

# GOELS PLAZA

117 International Drive, Morrisville, NC 27560

CENTURY 21 TRIANGLE GROUP



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## GOELS PLAZA



# PROPERTY INFORMATION

**ANNUAL RENT**  
*\$19.50/ per SQ. FT.*

**PROPERTY ADDRESS**  
*Suite 400 - 600, 117 International Drive,  
Morrisville, NC 27560*

**RENTABLE AREA**  
*18,597 Sq. Ft.*

# GOELS PLAZA

117 International Drive  
Morrisville, NC 27560



# PROPERTY OVERVIEW

Premier single-story flex/office space in Morrisville, NC at \$19.50/SF/YR NNN. Built in 2000 and renovated in 2017, this move-in ready property offers modern finishes and lasting quality. Totalling 18,597 SF across three units, with 15,563 SF currently vacant ideal for a single tenant looking to occupy all three, or two tenants looking to occupy the vacant suites. Conveniently located just 8 minutes from RDU Airport and 10 minutes from RTP, with I-40 and I-540 both just 5 minutes away. Zoned IM, supporting office, flex, warehouse, showroom, distribution & more. Interior features include built-in reception, private offices, dedicated conference rooms, and collaborative workspaces all backed by 215 on-site parking spaces.



## GOELS PLAZA

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# PROPERTY DETAILS

## Property Description

Goels Plaza is a 35,479 square-foot commercial property located in the heart of the Triangle and uniquely positioned to accommodate a wide range of commercial and institutional uses. The property offers exceptional regional accessibility, located just minutes from Raleigh-Durham International Airport, Interstate 40, Interstate 540, and North Carolina Highway 54, providing convenient connectivity throughout the region.

The property also offers future expansion potential, with an adjacent 1-acre prepared building pad capable of supporting up to 20,000 SF of additional build-to-suit development.

The metal-framed structure features brick masonry construction, EIFS façade elements, and expansive tinted glazing, creating a professional and modern exterior presence. While the building is currently configured as an event venue, its flexible layout allows for a variety of uses including professional office, institutional, light industrial, educational, warehousing, distribution, showroom, research and development, religious assembly, and recreational facilities. The building includes four private entrances, while the rear portion features a warehouse component with two drive-in doors for operational flexibility.

## Location & Market

Goels Plaza is situated within Cedar Fork Business Park in Morrisville, one of the Triangle's fastest-growing commercial hubs, and benefits from a strategic position neighboring Southport — a 114-acre, 900,000 SF multi-purpose business park — and Perimeter Park, a Class A office destination featuring fitness centers, a café, conference facilities, and over 7 miles of walking trails. The property is also proximate to Imperial Center and Gateway Center, further anchoring its position within one of the region's most active commercial corridors.

The recently completed McCrimmon Parkway Extension now connects Aviation Parkway and Evans Road, significantly improving local connectivity and accessibility.

Nearby retail and lifestyle amenities include Grace Park — Morrisville's premier mixed-use urban village — and Park West Village, a 100-acre lifestyle destination featuring major retailers, upscale dining, and a movie theater, along with Lake Crabtree County Park for outdoor recreation, all within minutes of the property. A GoTriangle transit stop is also within walking distance, with additional infrastructure improvements underway to support the area's continued growth.

The surrounding 3–5 mile radius is supported by strong demographics, including:

- Median Household Income: \$125,000
- Median Age: 35
- Average commute time of approximately 20 minutes
- 96% high school diploma or higher
- Population growth of approximately 60% since 2010

## Regional Access

Morrisville sits at the center of the Research Triangle, directly south of Research Triangle Park, along the



# PROPERTY DETAILS

northwest edge of Cary, and approximately 20 minutes from downtown Raleigh. The area is home to major employers including MetLife's Global Technology Campus, Oracle, Northrop Grumman, Charter Communications, and Lenovo.

The location also provides convenient access to North Carolina State University, University of North Carolina at Chapel Hill, Duke University, NC Museum of Art, and PNC Arena.

Goels Plaza represents an opportunity for businesses seeking a corporate destination within a thriving live-work-play community in the Research Triangle.

## Available Suites

There are three suites within the property (Suites 400, 500, and 600). Suites 400 and 600 are available for individual lease, while Suite 500 is currently owner-occupied.

**Suite 400** Flexible open floor plan suitable for showroom, assembly, collaborative workspace, or creative office configurations. The suite includes two private offices, on-site reception area, and both front and side private entrances.

**Suite 500 (*Owner Occupied – Available When Leasing All Three Suites*)** Professional office suite featuring six private offices, two conference rooms, a bullpen area for additional workstations, built-in reception desk, and front door access.

**Suite 600** Open wood-floor assembly space ideal for fitness studios, training facilities, collaborative workspaces, or creative uses. The suite includes private restrooms, dedicated storage areas, and a private front entrance.

## Full-Building Tenancy & Expansion Opportunity

For tenants seeking larger contiguous space, ownership will make Suite 500 available as part of a full-building tenancy, creating approximately 18,597 square feet across all three suites. This option allows for build-to-suit flexibility for customized layouts and improvements tailored to the tenant's needs.

Additionally, an adjacent 1-acre prepared building pad offers the potential for up to 20,000 SF of additional build-to-suit development, providing a rare opportunity for long-term expansion within an established commercial corridor.

If you have a client seeking flex, assembly, showroom, office, or recreational space, this property offers the scale, flexibility, and location to meet a wide range of commercial requirements. Contact us today to schedule a tour.



# PROPERTY PHOTOS



# GOELS PLAZA

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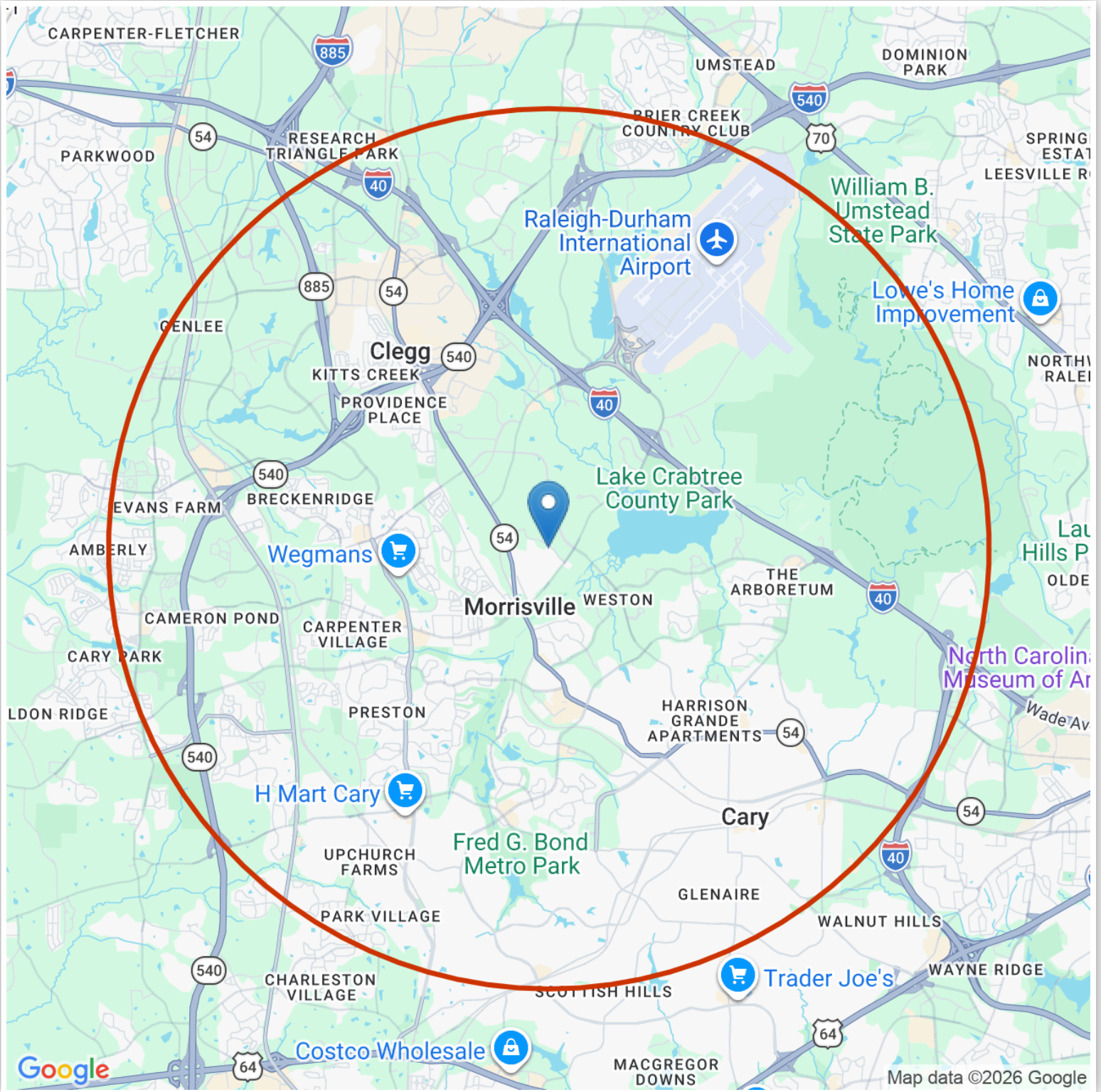


# GOELS PLAZA

117 International Drive, Morrisville, NC 27560



# LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



## GOELS PLAZA

117 International Drive, Morrisville, NC, 27560



# INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

## KEY FACTS

**171,024**  
Population

**36.6** Median Age

**2.53**  
Average Household Size

**61,690**  
Total Households

## EDUCATION

1.59%  
No High School Diploma

32.11%  
High School Graduate

9.34%  
Some College

40.82%  
Bachelor's/ Grad

## BUSINESS

**6,936**  
Total Businesses

**90,233**  
Total Employees

## EMPLOYMENT

**8,472**  
Manufacturing Employees

**17,157**  
Retail Trade Employees

**6,239**  
Eating & Drinking Employees

**4,602**  
Finance/Ins/Real Estate Emp

**2.8%** Unemployment Rate

## INCOME

**\$120,595**  
Median Household Income

**\$63,905**  
Per Capita Income

**\$300,852**  
Median Net Worth

## Households by Income

The largest group : \$200,000+ (25.02%)

The smallest group : \$15,000 - \$24,999 (2.02%)

Indicator	Value(%)	
< \$15,000	3.42	
\$15,000 - \$24,999	2.02	
\$25,000 - \$34,999	2.88	
\$35,000 - \$49,999	6.29	
\$50,000 - \$74,999	13.11	
\$75,000 - \$99,999	11.11	
\$100,000 - \$149,999	21.65	
\$150,000 - \$199,999	14.51	
\$200,000+	25.02	



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## GOELS PLAZA

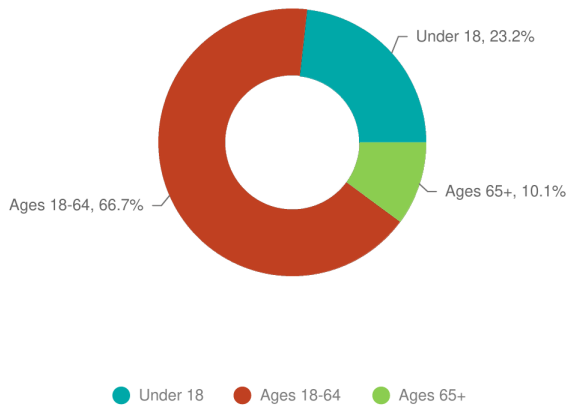
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# INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

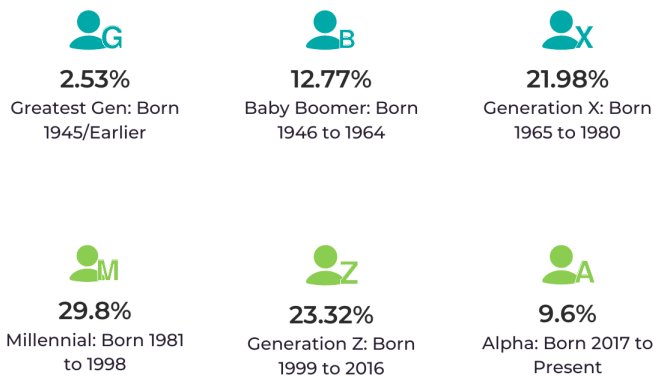
## POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

<b>171,024</b> Population	<b>67,638</b> Households	<b>36.6</b> Median Age
<b>2.53</b> Avg Size Household	<b>\$120,595</b> Median Household Income	<b>\$549,655</b> Median Home Value
<b>134</b> Wealth Index	<b>87</b> Housing Affordability	<b>72.3</b> Diversity Index

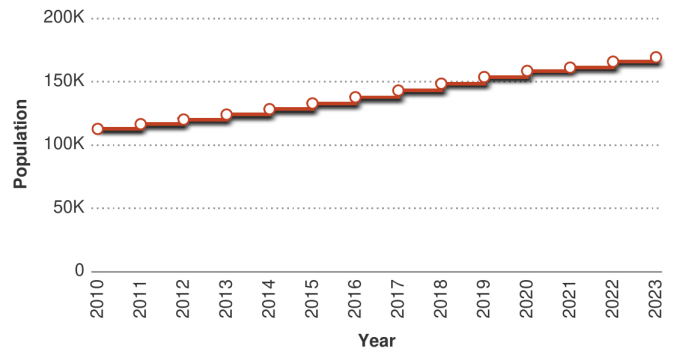
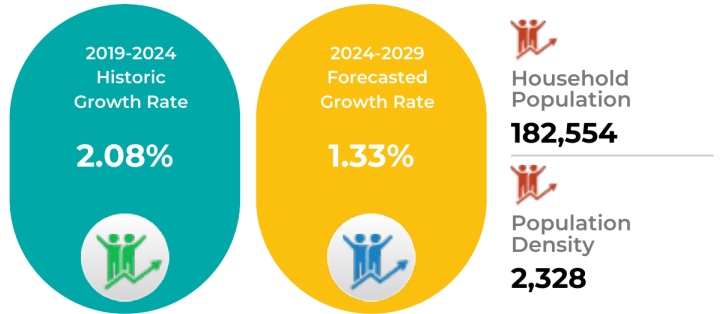
### POPULATION BY AGE



### POPULATION BY GENERATION



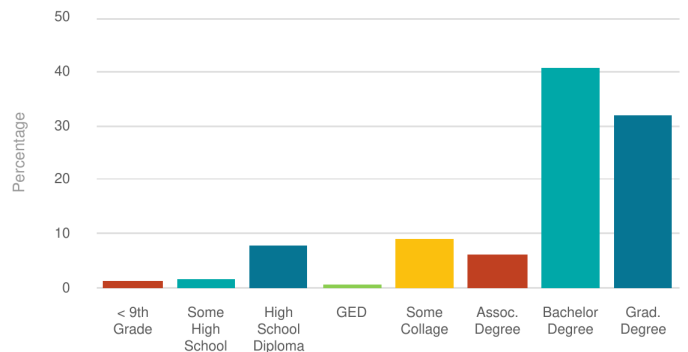
## HISTORICAL & FORECAST POPULATION



### DAYTIME POPULATION



### POPULATION BY EDUCATION



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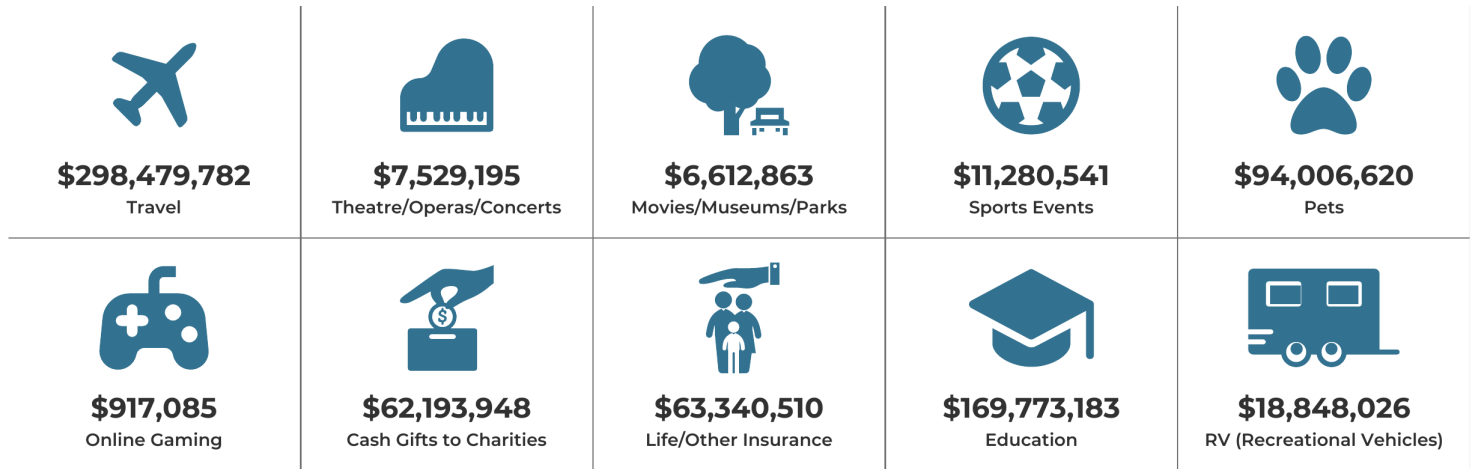


## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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# INFOGRAPHIC: LIFESTYLE / TAPESTRY

## Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

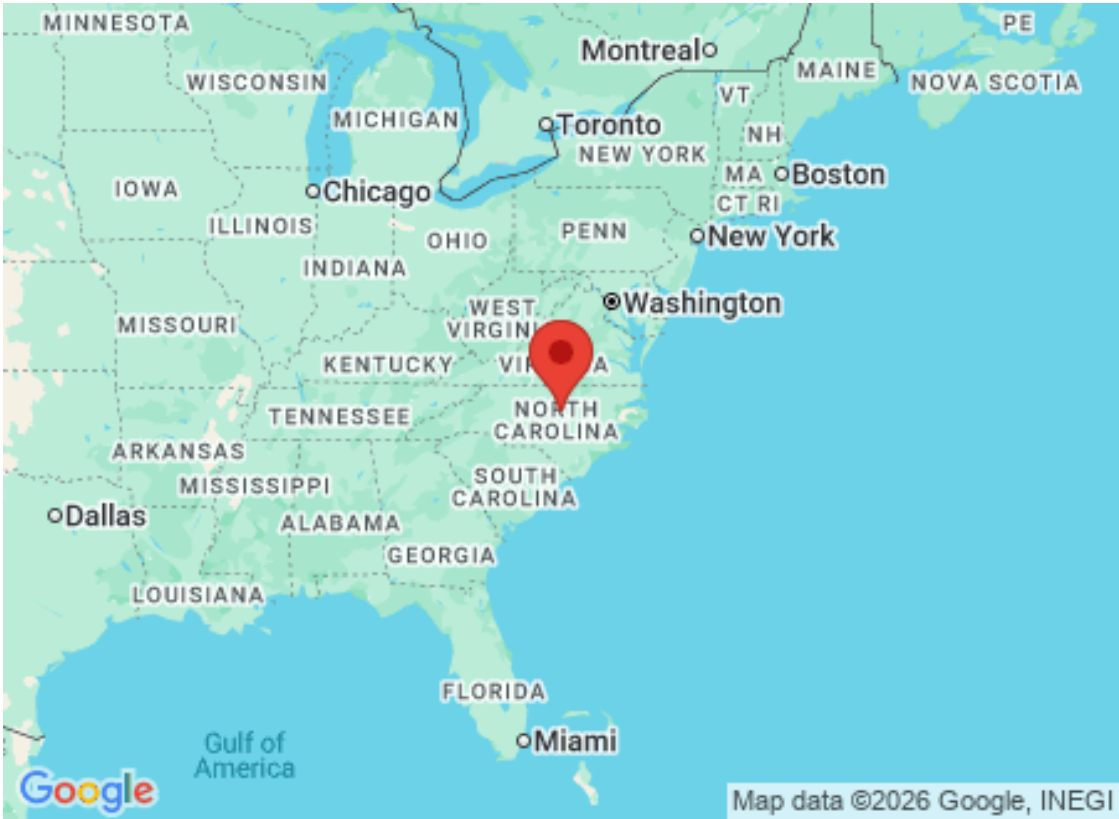
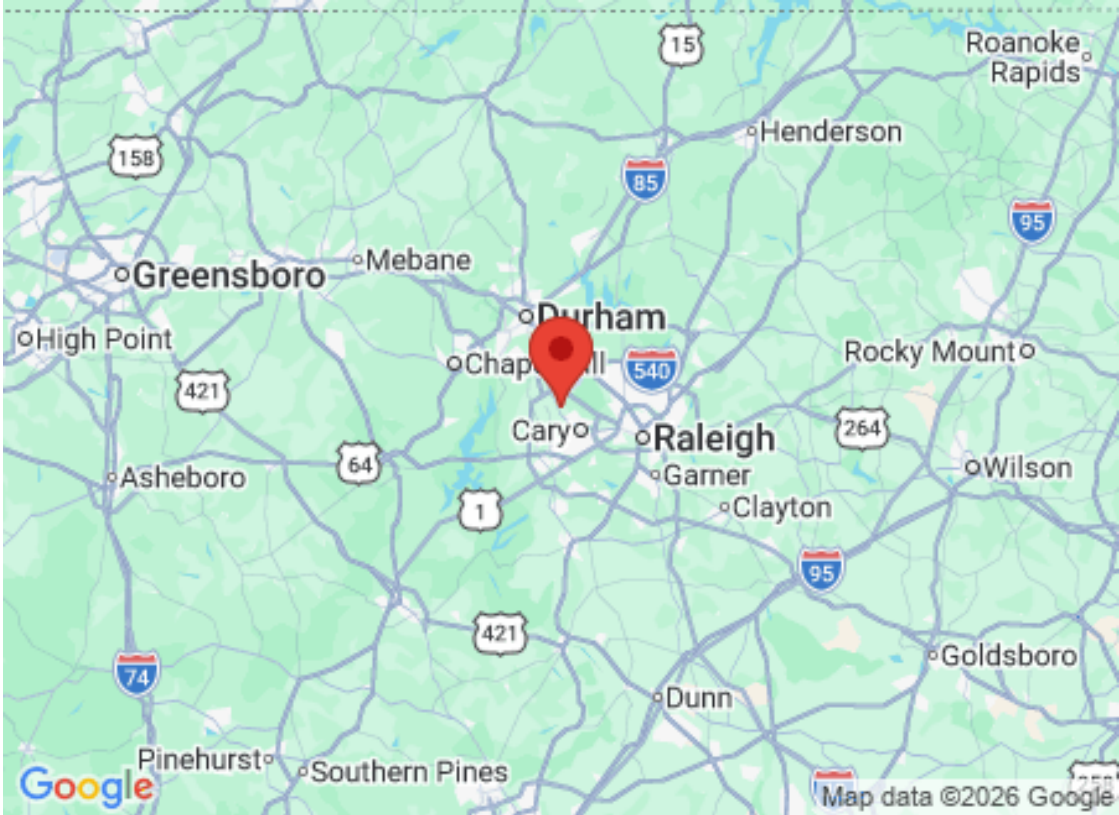
- [Segment 1A \(Top Tier\)](#)
- [Segment 1B \(Professional Pride\)](#)
- [Segment 1C \(Boomburbs\)](#)
- [Segment 1D \(Savvy Suburbanites\)](#)
- [Segment 1E \(Exurbanites\)](#)
- [Segment 2A \(Urban Chic\)](#)
- [Segment 2B \(Pleasantville\)](#)
- [Segment 2C \(Pacific Heights\)](#)
- [Segment 2D \(Enterprising Professionals\)](#)
- [Segment 3A \(Laptops and Lattes\)](#)
- [Segment 3B \(Metro Renters\)](#)
- [Segment 3C \(Trendsetters\)](#)
- [Segment 4A \(Soccer Moms\)](#)
- [Segment 4B \(Home Improvement\)](#)
- [Segment 4C \(Middleburg\)](#)
- [Segment 5A \(Comfortable Empty Nesters\)](#)
- [Segment 5B \(In Style\)](#)
- [Segment 5C \(Parks and Rec\)](#)
- [Segment 5D \(Rustbelt Traditions\)](#)
- [Segment 5E \(Midlife Constants\)](#)
- [Segment 6A \(Green Acres\)](#)
- [Segment 6B \(Salt of the Earth\)](#)
- [Segment 6C \(The Great Outdoors\)](#)
- [Segment 6D \(Prairie Living\)](#)
- [Segment 6E \(Rural Resort Dwellers\)](#)
- [Segment 6F \(Heartland Communities\)](#)
- [Segment 7A \(Up and Coming Families\)](#)
- [Segment 7B \(Urban Villages\)](#)
- [Segment 7C \(American Dreamers\)](#)
- [Segment 7D \(Barrios Urbanos\)](#)
- [Segment 7E \(Valley Growers\)](#)
- [Segment 7F \(Southwestern Families\)](#)
- [Segment 8A \(City Lights\)](#)
- [Segment 8B \(Emerald City\)](#)
- [Segment 8C \(Bright Young Professionals\)](#)
- [Segment 8D \(Downtown Melting Pot\)](#)
- [Segment 8E \(Front Porches\)](#)
- [Segment 8F \(Old and Newcomers\)](#)
- [Segment 8G \(Hardscrabble Road\)](#)
- [Segment 9A \(Silver & Gold\)](#)
- [Segment 9B \(Golden Years\)](#)
- [Segment 9C \(The Elders\)](#)
- [Segment 9D \(Senior Escapes\)](#)
- [Segment 9E \(Retirement Communities\)](#)
- [Segment 9F \(Social Security Set\)](#)
- [Segment 10A \(Southern Satellites\)](#)
- [Segment 10B \(Rooted Rural\)](#)
- [Segment 10C \(Diners & Miners\)](#)
- [Segment 10D \(Down the Road\)](#)
- [Segment 10E \(Rural Bypasses\)](#)
- [Segment 11A \(City Strivers\)](#)
- [Segment 11B \(Young and Restless\)](#)
- [Segment 11C \(Metro Fusion\)](#)
- [Segment 11D \(Set to Impress\)](#)
- [Segment 11E \(City Commons\)](#)
- [Segment 12A \(Family Foundations\)](#)
- [Segment 12B \(Traditional Living\)](#)
- [Segment 12C \(Small Town Simplicity\)](#)
- [Segment 12D \(Modest Income Homes\)](#)
- [Segment 13A \(International Marketplace\)](#)
- [Segment 13B \(Las Casas\)](#)
- [Segment 13C \(NeWest Residents\)](#)
- [Segment 13D \(Fresh Ambitions\)](#)
- [Segment 13E \(High Rise Renters\)](#)
- [Segment 14A \(Military Proximity\)](#)
- [Segment 14B \(College Towns\)](#)
- [Segment 14C \(Dorms to Diplomas\)](#)
- [Segment 15 \(Unclassified\)](#)

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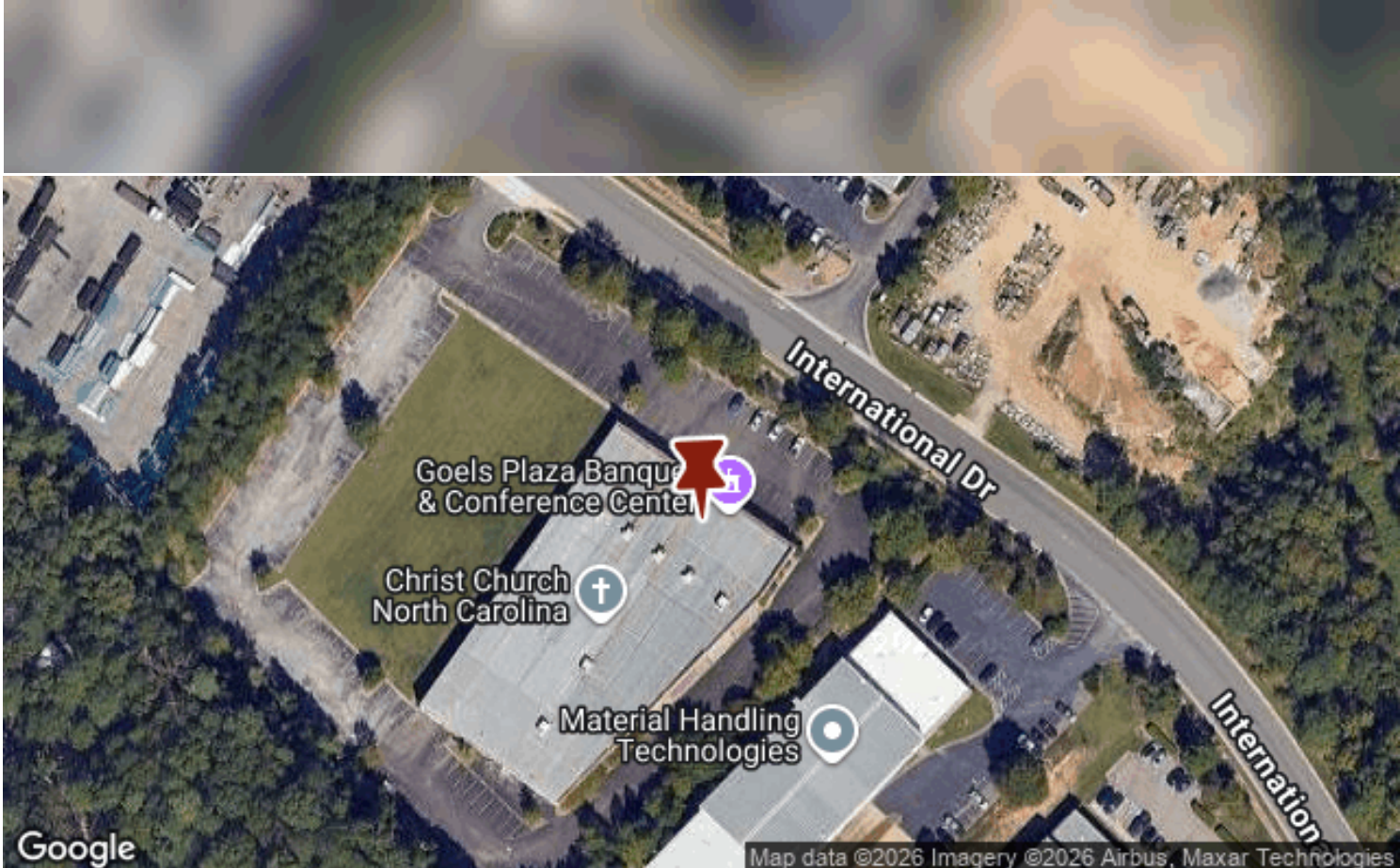
# AREA LOCATION MAP



**GOELS PLAZA**  
117 INTERNATIONAL DRIVE, MORRISVILLE, NC, 27560



# AERIAL ANNOTATION MAP



# Goels Plaza

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CONTACT



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