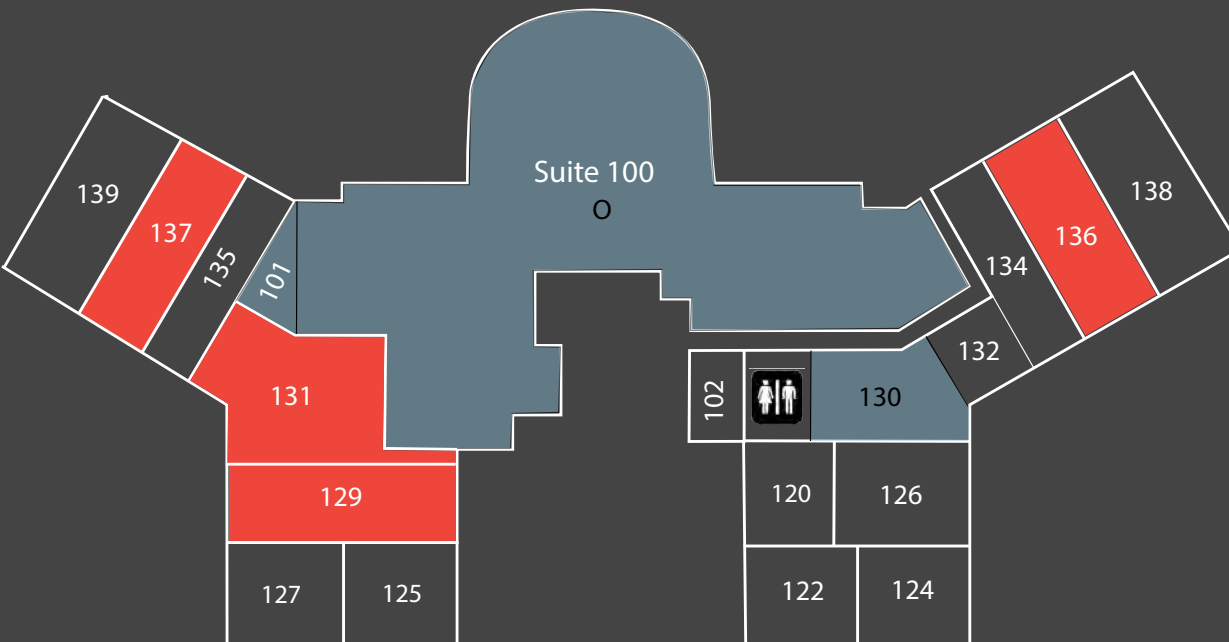
[SUITE 131 - 2,451 SF]

[SUITE 136 - 1,828 SF]

[SUITE 137 - 1,487 SF]

clickable suite numbers linked to detailed floor plans

1<sup>ST</sup> FLOOR  
BLDG 3434



## TENANTS

SUITE	TENANT	SF
139	CARY DAY SPA & NAILS	2,186
137	AVAILABLE	1,487
135	POSTNET	1,393
131	AVAILABLE	2,451
129	AVAILABLE	2,585
127	PAPA MURPHY'S PIZZA	1,237
125	STUDIO EM	1,128
101	WAKE TECH	627
102	WILLOWDALE REALTY	607
100	WAKE TECH	14,454
138	GEETA BHAT, DDS	2,186
136	AVAILABLE	1,828
134	EDWARD JONES	1,406
132	SCHRAMM INSURANCE	823
130	WAKE TECH	1,868
120	PILATES THE FORM	974
126	LE NU SPA	1,617
122	INFINITE30	1,095
124	TOTS N TEETS PEDIATRICS	1,227



# CARY ACCOLADES

- 2021 NC #1 Business Climate Ranking
- 2021 #1 Safest Midsize City in US
- 2021 #3 for Lowest Property-Crime Rate in US
- 2021 #1 Best Place to Live in NC
- 2021 #1 City in NC Where Women are Successful
- 2020 #1 "Recession-Resistant" City in NC
- 2020 10th Best Mid-Sized City for Money Management
- 2019 2nd Healthiest Housing Market in NC
- 2019 #1 City in NC to Raise a Family

- [caryeconomicdevelopment.com](http://caryeconomicdevelopment.com)

## 2021 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	6,116	43,156	137,106
Households	2,258	16,274	53,634
Avg. Household Income	\$130,436	\$118,970	\$106,646
Daytime Population	1,733	25,228	57,752





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# RECENT MAJOR JOB ANNOUNCEMENTS IN CARY

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**600**

JOBS OVER THE NEXT 12  
YEARS, XEROX

**100**

JOBS, EPIC GAMES  
NEW HQ

**200**

JOBS, DUDE SOLUTIONS

**300 +**

JOBS, PENNYMAC

**3,000**

JOBS, APPLE  
NEW CAMPUS

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## ABOUT THE AREA

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One of the fastest-growing cities in the South, Cary is home to renowned restaurants, world-class shopping, booming business, top-tier entertainment, culture and arts and wide range of leisure and outdoor experiences. It's no wonder that MONEY magazine has ranked Cary as one of the country's "Best Places to Live." Home of the USA Baseball National Training Complex, a hot spot for soccer with North Carolina Football Club and North Carolina Courage pro soccer teams at WakeMed Soccer Park and summer home of the North Carolina Symphony, Cary is located just 17 minutes from downtown Raleigh.

With its small-town atmosphere and close proximity to Raleigh, Research Triangle Park and RDU International Airport, Cary provides an impressive variety of recreational, sports, environmental, historical and cultural arts programs and services.

-visitraleigh.com

