

RETAIL PROPERTY FOR LEASE

FREESTANDING RETAIL BUILDING FOR LEASE

113 SW Maynard Rd | Cary, NC 27511



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COMMERCIAL REAL ESTATE

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PROPERTY DESCRIPTION

Rare opportunity to lease a freestanding retail building in the core of Downtown Cary, one of the Triangle's most sought-after submarkets. The property offers immediate functionality for service retail users for a wide range of concepts. Strategically positioned, this location benefits from strong foot traffic, high household incomes, and continued mixed-use development driving sustained demand.

PROPERTY HIGHLIGHTS

- Freestanding building with dedicated parking
- High-visibility location with strong traffic
- Located in Downtown Cary's urban core
- Drive-through capabilities
- Flexible layout suitable for retail, restaurant, café, or service use
- Surrounded by dense residential and active mixed-use developments
- Minutes from major corridors including US-1, NC-54, and I-40

OFFERING SUMMARY

Lease Rate:	\$5,000 per month (NNN)
Number of Units:	1
Available SF:	2,015 SF
Zoning:	GC

DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	1,097	4,309	34,450
Total Population	2,671	9,956	82,047
Average HH Income	\$117,740	\$113,512	\$130,230

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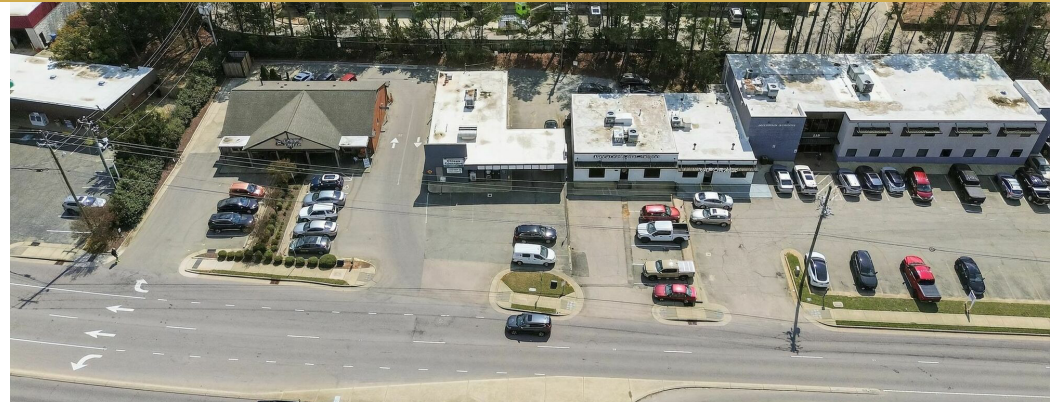
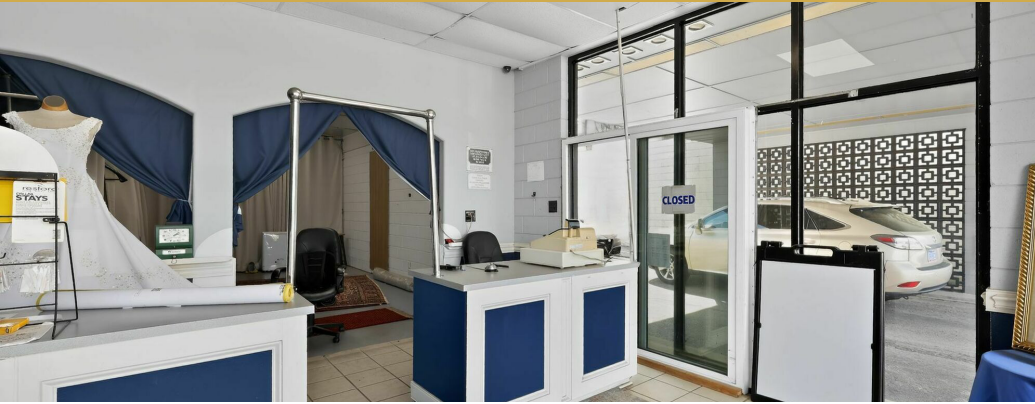
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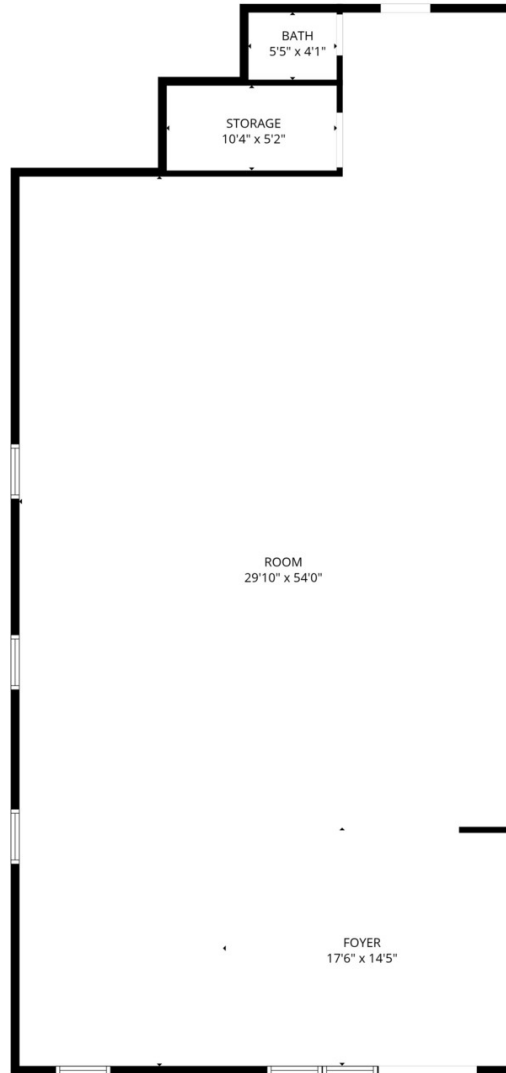
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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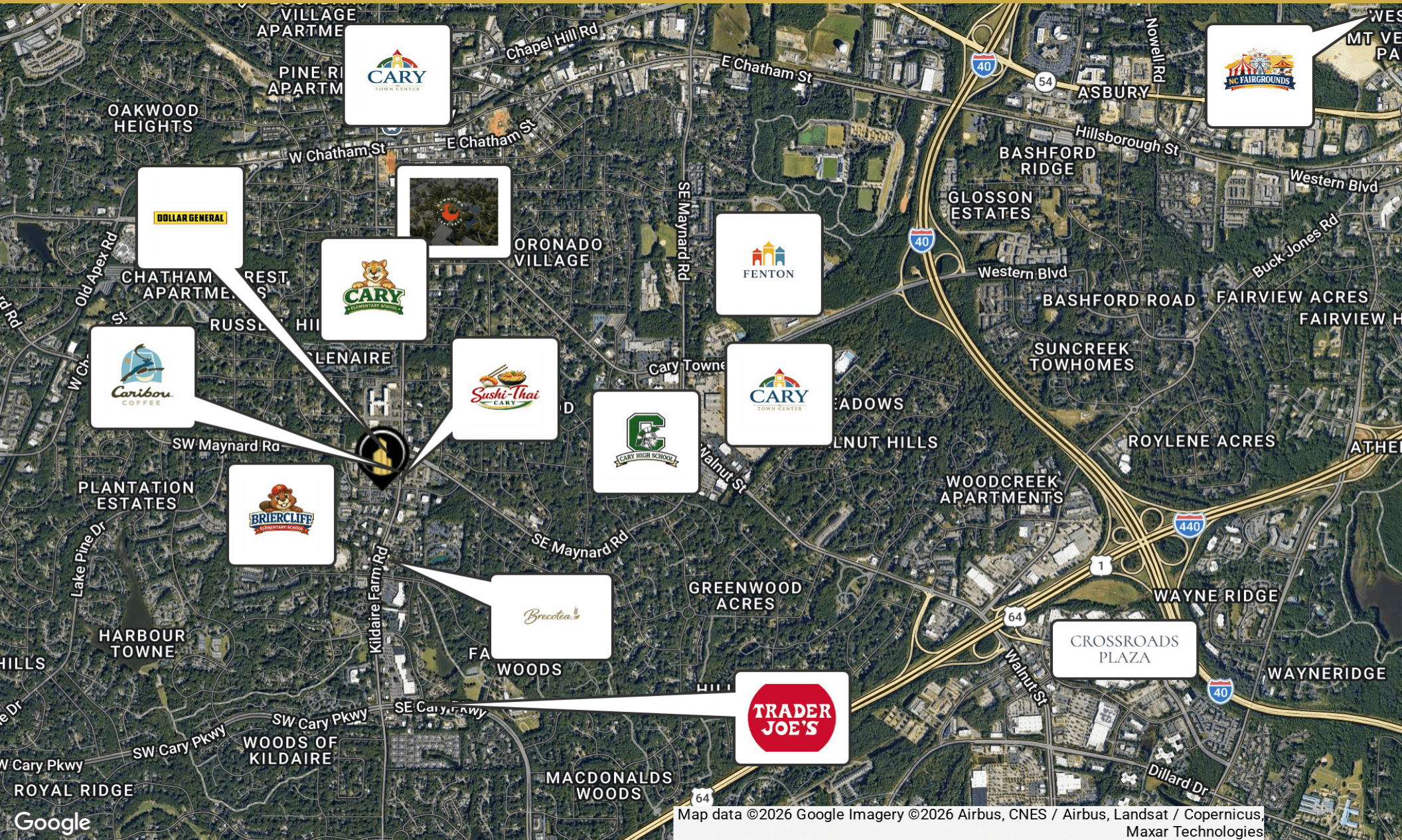
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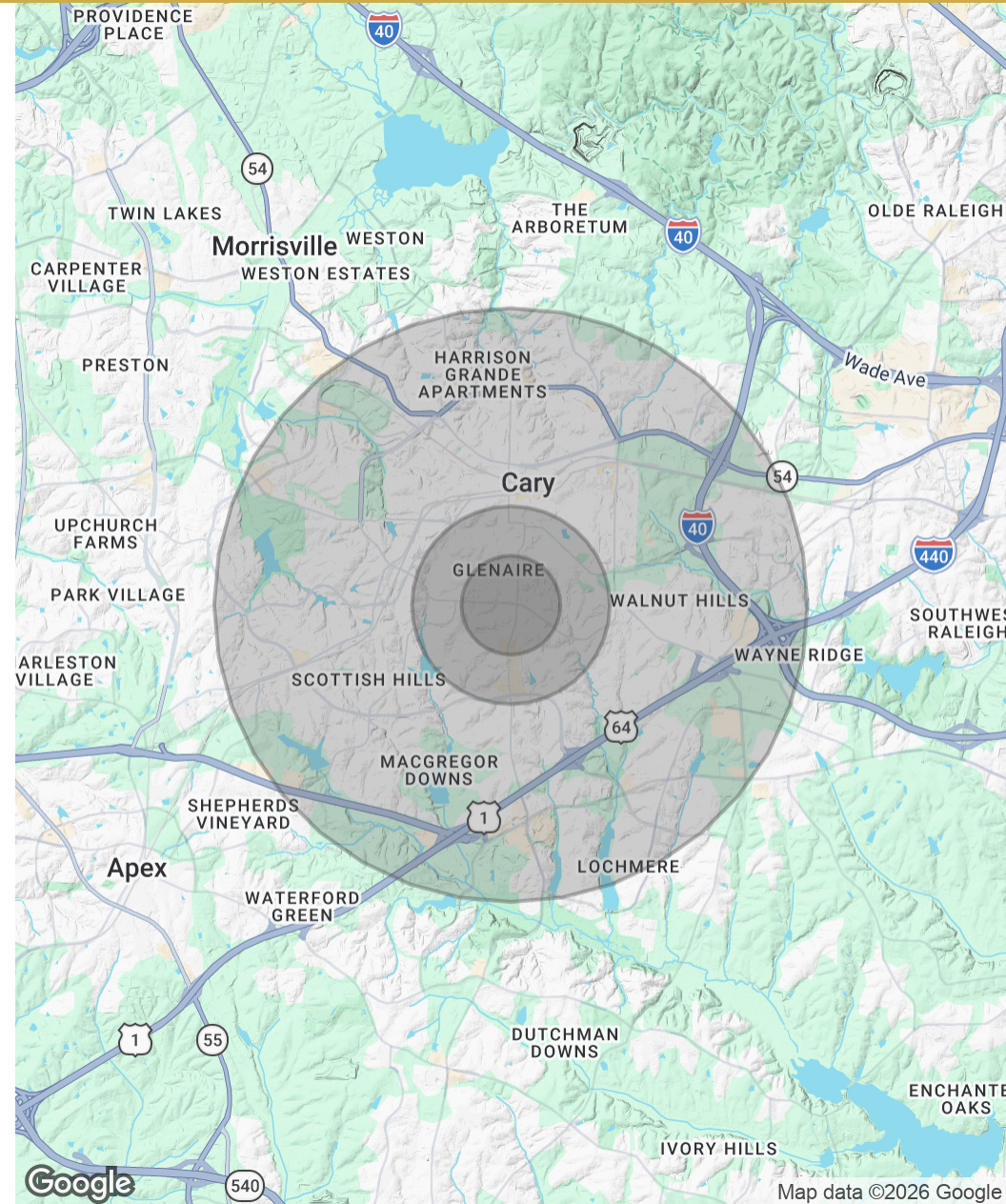
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POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	2,671	9,956	82,047
Average Age	46.0	45.6	40.5
Average Age (Male)	40.8	42.4	40.1
Average Age (Female)	48.1	48.1	40.8

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	1,097	4,309	34,450
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$117,740	\$113,512	\$130,230
Average House Value	\$399,218	\$405,236	\$476,636

2023 American Community Survey (ACS)



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage in compliance with all applicable fair housing and equal opportunity laws.

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