MAGNOLIA
REAL ESTATE AND MANAGEMENT COMPANY, LLC

LYNDA LANGE | 919-256-6591



TRYON VILLAGE

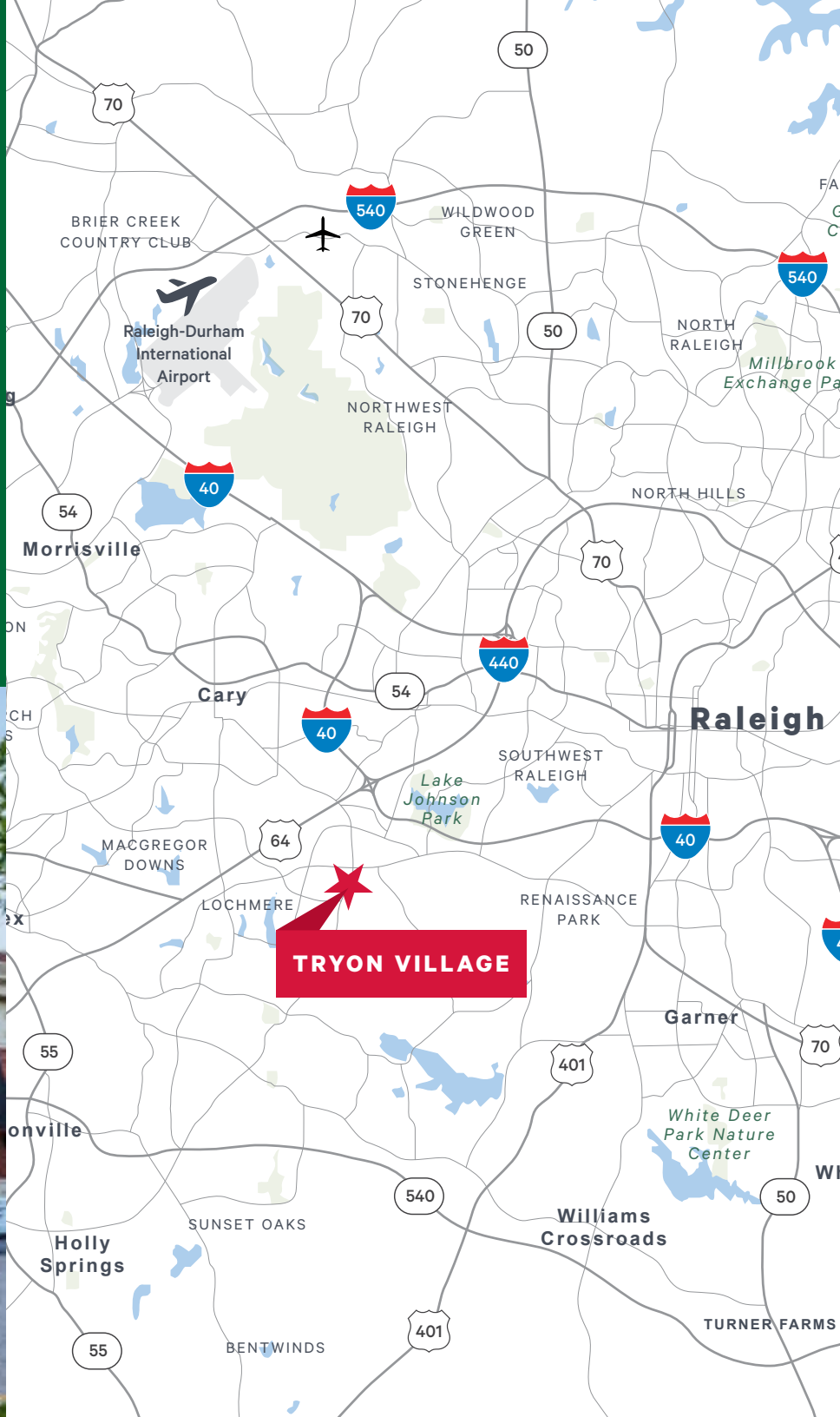
1151 Tryon Village Drive, Cary, NC 27518 | **Outparcels For Lease**

NOW PRE-LEASING OUTPARCELS AT WALNUT ST. AND CROSSROADS MANOR CT. ± 1,200 - 5,200

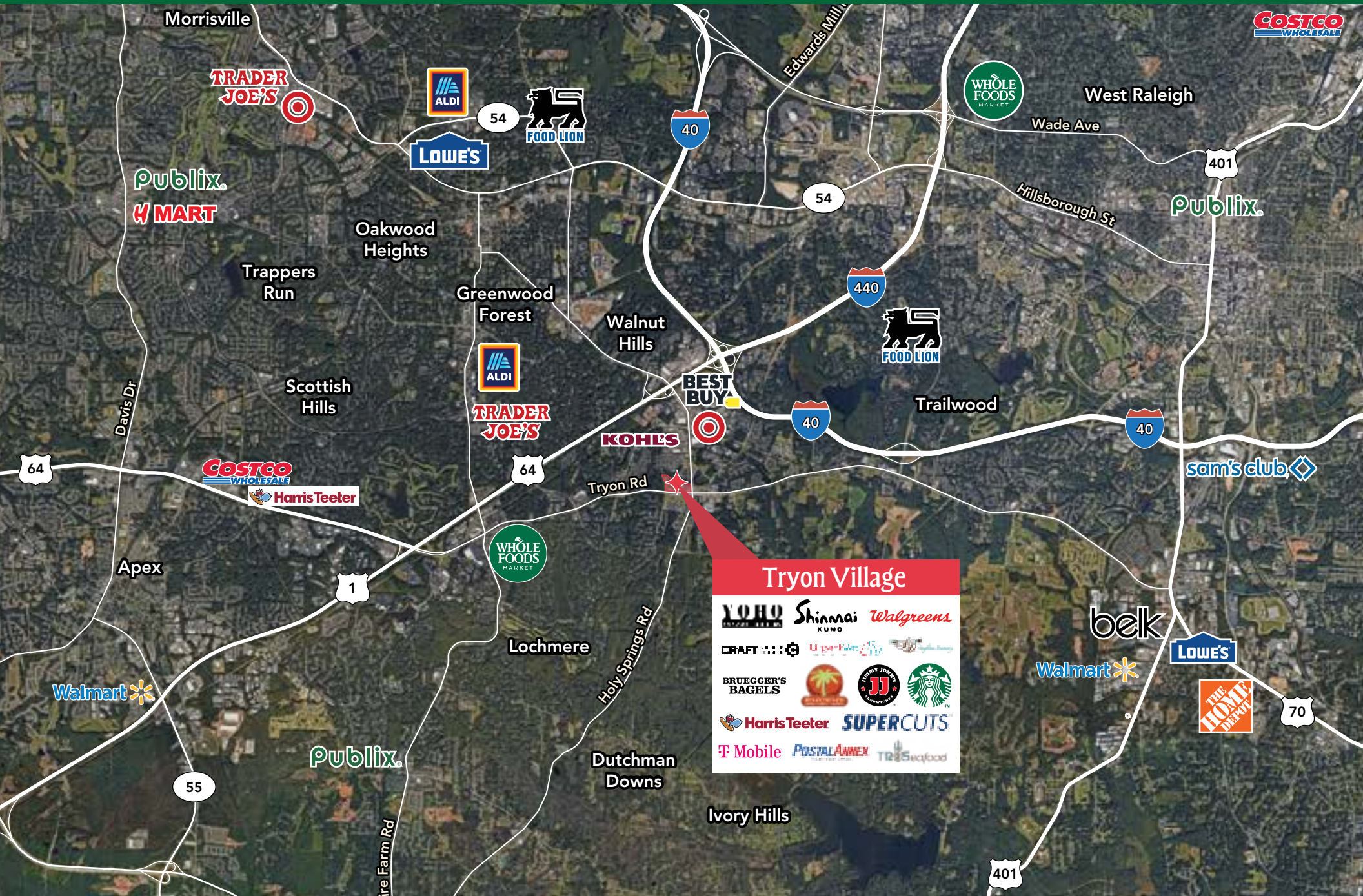
Project Overview

- Now pre-leasing office and retail outparcels +/-1,200 - 5,200 SF
- **GLA 112,483 SF** Shopping Center anchored by Harris Teeter.
- **The 90 - acre master planned development** includes a residential community with 393 apartments and 100 townhomes.
- Located at the signalized intersection of Tryon Rd. and Walnut St., Tryon Village serves the thriving town of Cary with direct access to the Speight Branch Greenway and future public park.
- **Traffic counts include 21,300 VPD on Tryon Rd. and 18,059 VPD on Walnut St.**





Market Aerial





Annual Population Growth 2024-2029

	1 Mile	3 Miles	5 Miles
2024 Population	8,811	64,086	172,441
2029 Population Projection	9,602	69,679	186,932
Annual Growth 2024-2029	1.8%	1.7%	1.7%
Median Home Value	$415,685	$406,512	$403,060
2024 Households	4,106	28,039	70,365
Avg Household Income	$108,077	$106,872	$107,698



Site Plan



BUILDING A: 8204 TRYON WOODS DRIVE

Suite	Tenant	SF
1	Dr. Stapleton Dentistry	3,610
4	Chicut Barbershop	1,200
5	Yoho Asian Bistro	3,697
7	Any Lab Test Now	1,080
8	Geico Insurance	1,200
9	AVAILABLE	2,226
10	AVAILABLE	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

Suite	Tenant	SF
	Walgreens	14,708

BUILDING C: 8111 TRYON WOODS DRIVE

Suite	Tenant	SF
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: 1105 TRYON VILLAGE DRIVE

Suite	Tenant	SF
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

BUILDING E: 1040 TRYON VILLAGE DRIVE

Suite	Tenant	SF
1	Craft Public House	7,989

BUILDING F: 1010 TRYON VILLAGE DRIVE

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

Master Site Plan

