

RETAIL SPACE FOR LEASE

PRESTON WALK

1040 DARRINGTON DRIVE | CARY, NC 27513



PROPERTY OVERVIEW

Second-generation retail space available for lease in Preston Walk, a neighborhood retail center located in the heart of Cary within the highly desirable Preston community.

HIGHLIGHTS

- » Suite 104: ±844 SF available
- » Second-generation retail space - move-in ready
- » Located in a multi-tenant neighborhood retail center
- » Ample surface parking for customers and employees
- » Signalized corner location at NW Cary Parkway & James Jackson Avenue
- » Positioned within the highly desirable Preston community
- » Surrounded by affluent residential neighborhoods

OFFERING SUMMARY

LEASE RATE: \$28.00 SF/YR (NNN)
AVAILABLE SF: ±844 SF



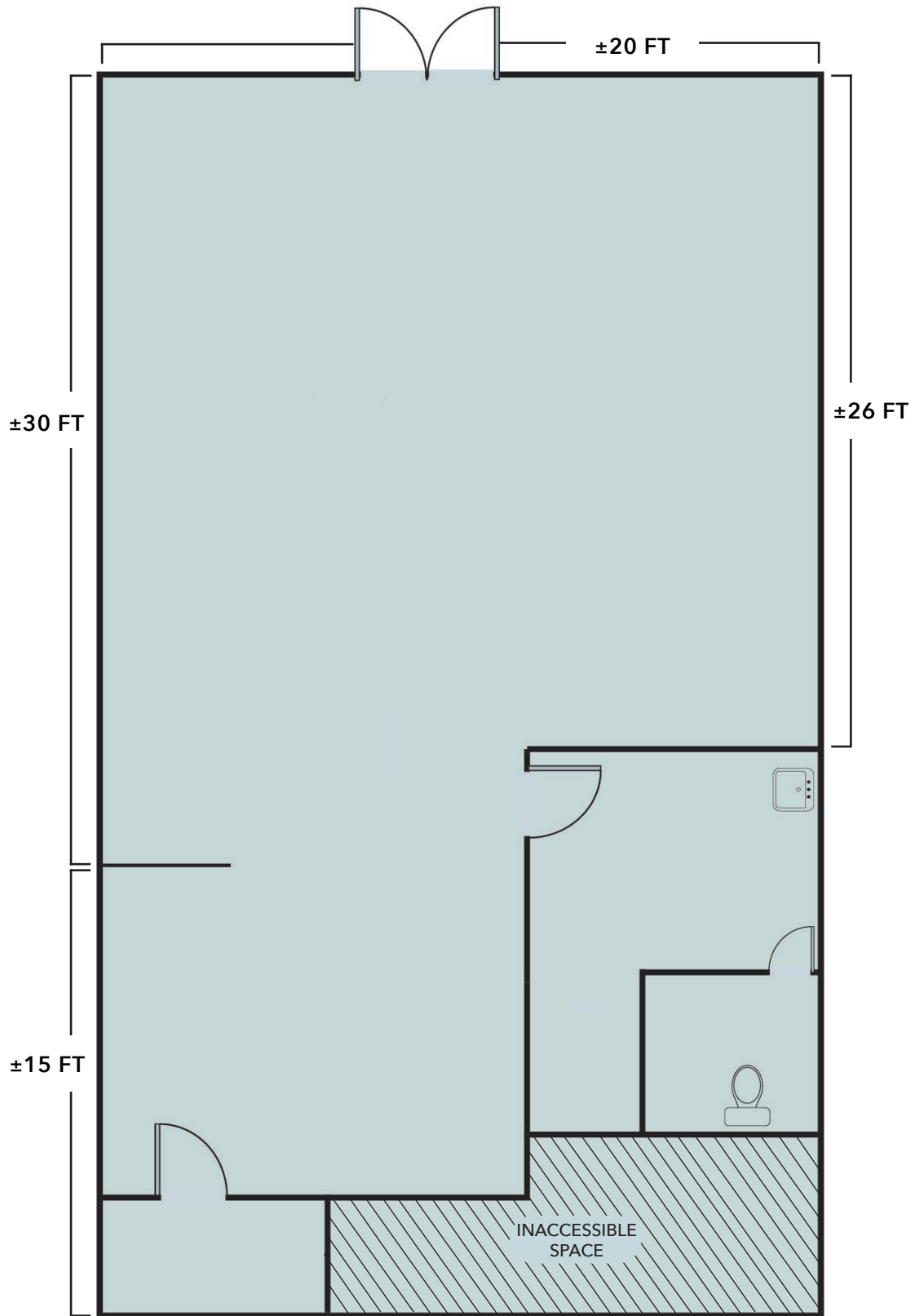
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FLOOR PLAN

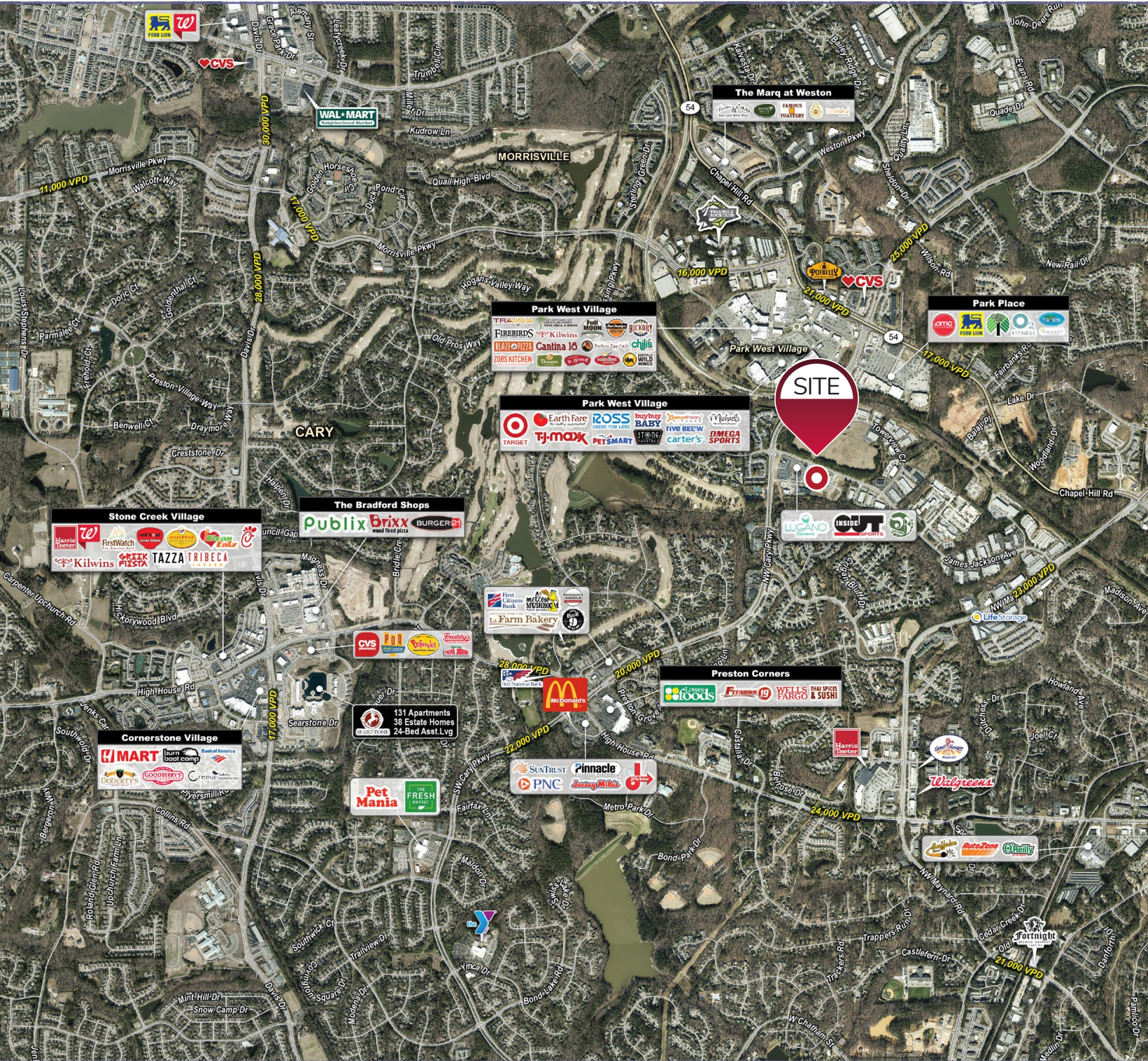
SUITE 104: ±844 SF



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AREA OVERVIEW



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	11,340	96,107	198,181
Daytime Population	14,234	98,574	225,577
Average Home Value	\$687,689	\$608,717	\$617,411
Average Household Income	\$193,420	\$164,274	\$165,917
Median Age	36.6	39.0	37.8
Bachelor's Degree or Higher	77.3%	72.1%	71.4%



**#1 BEST PLACE
to Live in NC, #5 Nationally
(Cary)**
US News & World Report, 2025

**#1 HEALTHIEST
County in NC
(Wake)**
Microsoft Start, 2024

**#1 TOP PLACES
to Raise a Family
(Cary)**
Niche.com, 2025

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