

# TRYON VILLAGE

CARY, NC



## RESTAURANT SPACE AVAILABLE

### Location

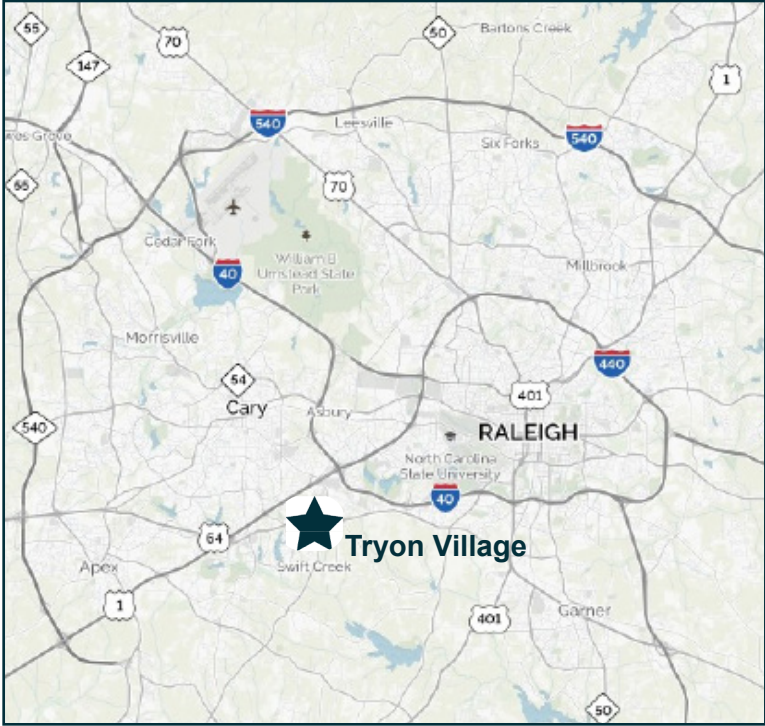
Tryon Road & Walnut Street  
Cary, NC 27518

### Property Features

- Close proximity to Crossroads Plaza, WakeMed Cary Hospital (over 1,000 employees), 500,000 SF of office and numerous hotels.
- Area demographics include a highly educated and affluent local population.
- Within 1.5 miles from I-440, I-40, US Hwy 1 and the vibrant Crossroads area of Cary.
- The Speight Branch Greenway sits directly behind the center.
- Parking Ratio: 5.7 per 1000 SF

### Traffic Counts

Walnut Street	20,000 cars per day
Tryon Road	28,000 cars per day



### Demographics

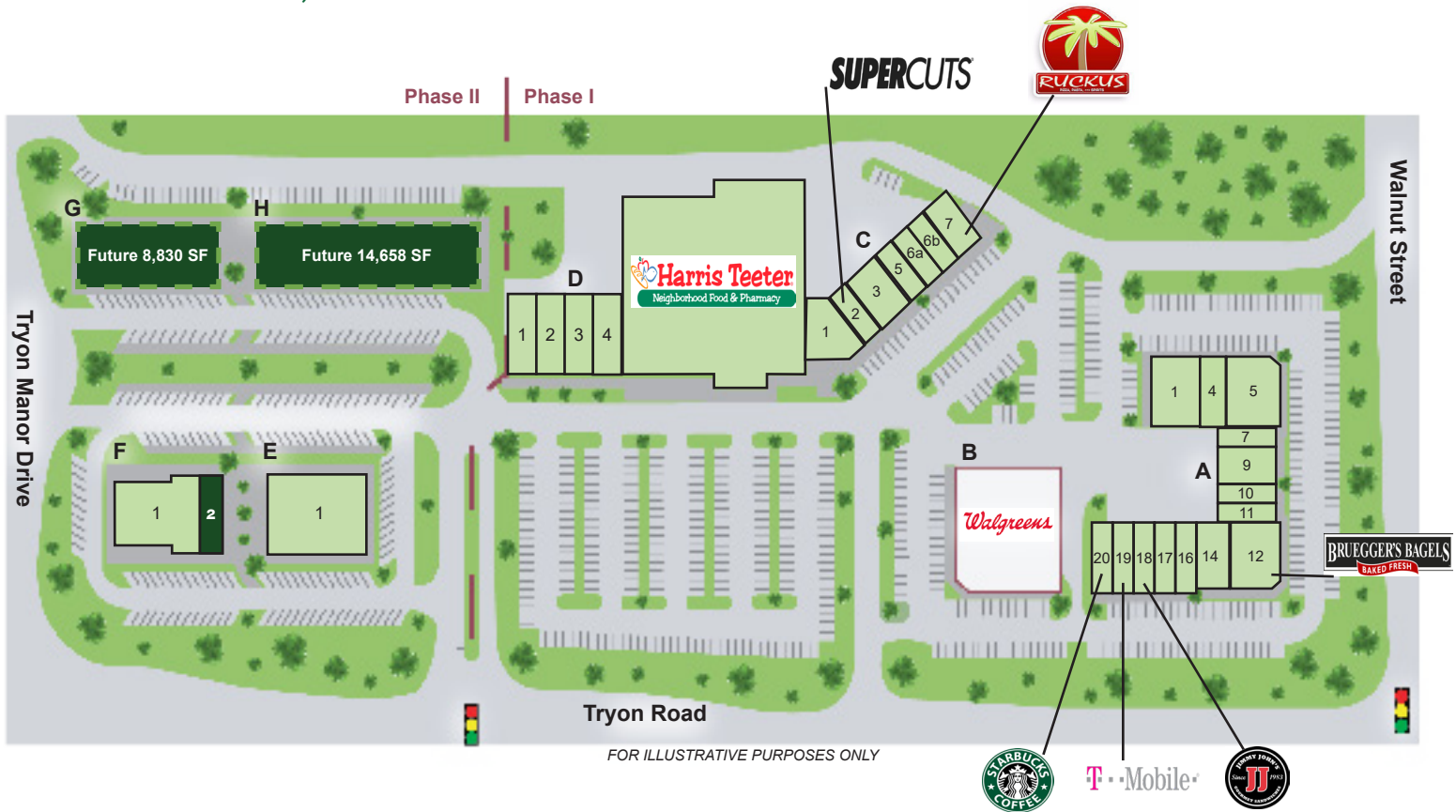
	1 mile	3 mile	5 mile
Population	8,401	64,416	172,444
Avg. HH Income	\$84,564	\$89,828	\$92,219

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CARY, NC



Suite	Tenant	SF
<b>Building A</b>		
1	Dr. Stapleton Dentistry	3,610
4	Chicut Barbershop	1,200
5	Yoho Asian Bistro	3,697
7	Any Lab Test Now	1,080
9	RockBox Fitness	3,426
10	TRYSeafood Restaurant	1,202
11	SoBol Cafe	955
12	Bruegger's Bagels	2,574
14	Urgent Vet	2,493
16	Spin Art	1,400
17	Jill's Beach Tanning	1,400
18	Jimmy John's	1,591
19	T-Mobile Wireless	1,989
20	Starbuck's Coffee	1,745
<b>Building B</b>		
	Walgreens	14,708

Suite	Tenant	SF
<b>Building C</b>		
1	Championship Martial Arts	2,576
2	Supercuts	1,108
3	Pacific Nails	2,600
5	Window Works	1,300
6a	European Wax Center	1,442
6b	Francesca's Flooring	1,304
7	Ruckus Pizza	2,746
<b>Building D</b>		
1	Sweet Frog Frozen Yogurt	1,393
2	Forge Chiropractic	1,393
3	Postal Annex	1,393
4	Skylark Tailors	1,413
	Harris Teeter	48,756

Suite	Tenant	SF
<b>Building E</b>		
1	Craft Public House	7,989

Suite	Tenant	SF
<b>Building F</b>		
1	NC Ear, Eye, Nose & Throat	6,966
2	AVAILABLE	1,742



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ID	Name	Lot Size
1	Tract 6	1.37 acres
2	Tract 5	1.56 acres
3	Future Fast Food	1.12 acres
4	Future Medical/Office	4+/- acres
Phase II Retail Preleasing		
G	Lot 3      8,830 SF	0.94 acres
H	Lot 4      14,658 SF	2.258 acres

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