

FOR SALE

DOWNTOWN CARY INVESTMENT OPPORTUNITY

8390 & 8360 Chapel Hill Road | Cary, NC 27513

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COMMERCIAL REAL ESTATE

8390 & 8360 CHAPEL HILL ROAD

Cary, NC 27513

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PROPERTY OVERVIEW

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PROPERTY DESCRIPTION

Positioned at the intersection of N Academy Street and Chapel Hill Road, this property offers prime visibility and accessibility, ideal for a wide range of development projects. Nestled in the heart of Cary's bustling downtown area, it is surrounded by a vibrant mix of commercial, retail, and residential properties, presenting a wealth of potential for savvy investors. With Cary experiencing rapid growth and robust economic development, this property stands at the epicenter of high demand for both commercial and residential spaces, promising significant returns on investment. Its strategic location in a rapidly expanding urban environment solidifies this property as a compelling opportunity in the dynamic Cary real estate market.

OFFERING SUMMARY

Parcel 1 Sale Price:	\$2,300,000
Lot Size:	1.74 Acres
Parcel 2 Sale Price:	\$550,000
Lot Size:	0.83 Acres

PROPERTY 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.
- **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.

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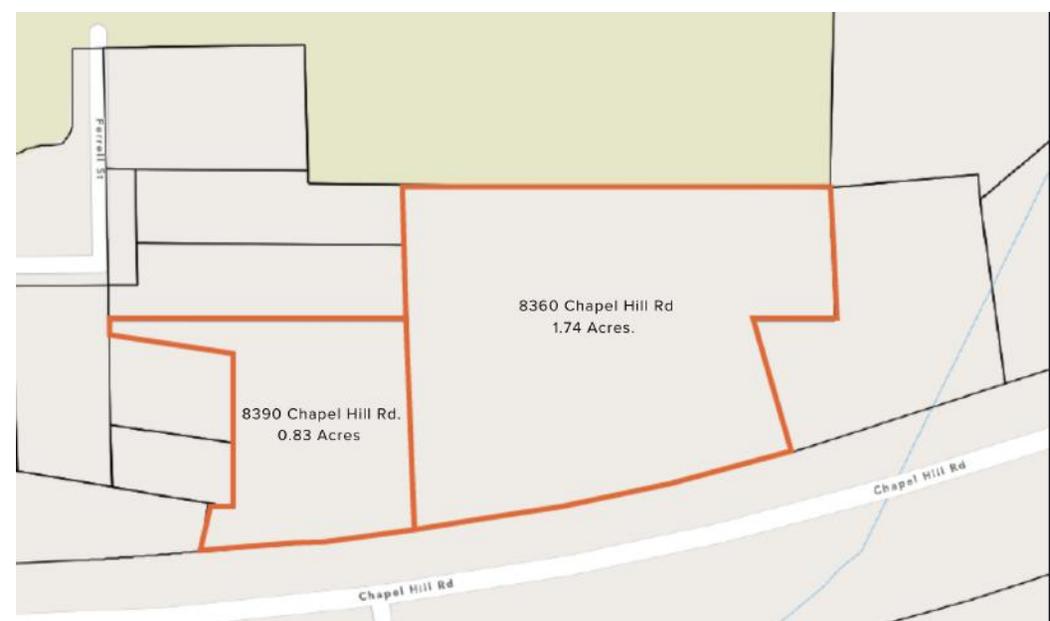
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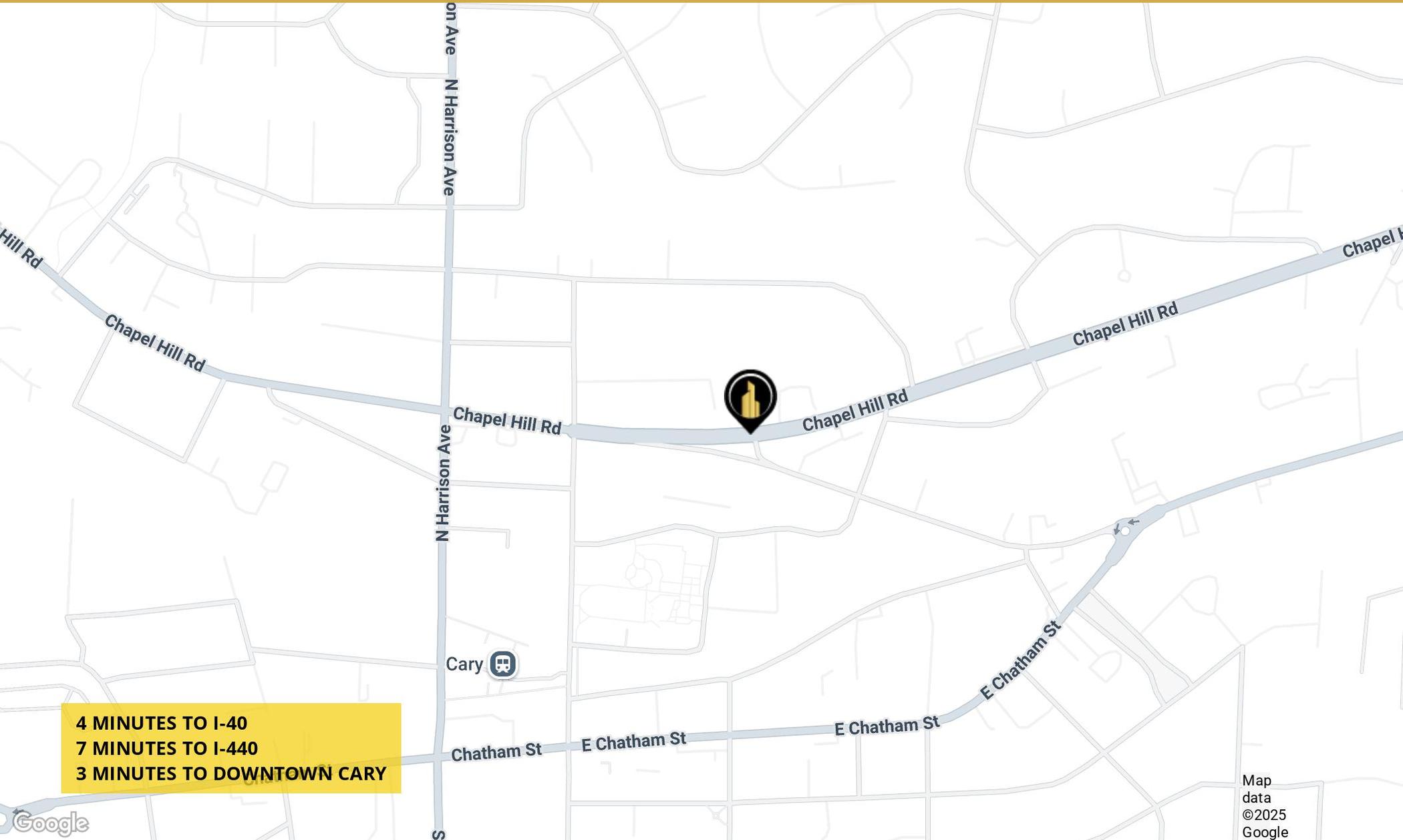
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LOCATION MAP

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

Map data
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Google

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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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DEMOGRAPHICS

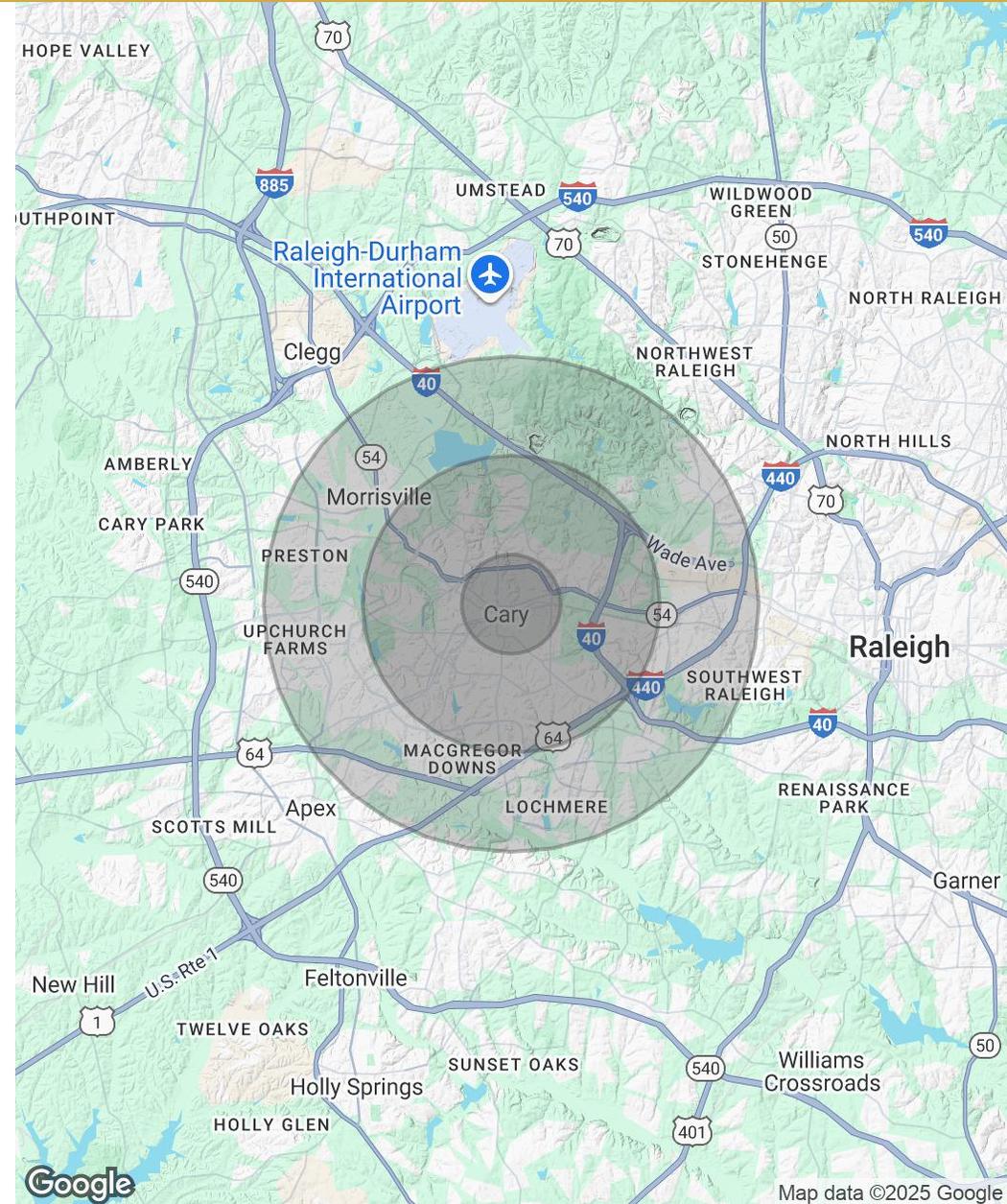
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,857	84,606	177,912
Average Age	38	40	39
Average Age (Male)	37	39	38
Average Age (Female)	39	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,191	36,819	74,473
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$112,717	\$135,515	\$148,575
Average House Value	\$420,291	\$512,145	\$553,395

Demographics data derived from AlphaMap



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