

FOR SALE

2920 JONES FRANKLIN RD

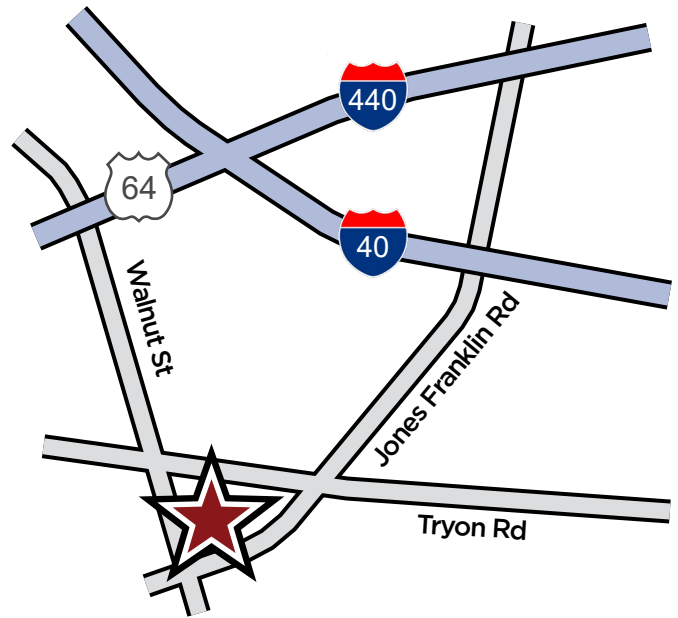
Cary, North Carolina



RARE OPPORTUNITY IN PRIME MARKET - ABOVE AVERAGE CAP RATE

Highlights

- 3,758 SF Building (Former PNC Bank Branch)
- Excellent location at the signalized corner of Jones Franklin Rd and Walnut St just minutes from I-40, I-440 and Highway 64.
- Building is in great condition.
- Property includes a drive-thru and pylon sign.
- 20 parking spaces (6.33/1,000 SF)
- Price: \$2,599,000 (9.36% Cap Rate)
- First Year NOI: \$243,144



Robb Ward

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SITE

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2020 Population	7,951	62,565	173,084
2025 Population	8,658	67,645	187,064
Growth 2019-2024	8.89%	8.12%	8.08%
Median Age	35.00	35.30	33.90
Households	3,751	26,538	67,319
Ave. HH Size	2.10	2.30	2.40
Ave. HH Income	\$95,440	\$95,999	\$98,056
Median Home Value	\$344,395	\$307,797	\$299,800



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