

FOR SALE

1500 WALNUT STREET
CARY, NC 27511

OFFICE



KIM MILLS | EXECUTIVE VICE PRESIDENT

(919) 948-7232 (D) (919) 418-8456 (C)

[KIM@PHOENIXCOMMERCIALNC.COM](mailto:kim@phoenixcommercialnc.com)



PHOENIX
COMMERCIAL PROPERTIES

PROPERTY OVERVIEW



ADDRESS 1500 WALNUT STREET, CARY NC 27511

TOTAL SQ. FT. ±1,514

SPACE FEATURES

- WELCOMING RECEPTION/WAITING AREA
 - CONFERENCE ROOM
 - FULL KITCHEN
 - 3 OFFICES
 - RESTROOM
- COVERED PARKING AND OUTDOOR STORAGE
 - ABUNDANT PARKING AREA
 - MONUMENT SIGNAGE ON MAJOR THOROUGHFARE

LOT SIZE ±.60 ACRES

ZONING CTC - CORRIDOR TRANSITION CONVERSION

LOCATION

LOCATED ON THE CORNER OF WALNUT STREET AND LAWRENCE ROAD. EASY ACCESS TO US HWY 1, I-440 AND I-40. MINUTES FROM RETAIL, RESTAURANTS AND ENTERTAINMENT AT CROSSROADS AND FENTON.

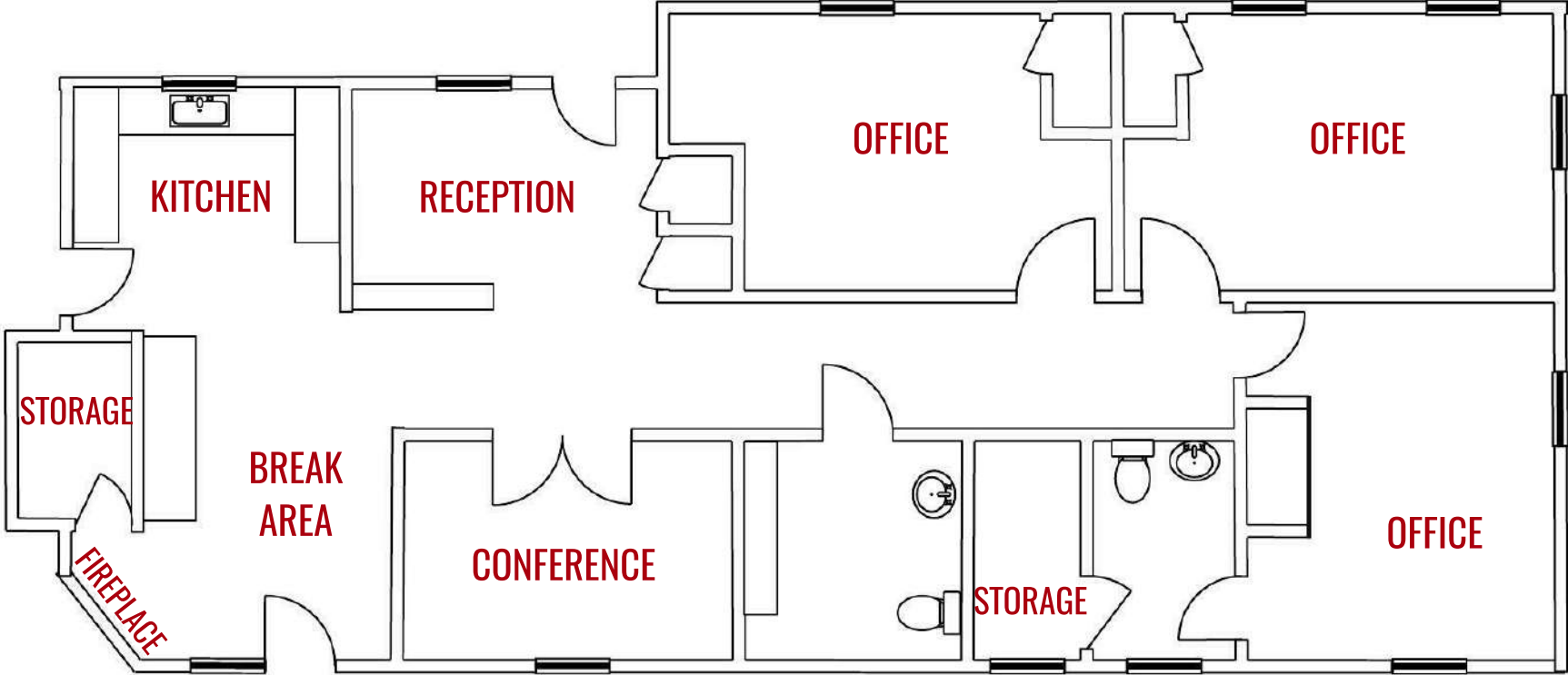
YEAR BUILT 1967

AVAILABILITY *SHOWING BY APPOINTMENT ONLY

SALES PRICE \$525,000.00



FLOOR PLAN



* PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.

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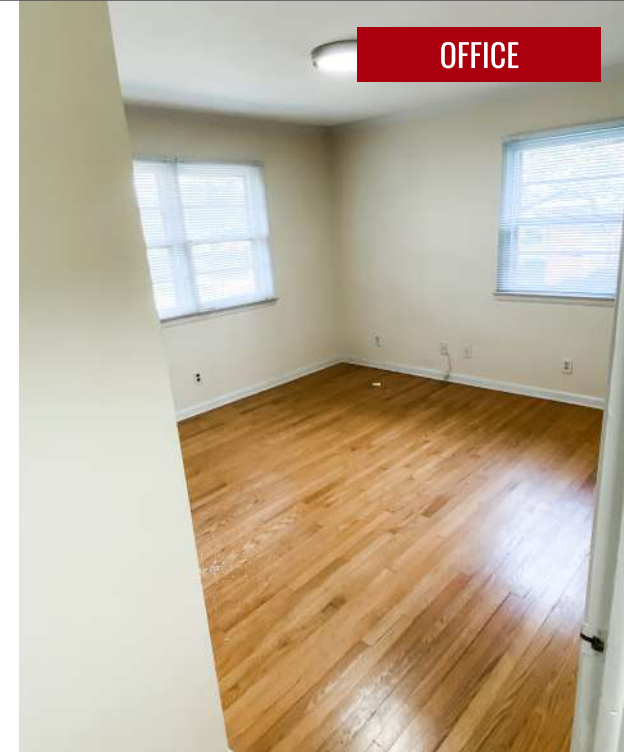
INTERIOR PHOTOS



RECEPTION



KITCHEN



OFFICE



CONFERENCE



BREAK AREA



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EXTERIOR PHOTOS



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AREA AMENITIES



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CARY

NORTH CAROLINA

Community investments in quality of life amenities, education and public infrastructure have made Cary a premier destination for corporate locations, boasting a who's who of the tech, information, and life science and innovation sectors. With more than 175,000 residents, this "town" is now the seventh largest city in the state of North Carolina.

NOTABLE CARY CORPORATIONS

- American Airlines
- John Deere
- Kellogg's Snacks
- Lord Corporation
- MetLife
- SAS Institute
- Siemens Medical Solutions USA
- Verizon Wireless
- Garmin
- Epic Games
- Duke Energy
- CAT
- Conduent
- Amazon
- Cisco

DEMOGRAPHICS

	2 MILE	5 MILES	10 MILES
2022 POPULATION	45,332	210,002	648,975
2027 PROJECTED POPULATION	50,595	236,010	732,454
ANNUAL GROWTH (2022-2027)	2.3%	2.5%	2.6%
MEDIAN AGE	40.4	38.3	37.4
2022 HOUSEHOLDS	18,645	84,414	258,003
AVG. HOUSEHOLD INCOME	\$101,289	\$117,266	\$117,675

TRANSPORTATION



9 MILES/ 12 MINUTES

Drive time to RDU Airport from Cary



9 MILES TO



RANKED 3rd SAFEST CITY IN AMERICA

(Money Geek, 2021)

"Cary is great place for SAS to have its global headquarters. The local government and the Chamber are excellent partners, and we are able to attract top talent from around the world. Our employees choose to live and work in Cary because of the amenities, such as shopping, sports and entertainment and the great diversity of people and cultures in the community and surrounding areas."

-John Boswell, Executive VP, Chief Legal Officer SAS (caryeconomicdevelopment.com)





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PHOENIX COMMERCIAL PROPERTIES, LLC

[HTTPS://PHOENIXCOMMERCIALNC.COM](https://phoenixcommercialnc.com)

PHONE

(O) 919.896.6497

ADDRESS

751 CORPORATE CENTER DRIVE, STE 305

RALEIGH, NC 27607