

COMMERCIAL



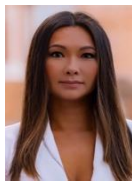
OFFICE SPACE in MEDICAL CONDO

455 Swiftside Dr #105, Cary, NC 27518-7200, Wake County

FOR MORE INFO



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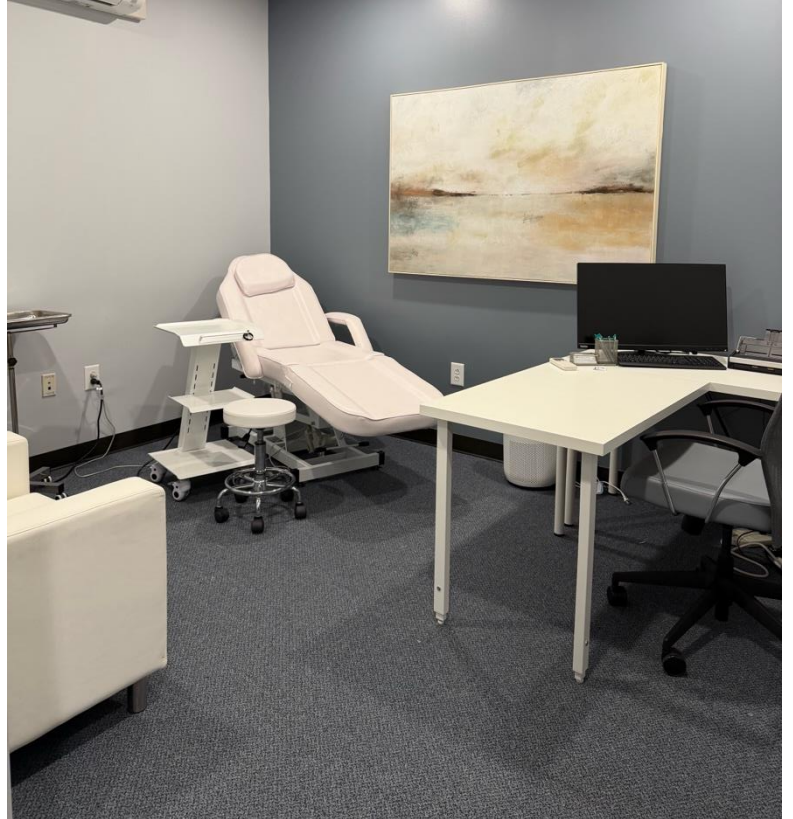
CENTURY 21
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1 OFFICE

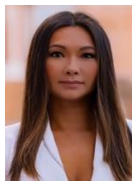


LEASE TERMS & HIGHLIGHTS

- Premises: One (1) Private Office Suite (approx. 123 Sq Ft).
- Base Rent: \$1,100.00 / month. With 3% annual escalations
- Lease Structure: Full Service/Gross (Includes utilities: electric, HVAC, water/sewer).
- Common Area Usage: Includes shared, limited access to the common reception area.
- Reception Policy: Maximum of 2 patients allowed in the waiting area at any time.
- Tenant Responsibilities: Tenant is responsible for their own internet/phone service, suite signage, and interior cleaning/janitorial services.
- Personal guarantee: required by tenant and spouse; Alternative: 12 months prepaid rent in lieu of guarantee.
- Ideal Use: Perfectly suited for Eye Doctor, Nutritionist, Weight Loss Specialist, Psychologist, or Endocrinologist.



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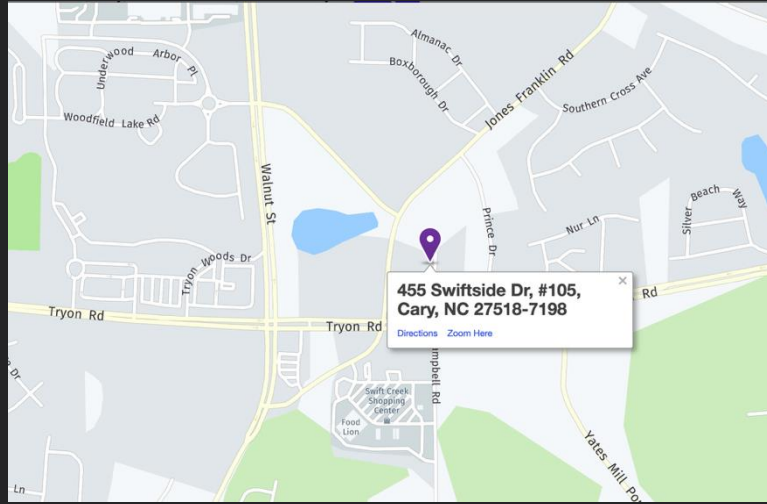


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Demographics >>

| | 1 mile | 3 miles | 10 Min. Drive |
|-----------------------------|----------|----------|---------------|
| Population | 7,939 | 69,111 | 144,921 |
| Households | 3,947 | 30,318 | 59,821 |
| Median Age | 34.10 | 34.10 | 34.20 |
| Median HH Income | \$80,974 | \$73,375 | \$83,630 |
| Daytime Employees | 7,511 | 33,056 | 77,205 |
| Population Growth '24 - '29 | ↑ 9.82% | ↑ 8.84% | ↑ 7.73% |
| Household Growth '24 - '29 | ↑ 9.98% | ↑ 8.92% | ↑ 8.53% |

Traffic >>

| Collection Street | Cross Street | Traffic Vol | Last Measur... | Distance |
|----------------------|--------------------------|-------------|----------------|----------|
| Jones Franklin Rd | Southern Cross Ave NE | 9,616 | 2025 | 0.15 mi |
| Dillard Drive | Village Tavern Way SE | 9,459 | 2025 | 0.22 mi |
| Jones Franklin Rd | Dillard Dr SW | 18,360 | 2025 | 0.22 mi |
| Jones Franklin Road | Macedonia Rd SW | 10,425 | 2025 | 0.27 mi |
| Crossroads Blvd | Jones Franklin Rd SE | 8,094 | 2025 | 0.28 mi |
| Dillard Dr | Village Tavern Way SE | 10,194 | 2024 | 0.28 mi |
| Prince Dr | Jones Franklin Rd NW | 11,034 | 2025 | 0.29 mi |
| Crossroads Crest Way | Crossroads Heights Dr SE | 1,267 | 2025 | 0.30 mi |
| Dillard Dr | Columbus Ave E | 12,635 | 2025 | 0.32 mi |
| Macedonia Rd | Jones Franklin Rd SE | 2,024 | 2025 | 0.34 mi |

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