

3980 CARY GLEN BLVD

CARY, NORTH CAROLINA



LAND FOR SALE / LEASE OR BUILD TO SUIT
2.09 ACRES



For more information, please contact:

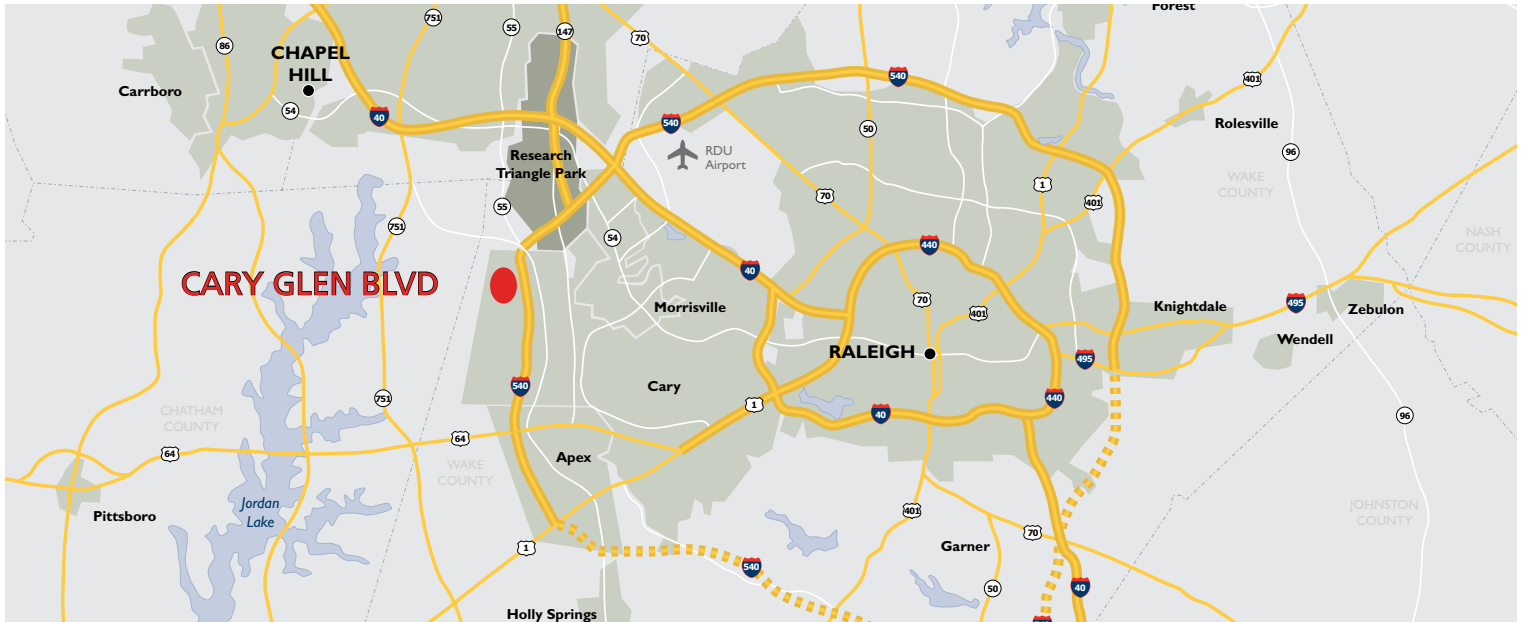
KARL HUDSON IV, CCIM
Vice President
(919) 987 1012
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CNL COMMERCIAL REAL ESTATE
2301 Sugar Bush Road, Suite 520
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Although the information contained herein was provided by sources believed to be reliable, CNL Commercial Real Estate makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

3980 CARY GLEN BOULEVARD

Land for Sale



PROPERTY FEATURES

Cushman & Wakefield | Thalhimer is pleased to present 2.09 acres of commercial land located within the Cary Park PDD at the corner of Cary Glen Blvd and Carpenter Fire Station Rd. Situated across from the Harris Teeter anchored Cary Park Town Center, the Property is conveniently located in close proximity to Hwy 55 and 540/Triangle Expy. The Property is available for sale, lease or built to suit and is approved within the Town of Cary with construction drawings in hand for a 39,420 square foot Office/Medical building.

SITE FEATURES

LAND SIZE	2.09 acres
ZONING	PDD Major
TIMING	Available immediately
UTILITIES	Municipal water & sewer
PIN NUMBER	0735040681
LIST PRICE	\$1,250,000

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2014 POPULATION	4,168	31,591	86,401
2019 PROJECTED POPULATION	4,569	34,576	94,565
EST. HOUSEHOLD INCOME	\$129,655	\$124,011	\$118,376

TRAFFIC COUNTS

CARPENTER FIRE STATION ROAD	12,000 VPD
TRIANGLE EXPRESSWAY	130,000 VPD

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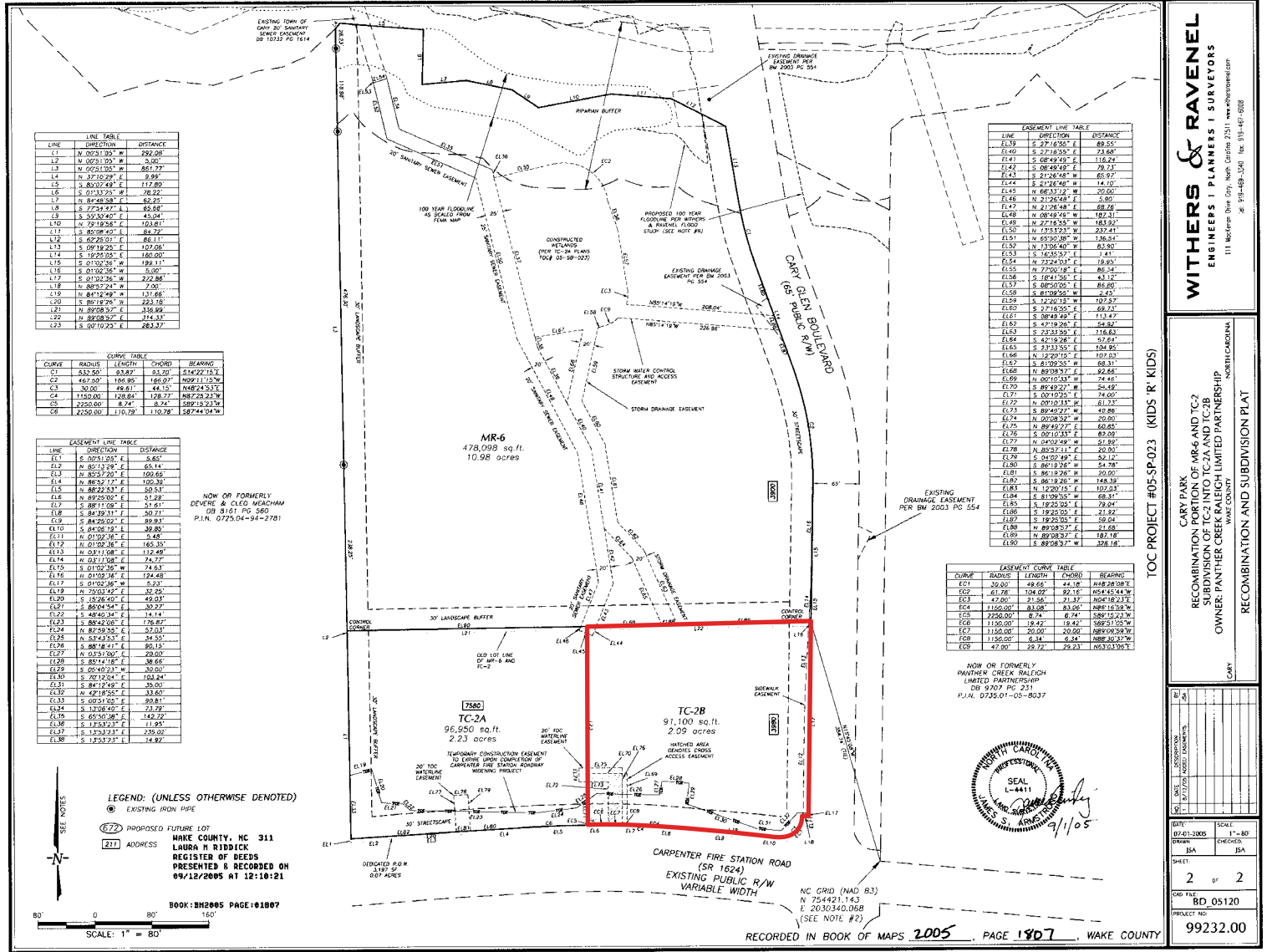
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SURVEY



WITHERS & RAVENEL
ENGINEERS | PLANNERS | SURVEYORS
111 McCrae Drive, Cary, North Carolina 27511 www.wrsurvey.com
919-468-3300 fax 919-467-8888

TOC PROJECT #05-SP-023 (KIDS R' KIDS)
CARY PARK
RECOMBINATION PORTION OF MR-6 AND TC-2
SUBDIVISION OF TC-2 INTO TC-2A AND TC-2B
OWNER: PANTHER CREEK RALEIGH LIMITED PARTNERSHIP
WAKE COUNTY
RECOMBINATION AND SUBDIVISION PLAN

SEAL L-4411
DATE: 11/10/05
SCALE: 1" = 80'
BY: JBA
CHECKED: JBA
SHEET: 2 OF 2
JOB FILE: BD 05120
PROJECT NO: 99232.00

For more information, please contact:

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Laura H Ribbeck
Vice President
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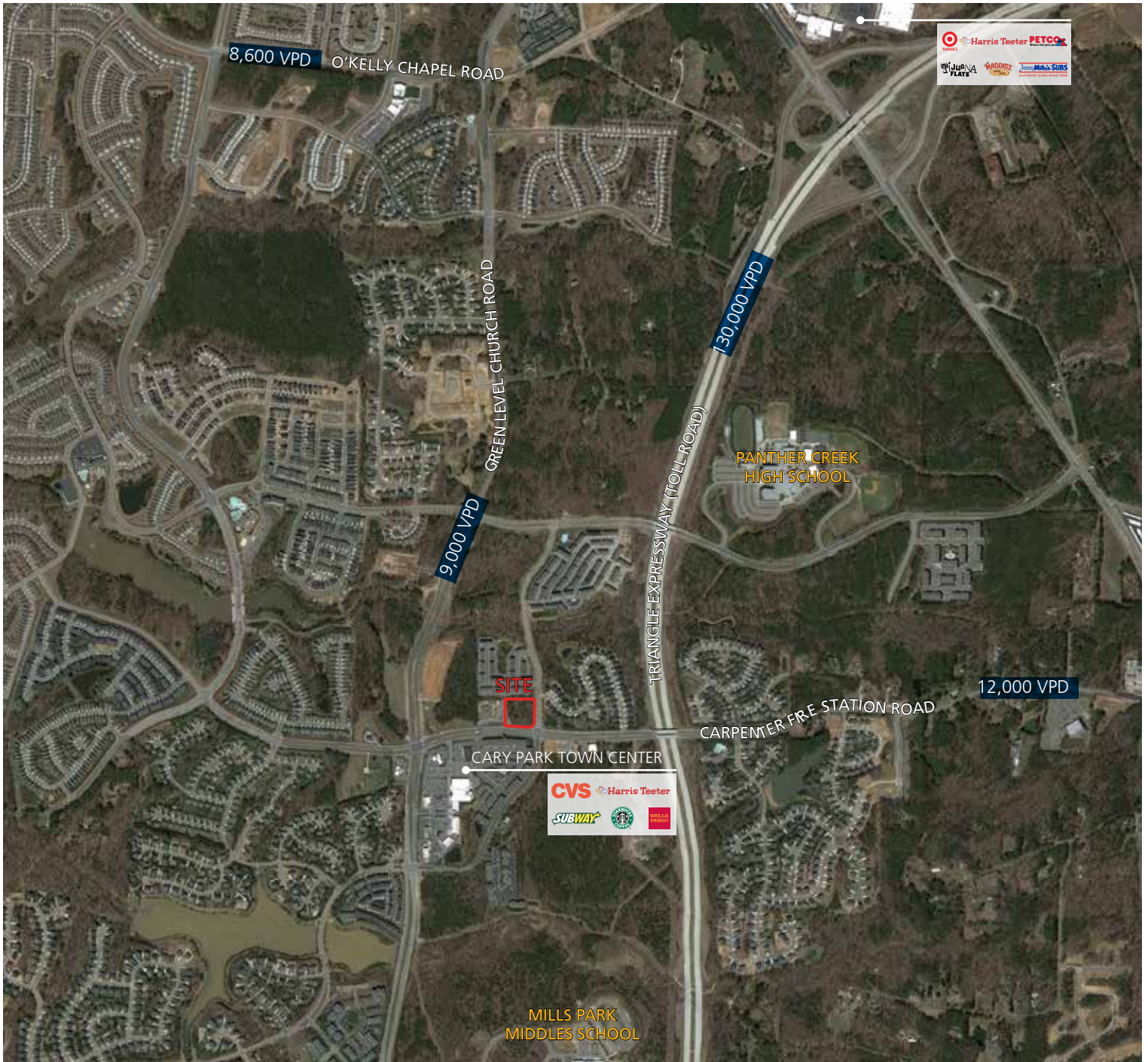
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LOCATION



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