



RALEIGH-DURHAM
INTERNATIONAL
AIRPORT



DOWNTOWN CARY INVESTMENT OPPORTUNITY

8360-8390 CHAPEL HILL RD.
CARY, NC 27513



Chapel Hill Rd.

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FOR SALE

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PROPERTY OVERVIEW

PARCEL 1

8360 CHAPEL HILL RD.

- **Parcel PIN:** 0764539267
- **Size:** 1.74 Acres
- **Building on Site:** Auto Repair Shop
 - Square Footage: 8,773 SF
 - Current Use: Auto repair shop in operation
- **Zoning:** GCP

Asking \$2,600,000

PARCEL 2

8390 CHAPEL HILL RD.

- **Parcel PIN:** 0764537146
- **Size:** 0.83 Acres
- **Current Use:** Vacant land
- **Zoning:** OIP

Asking \$750,000

LOCATION HIGHLIGHTS

- **Prime Location:** Situated near the intersection of N Academy Street and Chapel Hill Road, offering high visibility and accessibility.
- **Downtown Cary:** Located in the heart of Cary's vibrant downtown area, surrounded by a mix of commercial, retail, and residential properties.

INVESTMENT POTENTIAL

- **Growth Area:** Cary is one of the fastest-growing towns in North Carolina, offering robust economic growth and development opportunities.
- **High Demand:** Increasing demand for commercial and residential spaces due to the expanding population and business environment.
- **ROI:** Potential for high returns on investment due to strategic location and ongoing development projects in Downtown Cary.
- **Existing Tenant:** Potential rental income from the current auto repair shop operation or opportunity to repurpose the building on Parcel 1.





 DOWNTOWN CARY

E Durham Rd.

Chapel Hill Rd.

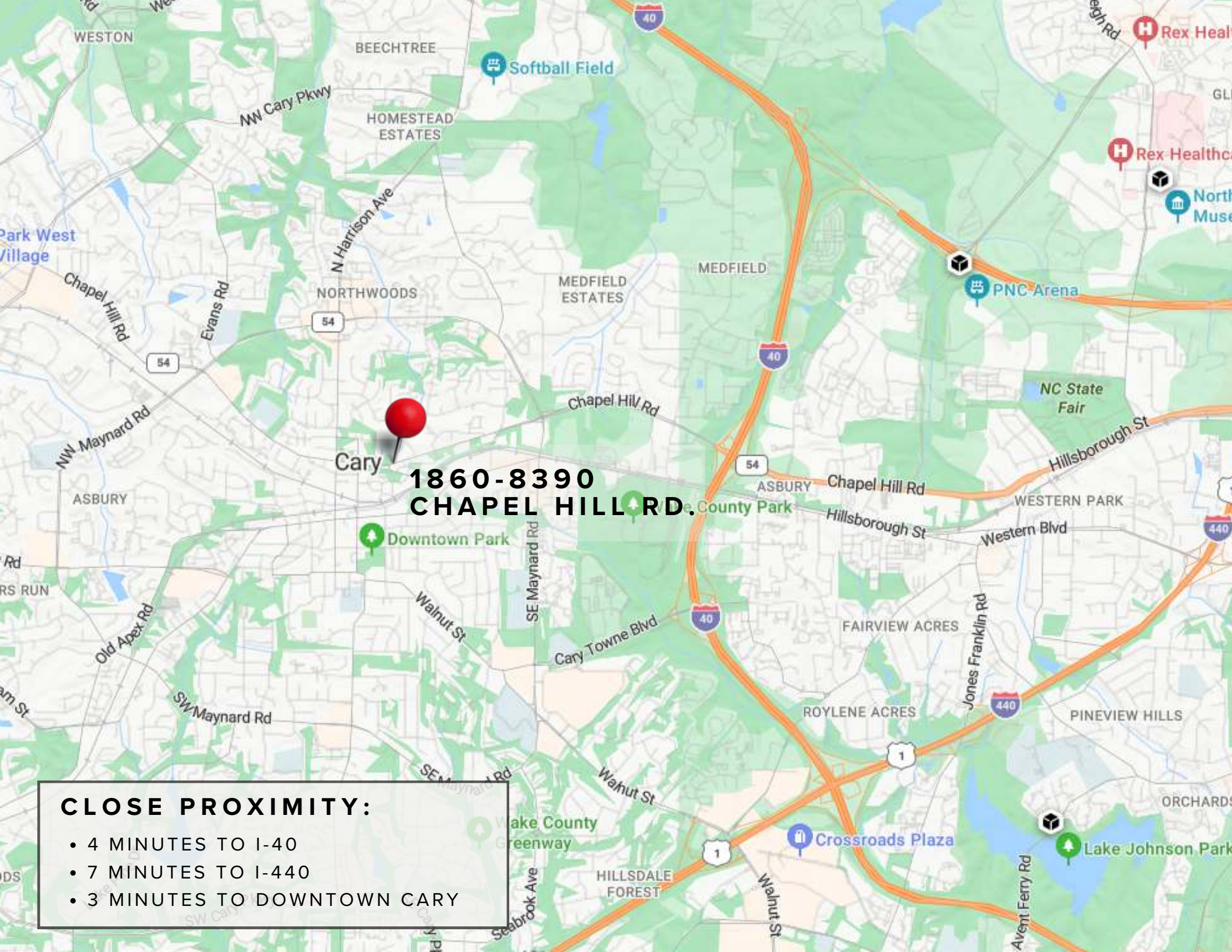


 KINGSWOOD MAGNET
ELEMENTARY SCHOOL



DOWNTOWN CARY





**1860-8390
CHAPEL HILL RD.**

CLOSE PROXIMITY:

- 4 MINUTES TO I-40
- 7 MINUTES TO I-440
- 3 MINUTES TO DOWNTOWN CARY

Kingwood
Elementary

Parrell St

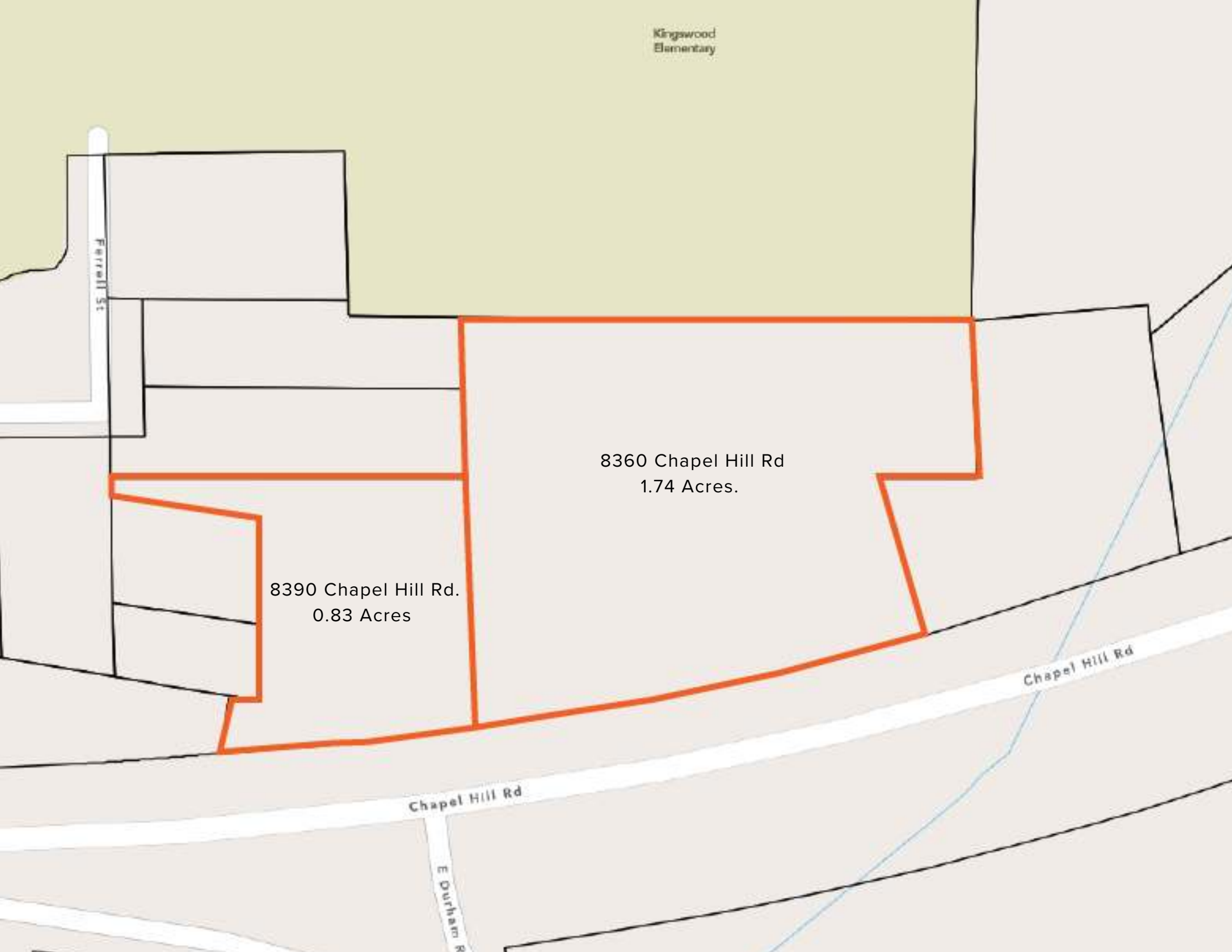
8360 Chapel Hill Rd
1.74 Acres.

8390 Chapel Hill Rd.
0.83 Acres

Chapel Hill Rd

E Durham R

Chapel Hill Rd



MARKET OVERVIEW

CARY, NC



Cary, NC, is one of the most rapidly growing towns in the state, driven by a robust economy and a high quality of life that attracts both businesses and residents. Strategically located in the Research Triangle area, Cary benefits from proximity to major cities like Raleigh and Durham, as well as renowned research institutions and universities. This prime location has spurred significant development, with an influx of technology companies, startups, and large corporations establishing a presence in the area. The town's strong job market, low unemployment rate, and high median household income contribute to a stable and thriving economic environment.



The real estate market in Cary is equally dynamic, characterized by rising property values and high demand for both residential and commercial spaces. The town's commitment to maintaining a balanced growth approach ensures a mix of urban amenities and green spaces, making it a desirable location for families, professionals, and retirees. With ongoing infrastructure improvements and various development incentives provided by the local government, Cary offers lucrative opportunities for investors. Whether it's for developing new commercial projects or revitalizing existing properties, the market conditions in Cary present a promising landscape for sustainable growth and profitability.



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