

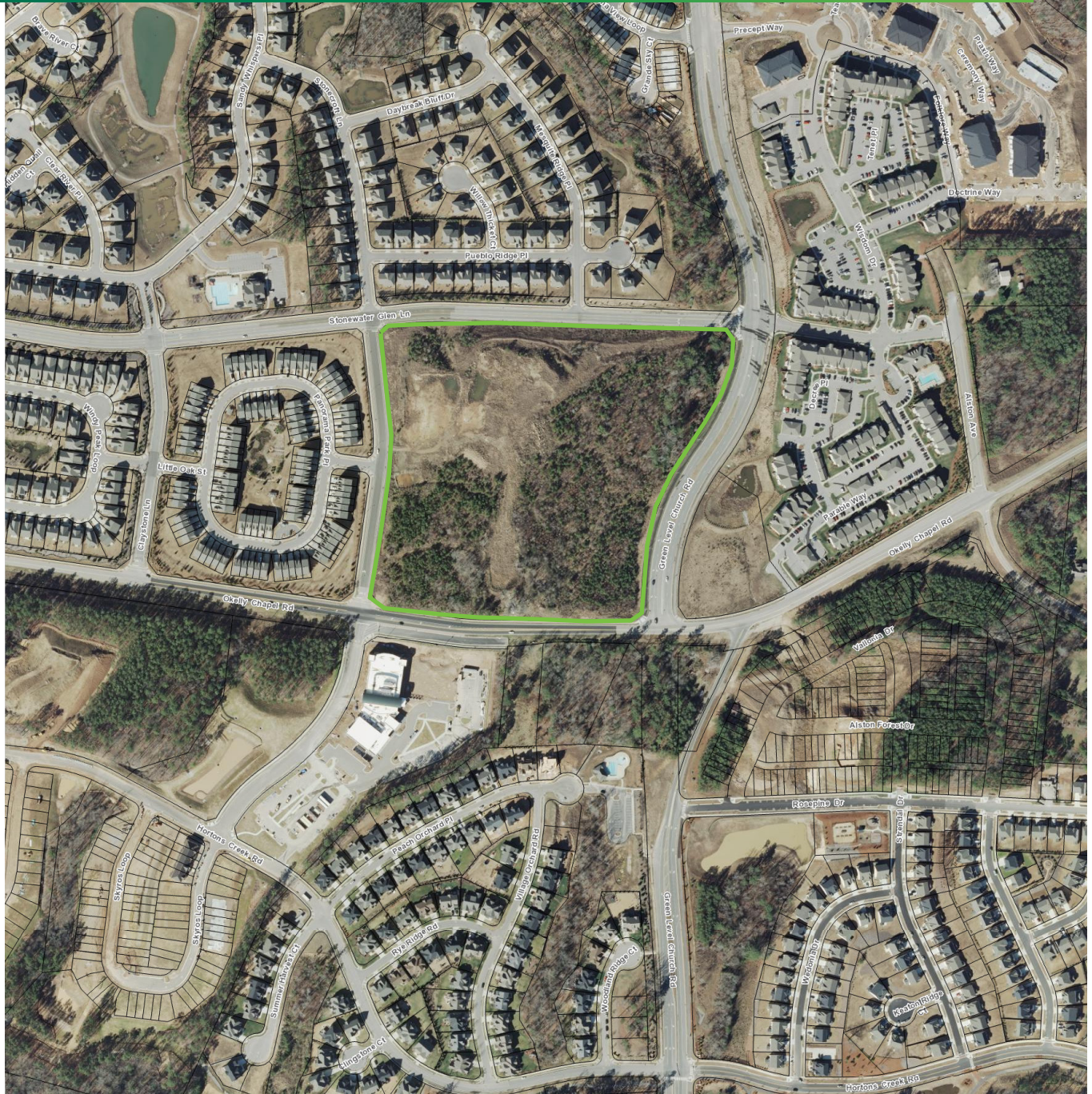
FOR SALE

RETAIL/MIXED-USE OPPORTUNITY

VILLAGE CENTER AT STONEWATER

O'KELLY CHAPEL ROAD & GREEN LEVEL CHURCH ROAD

Cary, NC 27519



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FOR SALE RETAIL/MIXED-USE OPPORTUNITY

Cary, NC 27519



PROPERTY FEATURES

- + +/- 22.91 acres
- + Zoned PDD-Major
- + Under the Stonewater Planned Development District, allowed uses fall within the General Commercial and Office & Institutional Districts with a maximum development of 229,800 square feet of office, retail and commercial uses. Maximum development height of four stories
- + The Village Center District at Stonewater specifies the design of an intimate and personal feel that encourages pedestrian activity. Incorporation of pedestrian-oriented public outdoor spaces, such as a village green or pedestrian plaza should be included. For more information on the Stonewater PDD, click [here](#)
- + Municipal water and sewer available
- + PIN# 0726923000
- + Parcel is located in the fast growing West Cary submarket, just west of I-540, NC Hwy. 55, Research Triangle Park and RDU International Airport
- + Call for pricing



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2016 POPULATION	6,321	38,816	98,102
EST. POPULATION GROWTH RATE (2016-2021)	4.48%	3.86%	3.10%
2016 AVERAGE HOUSEHOLD INCOME	\$120,330	\$126,616	\$119,051
2016 MEDIAN HOUSEHOLD INCOME	\$94,399	\$104,334	\$97,975

TRAFFIC COUNTS

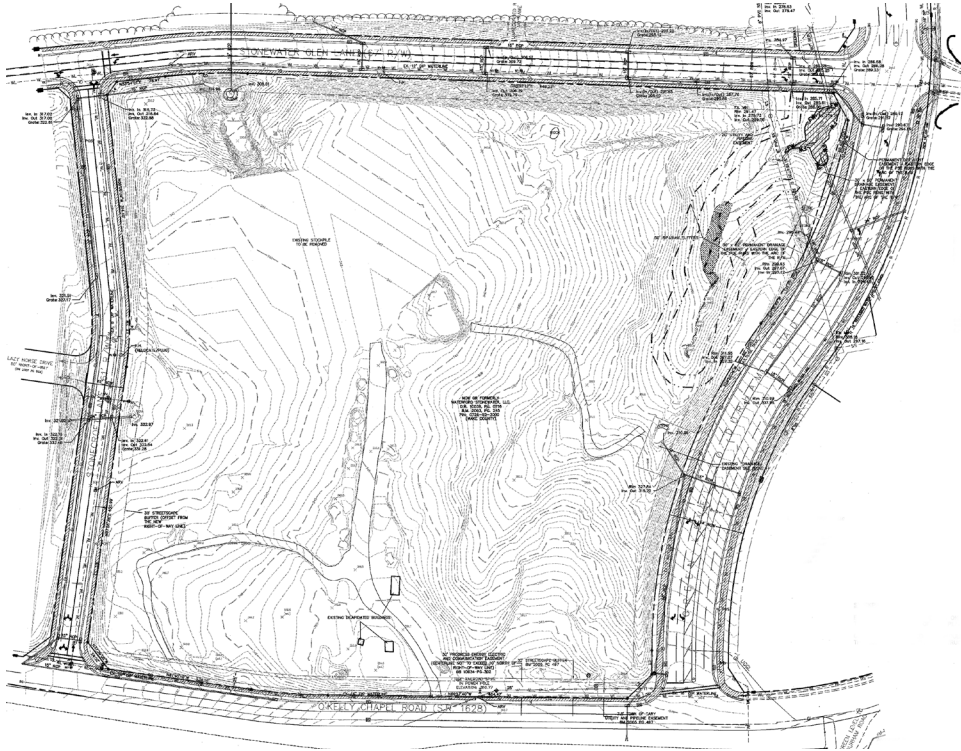
NC HIGHWAY 55 @ OKELLY CHAPEL ROAD	35,620 VPD
GREEN LEVEL CHURCH RD @ OKELLY CHAPEL RD	8,270 VPD

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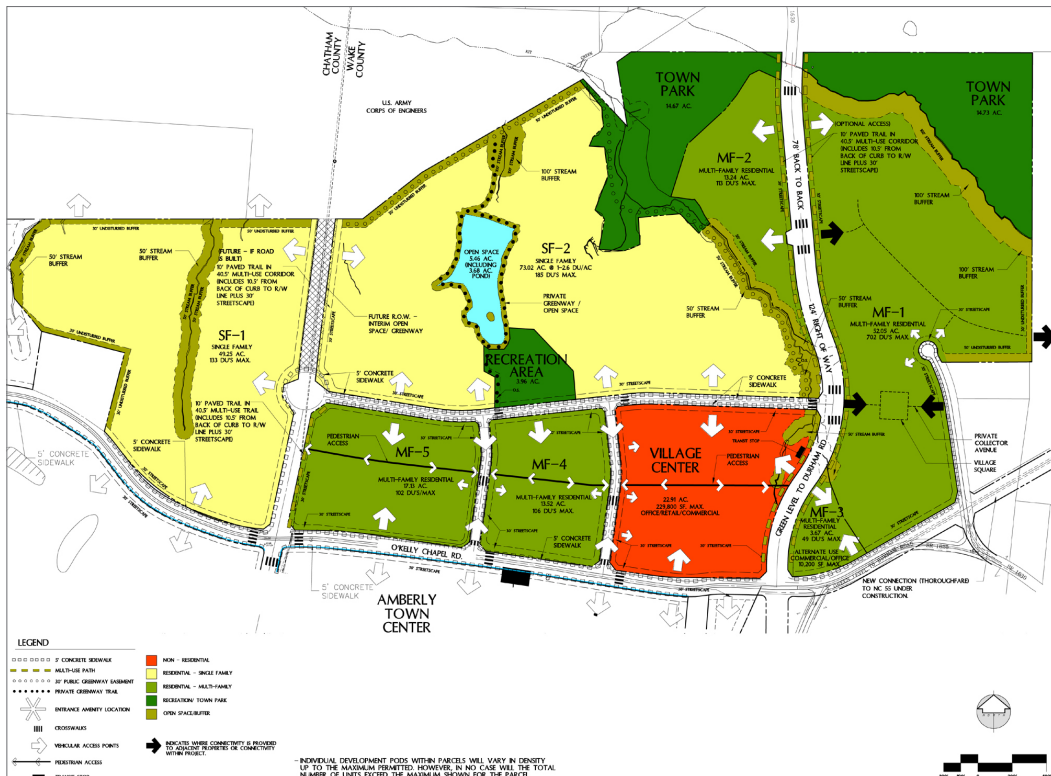
Cary, NC 27519



EXISTING CONDITIONS

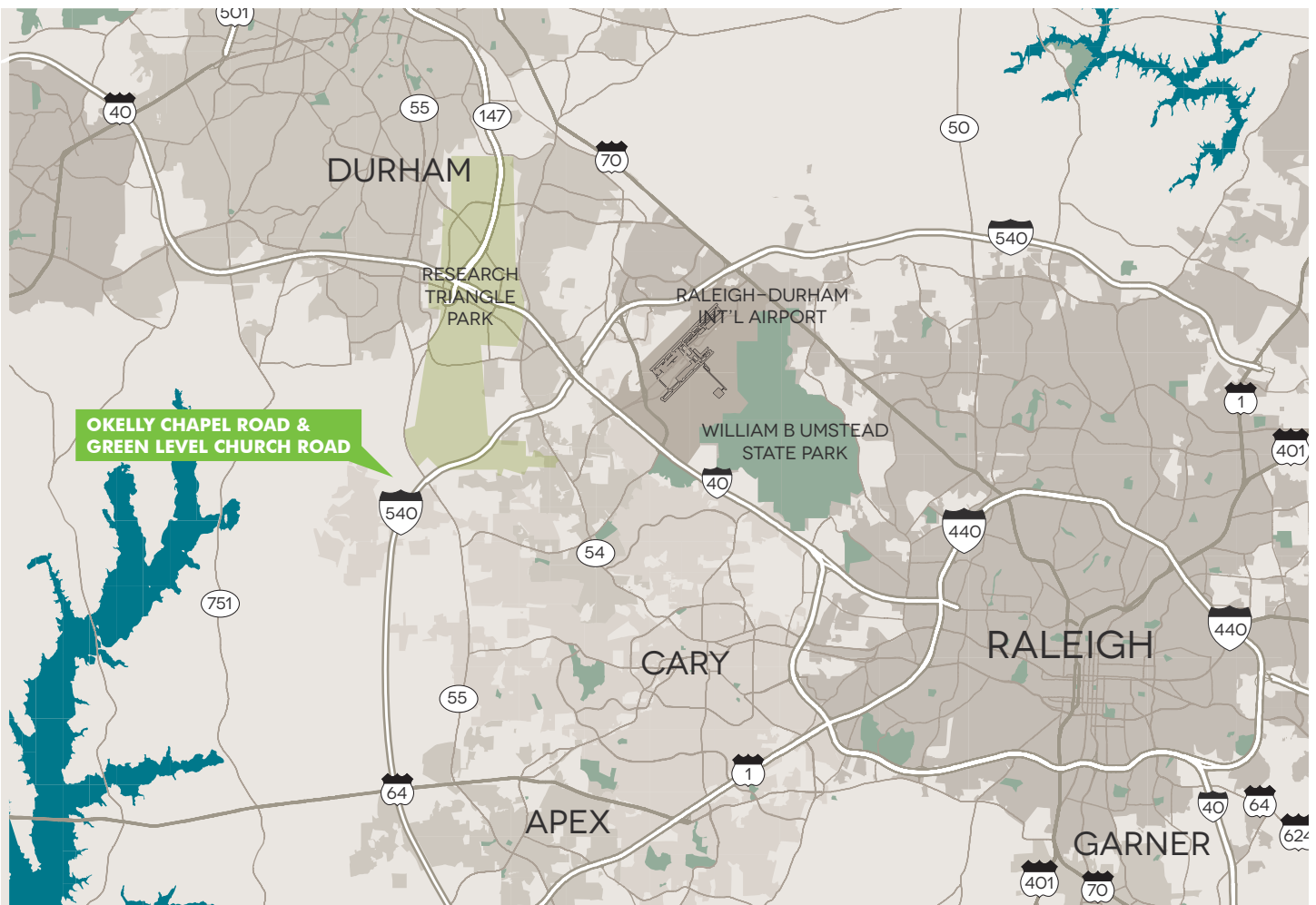


STONEWATER MASTER PLAN



FOR SALE RETAIL/MIXED-USE OPPORTUNITY

Cary, NC 27519



CONTACT US

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