

# MILLPOND VILLAGE RETAIL

3450-3490 KILDAIRE FARM ROAD, CARY

publix  
FOOD & PHARMACY

3480

Alidade  
*Capital*

york

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# SPACE FEATURES

- New ownership with plans to upgrade center
- 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

## 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

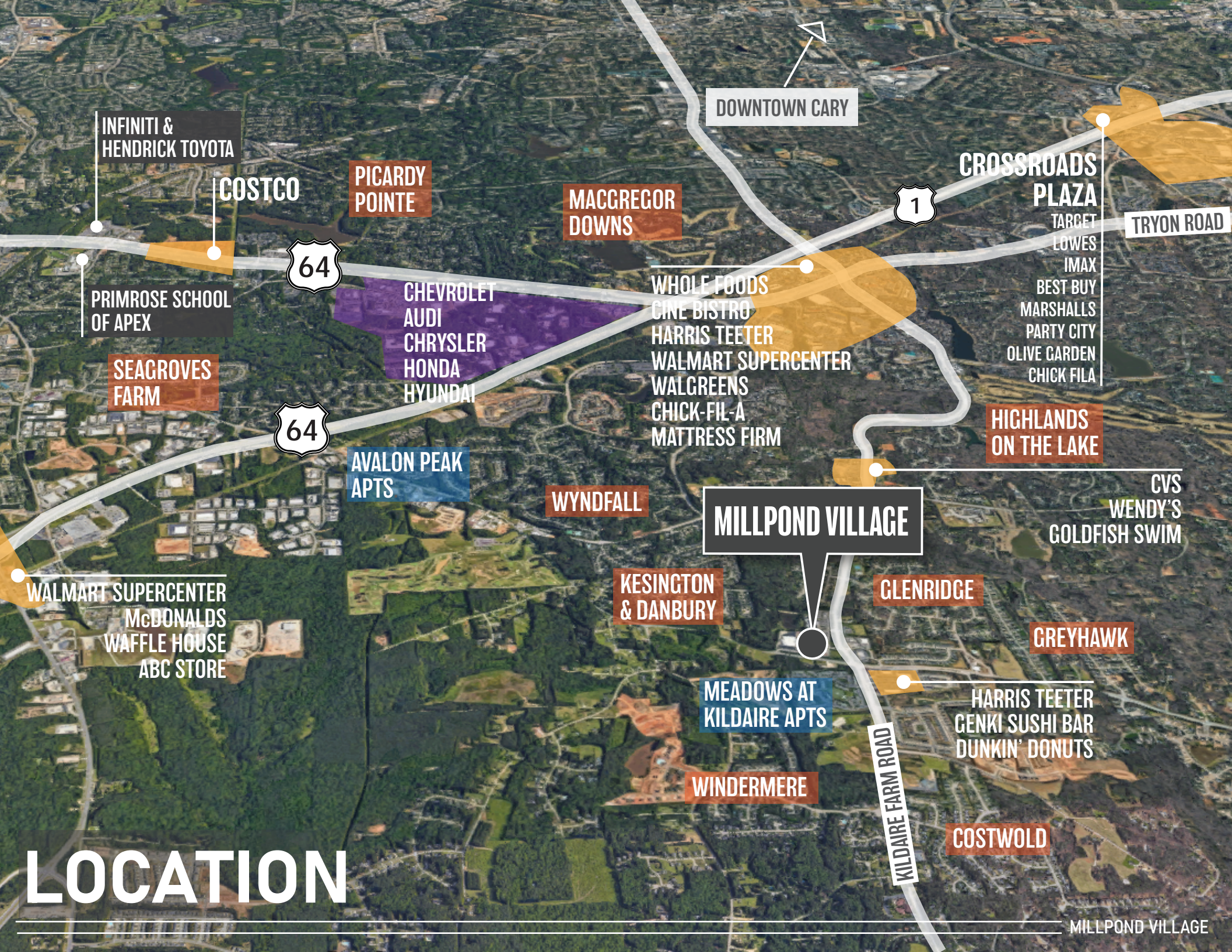
## AVAILABILITY

• 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)





INFINITI &  
HENDRICK TOYOTA

COSTCO

PICARDY  
POINTE

MACGREGOR  
DOWNS

CROSSROADS  
PLAZA

TRYON ROAD

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

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

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

WINDERMERE

COSTWOLD

KILDAIRE FARM ROAD

LOCATION

MILLPOND VILLAGE





DANBURY

KENSINGTON AT  
REGENCY

WAKE TECH

FERNWOOD



TEN-TEN ROAD

KILDAIRE FARM ROAD

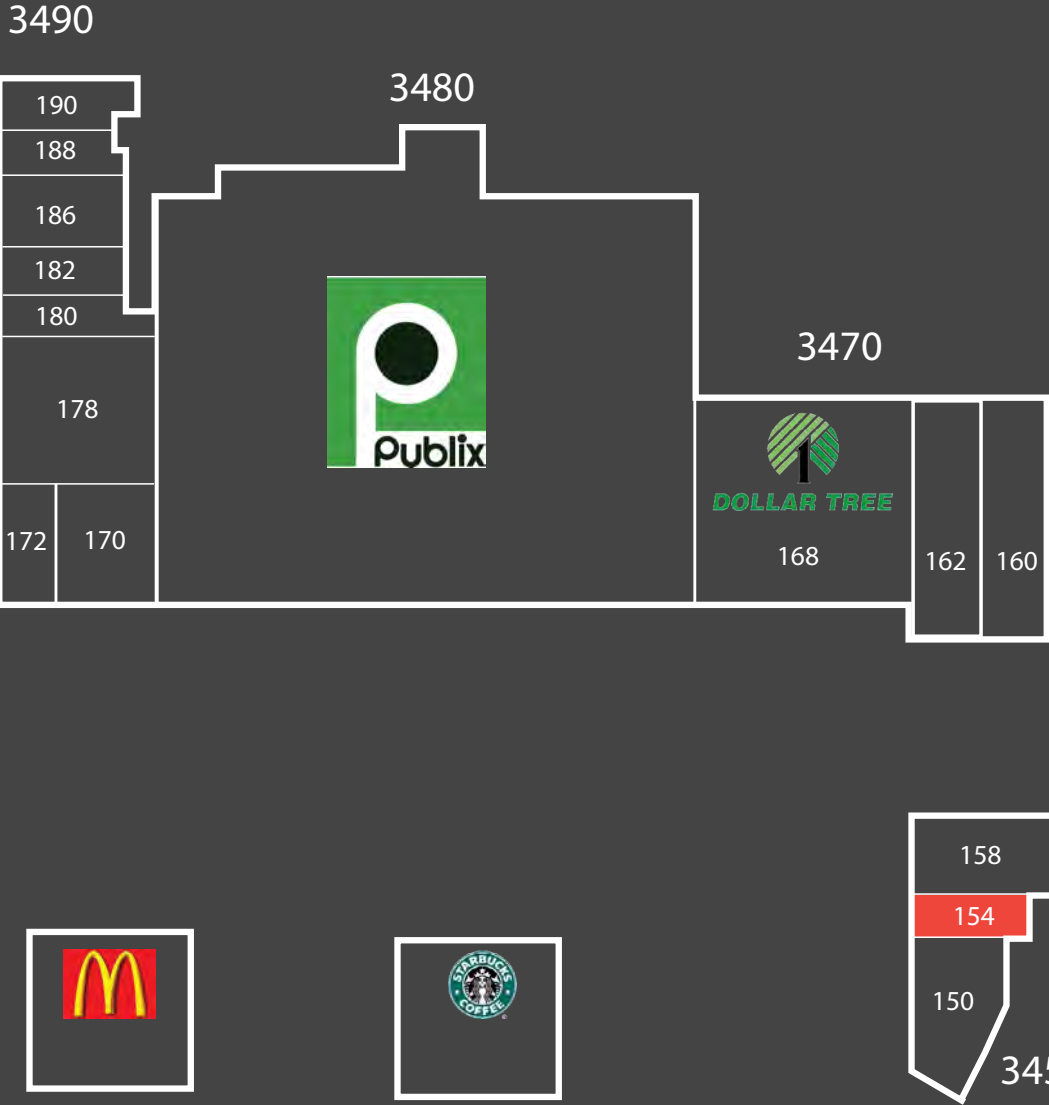
LOCATION

MILLPOND VILLAGE



# PHASE I

[SUITE 154 - 1,032 SF]  
 clickable suite numbers linked to detailed floor plans



## TENANTS

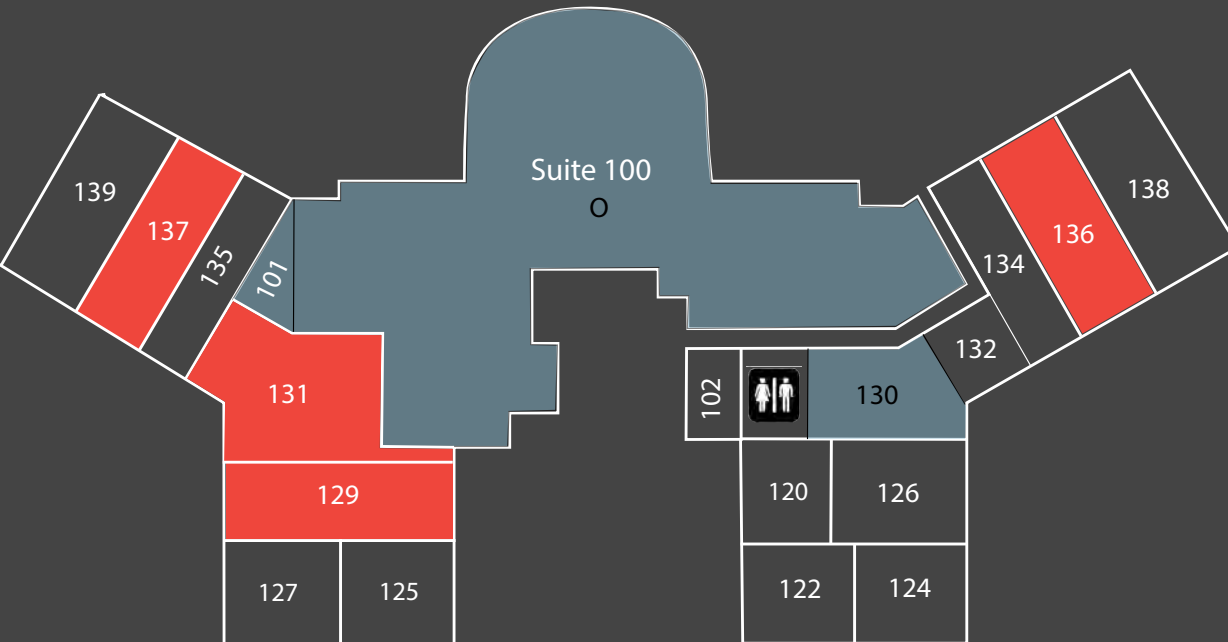
SUITE	TENANT	SF
190	HONG KONG CHINESE	1,221
188	SHARKEY'S CUTS FOR KIDS	1,182
186	MILLPOND DANCE	2,361
182	STATE FARM/JOHN TUDOR	1,182
180	BELLA TAN/NAIL EXPERTS	1,391
178	AKTIVATE FITNESS	3,693
172	JERSEY MIKE'S SUBS	1,526
170	MARBELL-HARWARD DENTAL	2,227
	PUBLIX	48,523
168	DOLLAR TREE	9,394
162	BRUE 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



# JOB GROWTH IN THE CARY AREA

600

JOBS OVER THE NEXT 12  
YEARS, XEROX

100

JOBS, EPIC GAMES  
(EXPANDING IN 2020)

200

JOBS, DUDE SOLUTIONS  
(EXPANDING IN 2020)

200

JOBS, PRECISION WALLS  
(EXPANDING IN 2020)

## ABOUT THE AREA

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.

If you come hungry, you're guaranteed to leave happy. Cary offers more than 200 dining options, including passionate mind and Master Baker Lionel Vatinet's La Farm Bakery, a modern-day boulangerie (bakery) with three locations across the town; Ashworth Drugs, a local favorite serving up coke floats and hot dogs since 1957; and Pizzeria Faulisi, a Neapolitan-style pizza spot run by a renowned husband-and-wife chef team. The town is also at the forefront of the area's vibrant brewery scene. The award-winning Bond Brothers Beer Company is a microbrewery and taproom that specializes in kettle sours, IPAs and stouts, and Fortnight Brewing Company specializes in traditional English-style beers that incorporate both British and American ingredients.

-visitraleigh.com





# CARY ACCOLADES

- 2020 #1 City in NC for "Recession-Resistant"
- 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
- 2019 4th Best Place to Live in America
- 2019 #1 Safest City to Live in the US
- 2018 #1 Best North Carolina City for Income Equality
- 2018 #1 State for Businesses
- RTP is home to 300+ companies

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



## 2020 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	5,930	44,134	138,886
Households	2,157	16,315	53,341
Avg. Household Income	\$169,379	\$145,608	\$127,188
Daytime Population	1,446	24,242	54,190

