

**PICKETT  
SPROUSE**

COMMERCIAL  
REAL ESTATE



A WEST & WOODALL COMPANY

## COMMERCIAL SPACE FOR LEASE

150 Wellesley Trade Lane, Cary, NC

Corner of NC 55 & Green Level/High House Rd.



### **150 Wellesley Trade Lane, Cary, NC Suite 204**

Suite 204 For Lease- 2,191 Sq. Ft. of Rentable Area

Ideal for medical office or general office use

Currently Cold Dark Shell ready for upfitting

Rental rate is \$28/SF NNN

TICAM estimated at \$6/SF

Call for details

**[Click Here For Aerial Video](#)**

Contact:

**Vernon Averett, CCIM**

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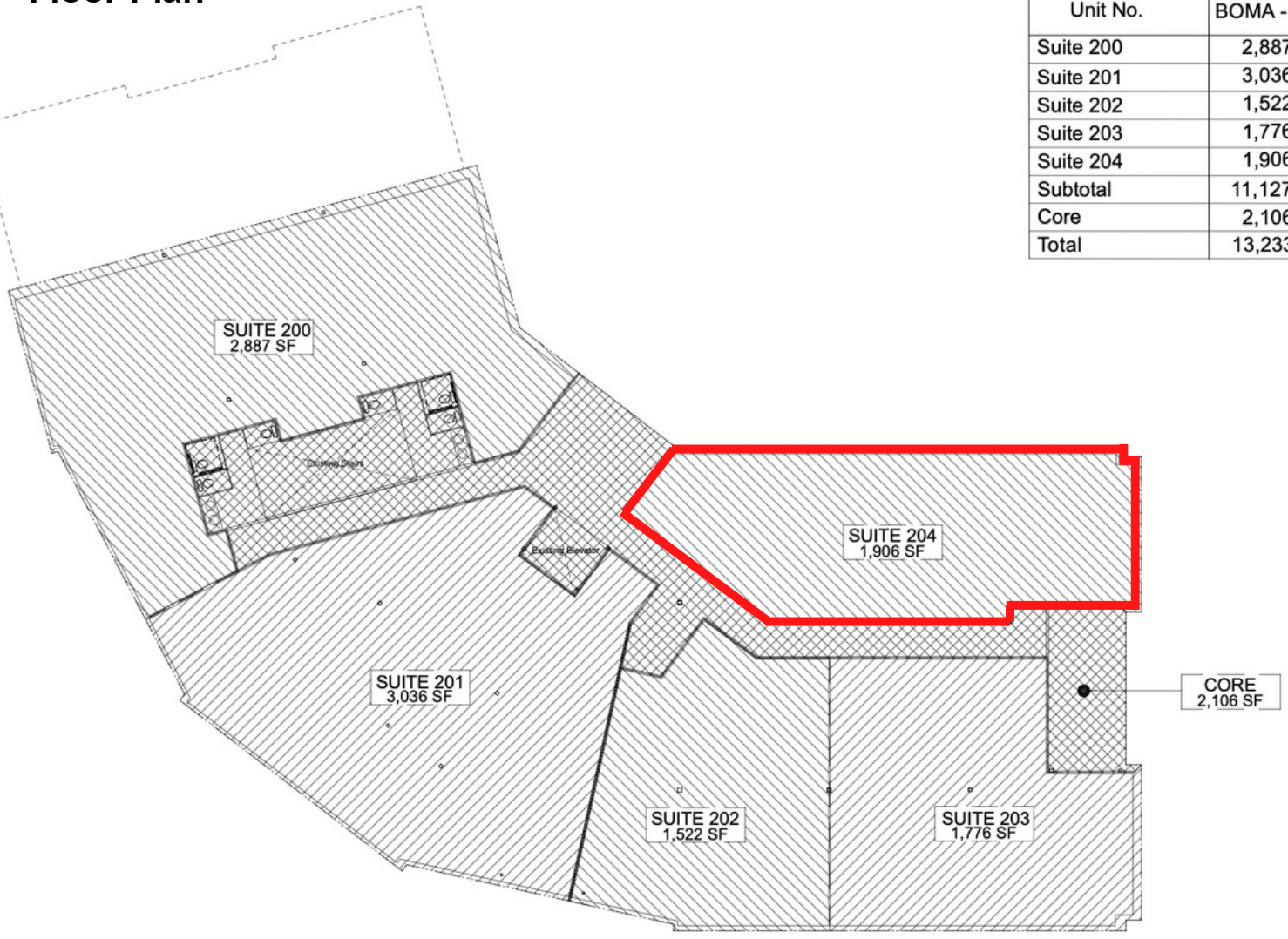


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## Floor Plan

Unit No.	BOMA - USABLE
Suite 200	2,887 SF
Suite 201	3,036 SF
Suite 202	1,522 SF
Suite 203	1,776 SF
Suite 204	1,906 SF
Subtotal	11,127 SF
Core	2,106 SF
Total	13,233 SF



**2.01**  
 Second Floor Plan - Area Calculations  
 SCALE 1/8" = 1'-0"  
 SCALE IN FEET

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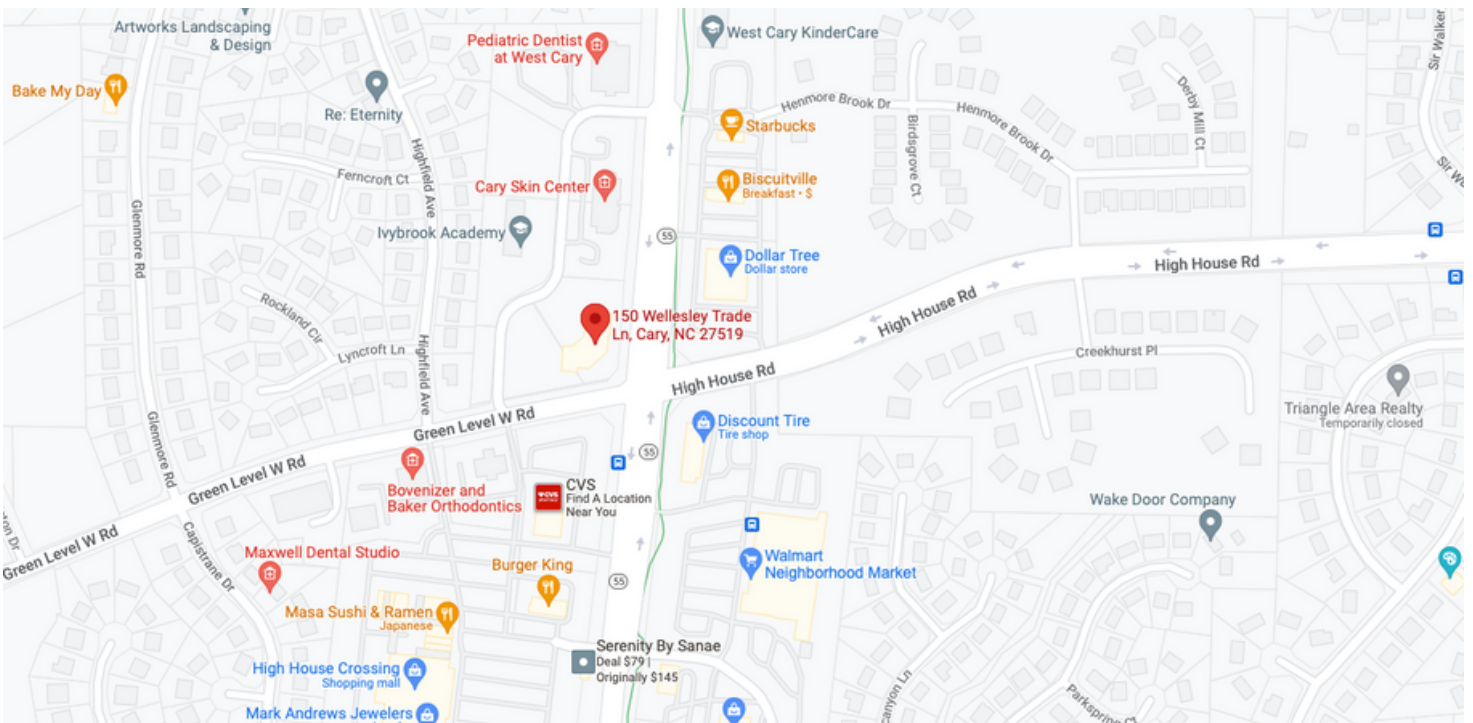
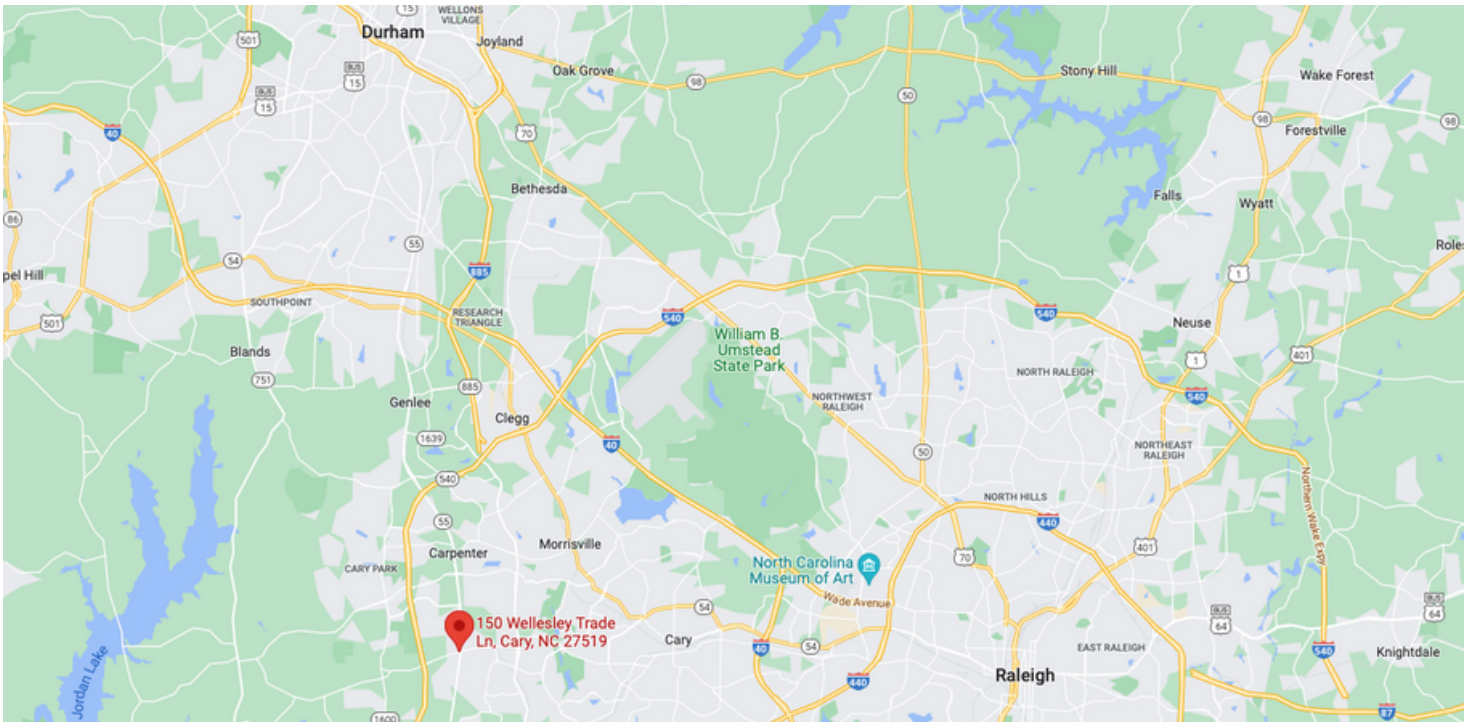


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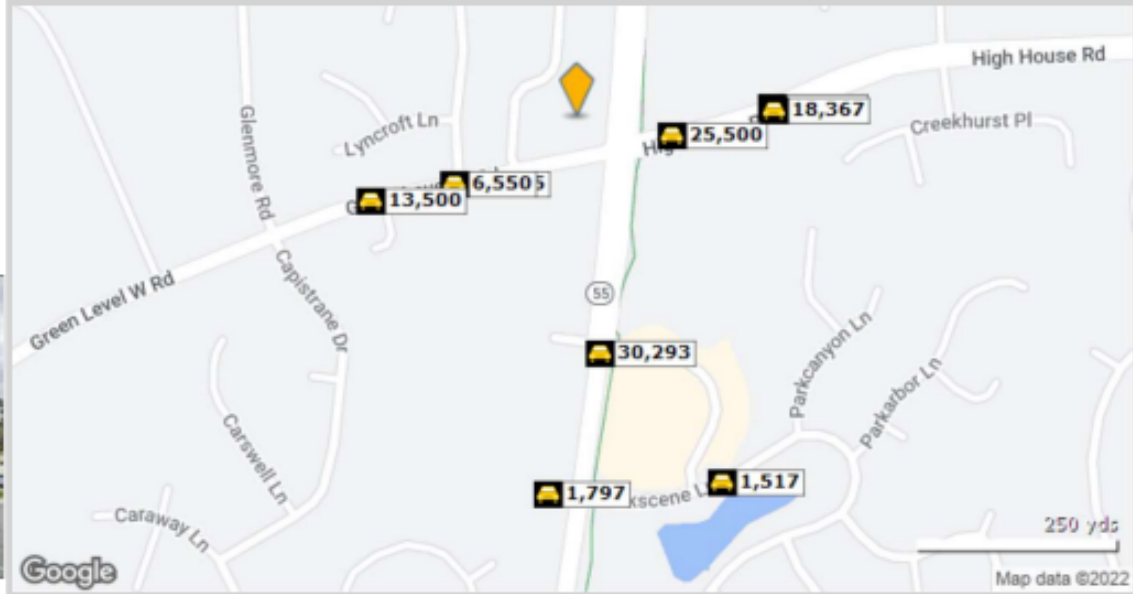
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### Traffic Count

Building Type: **Class A Office**  
 Class: **A**  
 RBA: **28,600 SF**  
 Typical Floor: **14,300 SF**  
 Total Available: **1,906 SF**  
 % Leased: **93.34%**  
 Rent/SF/Yr: **\$28.00**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 High House Road	Hwy 55	0.11 W	2019	25,500	AADT	.07
2 Green Level West Rd	Highfield Ave	0.01 NE	2022	11,205	MPSI	.10
3 Green Level West Rd	Highfield Ave	0.01 NE	2020	6,550	MPSI	.10
4 High House Rd	Hwy 55	0.11 W	2022	20,563	MPSI	.14
5 High House Rd	State Hwy 55	0.11 W	2018	18,367	MPSI	.14
6 Green Level West Road	Highfield Ave	0.01 NE	2019	13,500	AADT	.16
7 State Hwy 55	Parkscene Ln	0.10 S	2022	30,069	MPSI	.17
8 State Hwy 55	Parkscene Ln	0.10 S	2021	30,293	MPSI	.17
9 Not Available	Not Available	0.00 No	2020	1,797	MPSI	.27
10 Parkscene Ln	Parkmeadow Dr	0.06 SE	2022	1,517	MPSI	.28

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## Demographics

Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2027 Projection	10,368		87,057		239,531	
2022 Estimate	9,250		76,587		209,461	
2010 Census	7,370		52,776		135,094	
Growth 2022 - 2027	12.09%		13.67%		14.36%	
Growth 2010 - 2022	25.51%		45.12%		55.05%	
<b>2022 Population by Hispanic Origin</b>	445		3,643		14,097	
<b>2022 Population</b>	9,250		76,587		209,461	
White	6,377	68.94%	50,556	66.01%	142,072	67.83%
Black	341	3.69%	4,686	6.12%	17,202	8.21%
Am. Indian & Alaskan	17	0.18%	192	0.25%	901	0.43%
Asian	2,265	24.49%	19,008	24.82%	43,180	20.61%
Hawaiian & Pacific Island	3	0.03%	36	0.05%	134	0.06%
Other	247	2.67%	2,110	2.76%	5,972	2.85%
U.S. Armed Forces	0		13		126	
<b>Households</b>						
2027 Projection	3,469		30,976		90,655	
2022 Estimate	3,085		27,197		79,186	
2010 Census	2,378		18,307		50,380	
Growth 2022 - 2027	12.45%		13.89%		14.48%	
Growth 2010 - 2022	29.73%		48.56%		57.18%	
Owner Occupied	2,390	77.47%	20,315	74.70%	54,765	69.16%
Renter Occupied	695	22.53%	6,883	25.31%	24,421	30.84%
<b>2022 Households by HH Income</b>						
Income: <\$25,000	157	5.09%	1,484	5.46%	5,534	6.99%
Income: \$25,000 - \$50,000	247	8.00%	2,188	8.04%	8,091	10.22%
Income: \$50,000 - \$75,000	283	9.17%	2,861	10.52%	9,852	12.44%
Income: \$75,000 - \$100,000	335	10.85%	2,677	9.84%	9,724	12.28%
Income: \$100,000 - \$125,000	284	9.20%	3,086	11.35%	9,863	12.46%
Income: \$125,000 - \$150,000	289	9.36%	2,752	10.12%	8,216	10.38%
Income: \$150,000 - \$200,000	639	20.70%	5,264	19.35%	13,193	16.66%
Income: \$200,000+	853	27.63%	6,887	25.32%	14,714	18.58%
<b>2022 Avg Household Income</b>	\$164,113		\$157,936		\$138,333	
<b>2022 Med Household Income</b>	\$145,544		\$136,841		\$116,203	

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