

KITTY HAWK BUSINESS PARK

CARY, NORTH CAROLINA 27519



PHOENIX
COMMERCIAL PROPERTIES



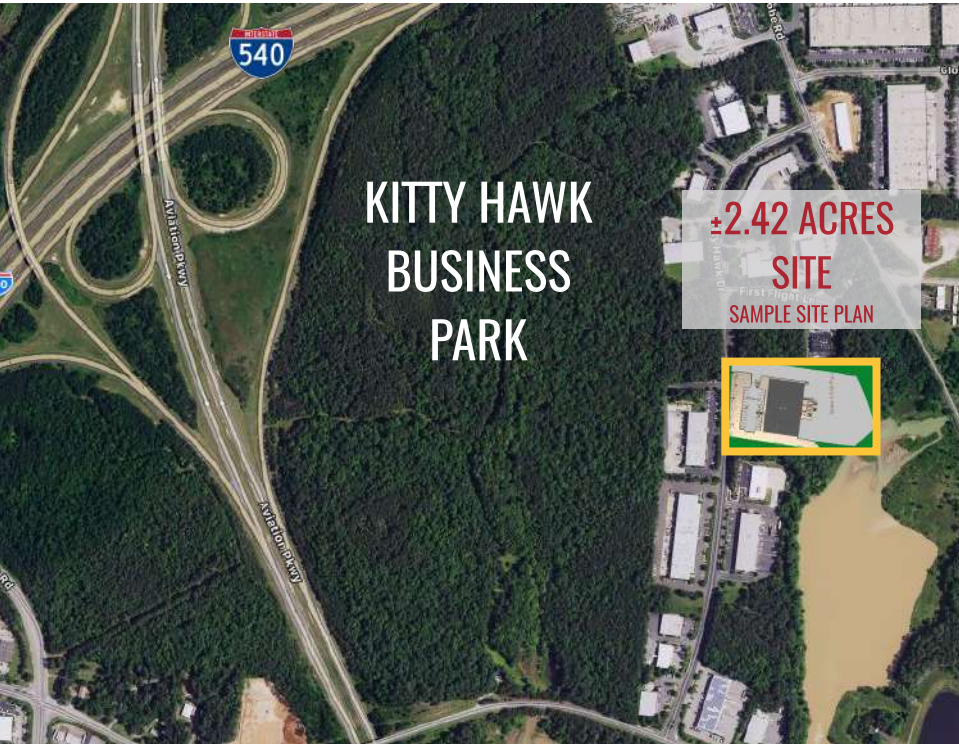
ABOUT THE PROPERTY

AVAILABLE ACREAGE	LOT 4A - ±2.42 ACRES LOT 17 - ± 35 ACRES (UNDER CONTRACT)
UTILITIES	WATER & SEWER AVAILABLE (NO NATURAL GAS)
ZONING	OFFICE & RESEARCH & DEVELOPMENT
JURISDICTION	TOWN OF CARY
LOCATION	MINUTES FROM I-40, US 70 & NON-TOLL PORTION OF I-540 MULTIPLE POINTS OF INGRESS/EGRESS VIA NELSON & GLOBE RD.
PRICE	LOT 4A - \$326,700.00

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LOCATION & DEMOGRAPHICS



LOCATION FEATURES

- RESTRICTIVE COVENANTS IN PLACE
- 3.6 MILES FROM RDU INTERNATIONAL AIRPORT
- CONVEINIENT TRIANGLE ACCESS TO I-540, I-40, RTP, & RDU
- PERFECT OPPORTUNITY FOR CORPORATE HEADQUARTERS, OFFICE, INDUSTRIAL, RESEARCH & DEVELOPMENT, PRODUCTION, SHOWROOM AND DISTRIBUTION

** DISCLOSURE LISTING BROKER IS AN OWNER OF SUBJECT PROPERTY*



DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
2020 POPULATION	14,139	92,304	581,966
POPULATION - 2025 PROJECTION	15,765	101,887	632,260
ANNUAL GROWTH % (2020-2025)	2.3%	2.1%	1.7%
HOUSEHOLDS	7,057	40,258	260,017
AVG. HH INCOME	\$119,850	\$117,678	\$109,223