

TRYON VILLAGE

CARY, NC



ONE SPACE AVAILABLE

Location

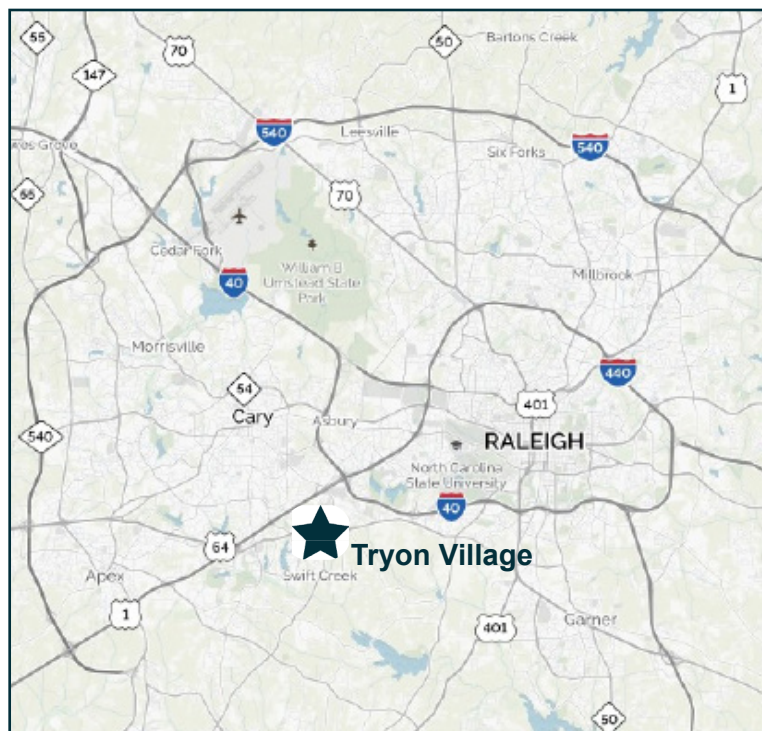
Tryon Road & Walnut Street
Cary, NC 27518

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



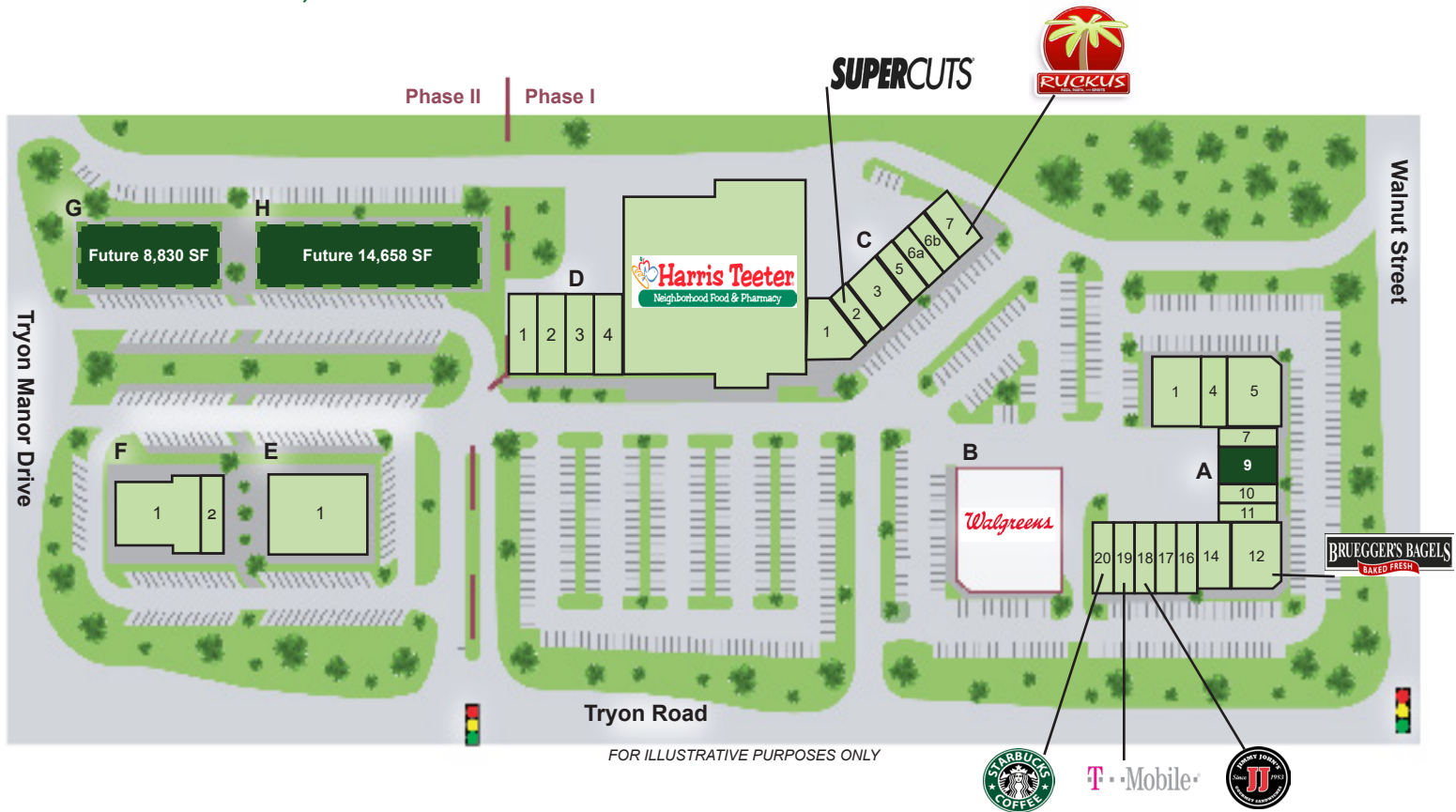
Demographics

	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
Building A		
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	AVAILABLE	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
Building B		
	Walgreens	14,708

Suite	Tenant	SF
Building C		
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
Building D		
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
Building E		
1	Craft Public House	7,989

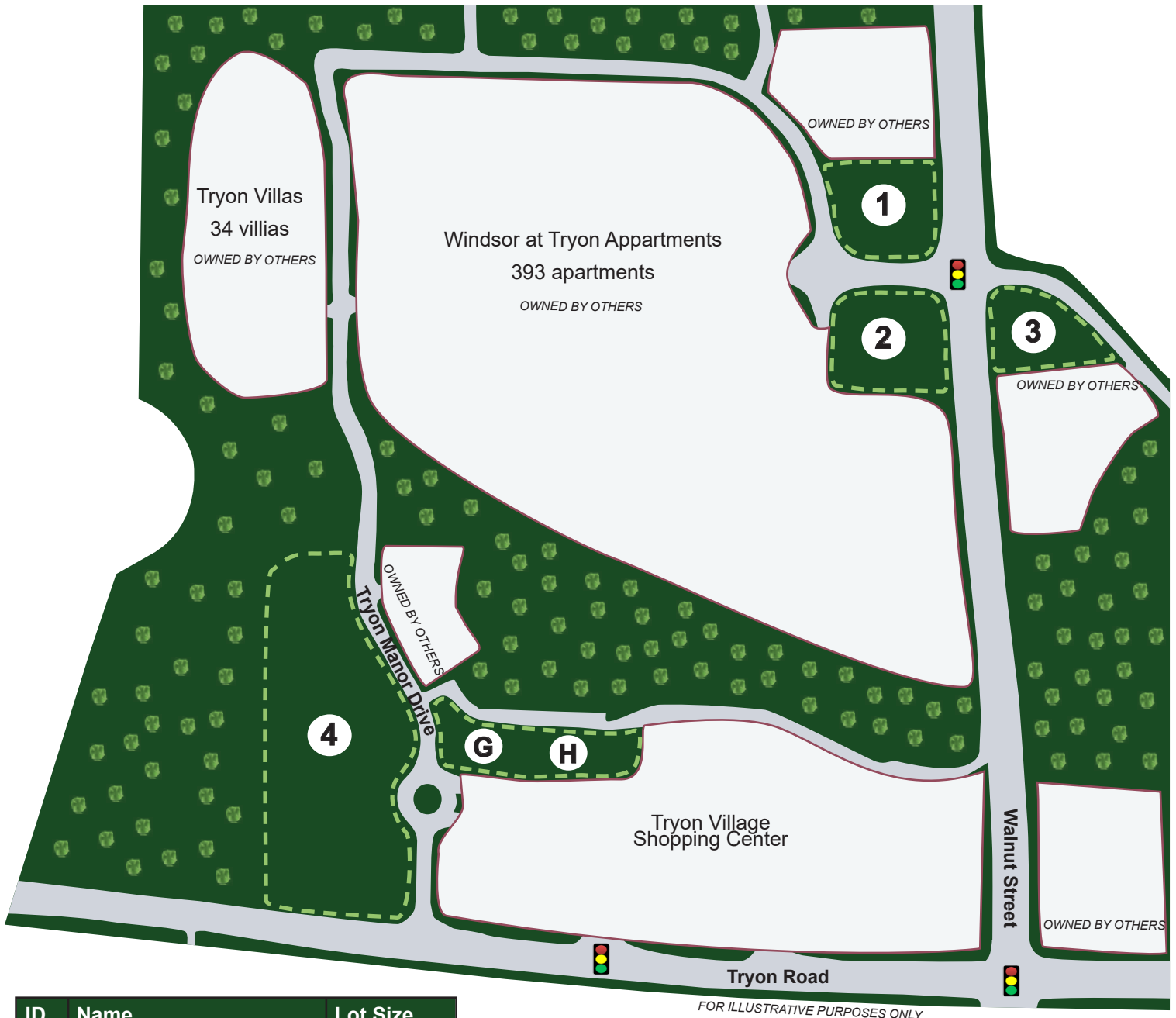
Suite	Tenant	SF
Building F		
1	NC Ear, Eye, Nose & Throat	6,966
2	Shinmai Kumo	1,742



REAL ESTATE AND MANAGEMENT COMPANY, LLC

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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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