

Information:

Price: 1,300,000

Lot Size: 1.94 Acres

Zoning OI-CU

APN: 0772388636

Building Size: 2,429 sf

Storage Building: 800 sf

Property Highlights:

- 1.94 Acres with 290 ft of road frontage on Piney Plains Rd
- Ideal for owner/occupant or redevelopment
- APPOINTMENT ONLY, please do not disturb the existing daycare business
- City Water and Septic, Sewer at street
- Close to Crossroads, easy access to Tryon Rd, Walnut St, & US 1
- Minutes to nearby amenities
- Current zoning allows for a day care with a maximum of 29 children
- The future use for the land is "Destination Center" and could potentially be rezoned accordingly

KW COMMERCIAL CARY
525 New Waverly Place, Suite 202
Cary, NC 27518



Each Office Independently Owned and Operated

PRESENTED BY:

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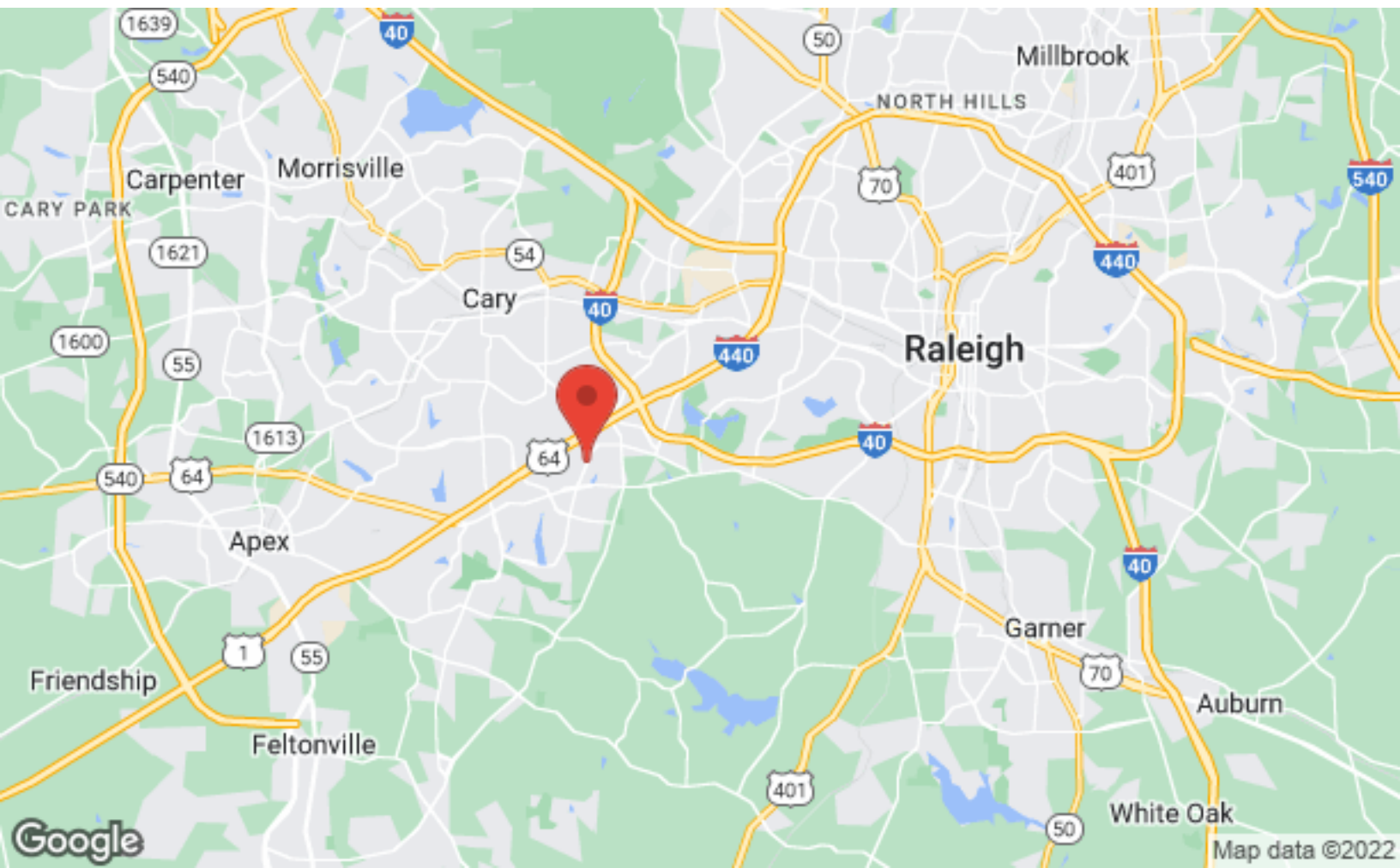
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PROPERTY PHOTOS



LOCATION MAPS



Demographic Summary Report

2117 Piney Plains Rd, Cary, NC 27518

Building Type: **Class B Office** Total Available: **0 SF**
 Class: **B** % Leased: **100%**
 RBA: **2,429 SF** Rent/SF/Yr: **-**
 Typical Floor: **2,429 SF**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	10,704		77,266		206,644	
2022 Estimate	9,552		69,376		185,599	
2010 Census	7,607		58,602		153,592	
Growth 2022 - 2027	12.06%		11.37%		11.34%	
Growth 2010 - 2022	25.57%		18.39%		20.84%	
2022 Population by Hispanic Origin	627		8,825		17,872	
2022 Population	9,552		69,376		185,599	
White	7,224	75.63%	52,211	75.26%	135,821	73.18%
Black	885	9.27%	8,697	12.54%	23,740	12.79%
Am. Indian & Alaskan	41	0.43%	771	1.11%	1,482	0.80%
Asian	1,162	12.16%	5,614	8.09%	19,214	10.35%
Hawaiian & Pacific Island	4	0.04%	65	0.09%	171	0.09%
Other	236	2.47%	2,019	2.91%	5,171	2.79%
U.S. Armed Forces	2		66		133	
Households						
2027 Projection	4,835		32,852		81,835	
2022 Estimate	4,314		29,518		73,226	
2010 Census	3,433		25,063		59,901	
Growth 2022 - 2027	12.08%		11.29%		11.76%	
Growth 2010 - 2022	25.66%		17.78%		22.25%	
Owner Occupied	2,068	47.94%	15,635	52.97%	39,213	53.55%
Renter Occupied	2,246	52.06%	13,883	47.03%	34,014	46.45%
2022 Households by HH Income	4,315		29,518		73,226	
Income: <\$25,000	370	8.57%	3,106	10.52%	9,840	13.44%
Income: \$25,000 - \$50,000	819	18.98%	6,108	20.69%	13,168	17.98%
Income: \$50,000 - \$75,000	847	19.63%	5,232	17.72%	12,081	16.50%
Income: \$75,000 - \$100,000	729	16.89%	4,209	14.26%	9,440	12.89%
Income: \$100,000 - \$125,000	440	10.20%	3,323	11.26%	7,973	10.89%
Income: \$125,000 - \$150,000	431	9.99%	2,108	7.14%	5,648	7.71%
Income: \$150,000 - \$200,000	410	9.50%	2,619	8.87%	7,089	9.68%
Income: \$200,000+	269	6.23%	2,813	9.53%	7,987	10.91%
2022 Avg Household Income	\$96,527		\$100,272		\$103,673	
2022 Med Household Income	\$79,167		\$76,859		\$79,036	



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