

# 311 S. ACADEMY STREET

CARY, NC 27511

Retail For Lease



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 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
RALEIGH • DURHAM • WILMINGTON

# PROPERTY OVERVIEW

Lee & Associates is pleased to present 311 S. Academy Street in Downtown Cary for lease. This 4,413 SF stand-alone building is situated on 0.43 acres. The property includes a partially finished basement/garage and exterior structure.

The property at 311 S. Academy Street in Cary, NC is a unique historic gem offering both charm and prime location. Built in 1925, the building was originally the home and office of Dr. J.P. Hunter, a beloved local physician. In addition to practicing medicine, Dr. Hunter kept chickens in a coop on the property, often using them to barter for goods and services during a time when medical practice in Cary did not provide substantial income. This piece of Cary's history is preserved within the character of the building, making it a rare opportunity for a modern business to occupy a site rich with local heritage.

Combining historic charm with unmatched accessibility, 311 S. Academy Street is truly one of downtown Cary's most distinctive and versatile properties.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	10,887	86,438	188,052
Avg. HH Income	\$120,804	\$139,820	\$151,196
Number of Businesses	766	4,619	9,599
Number of Employees	5,839	47,170	111,649
Total Daytime Population	12,519	98,334	226,613

Source: ESRI 2025



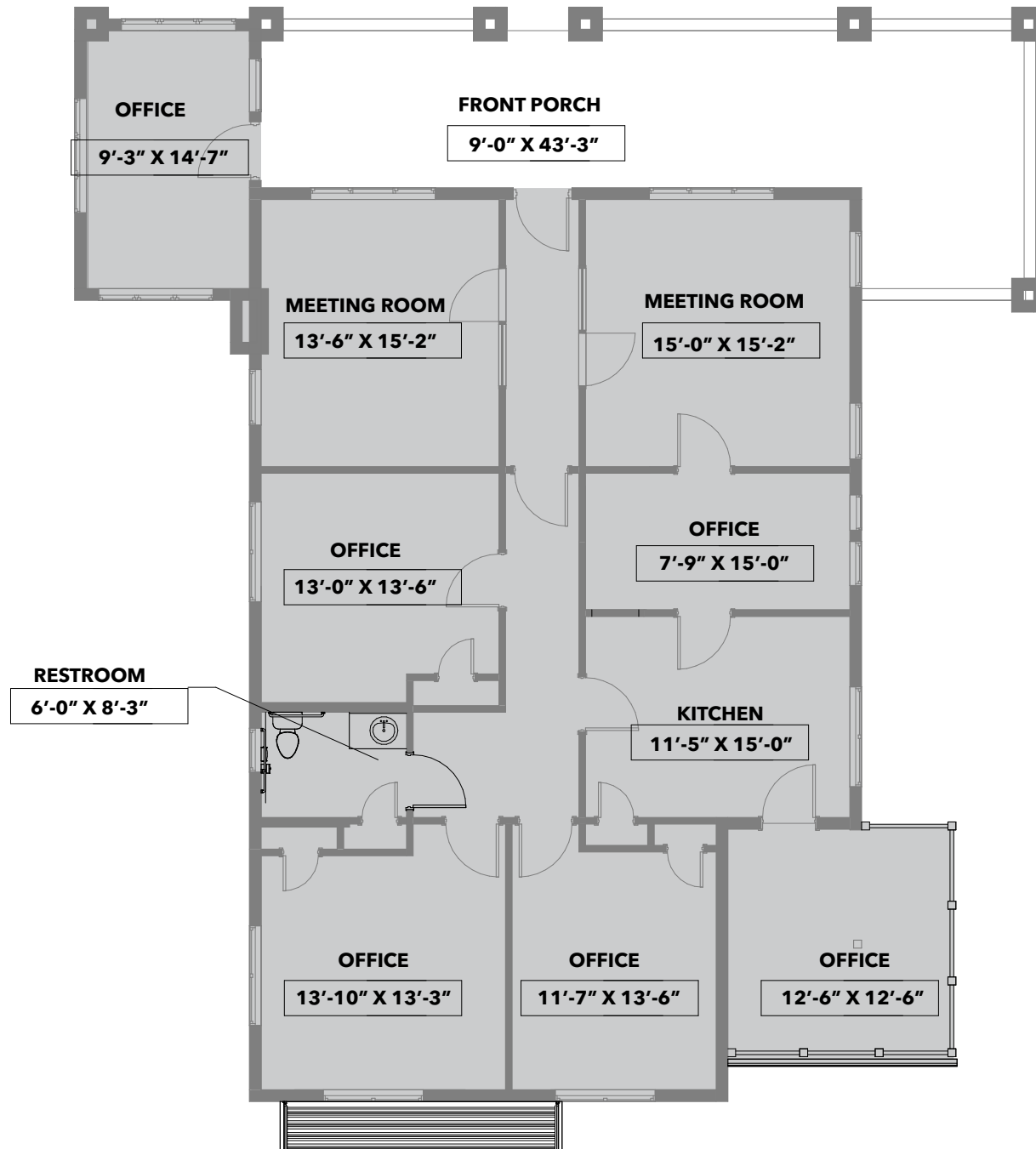
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# PHOTOS



# FLOOR PLAN - FIRST FLOOR

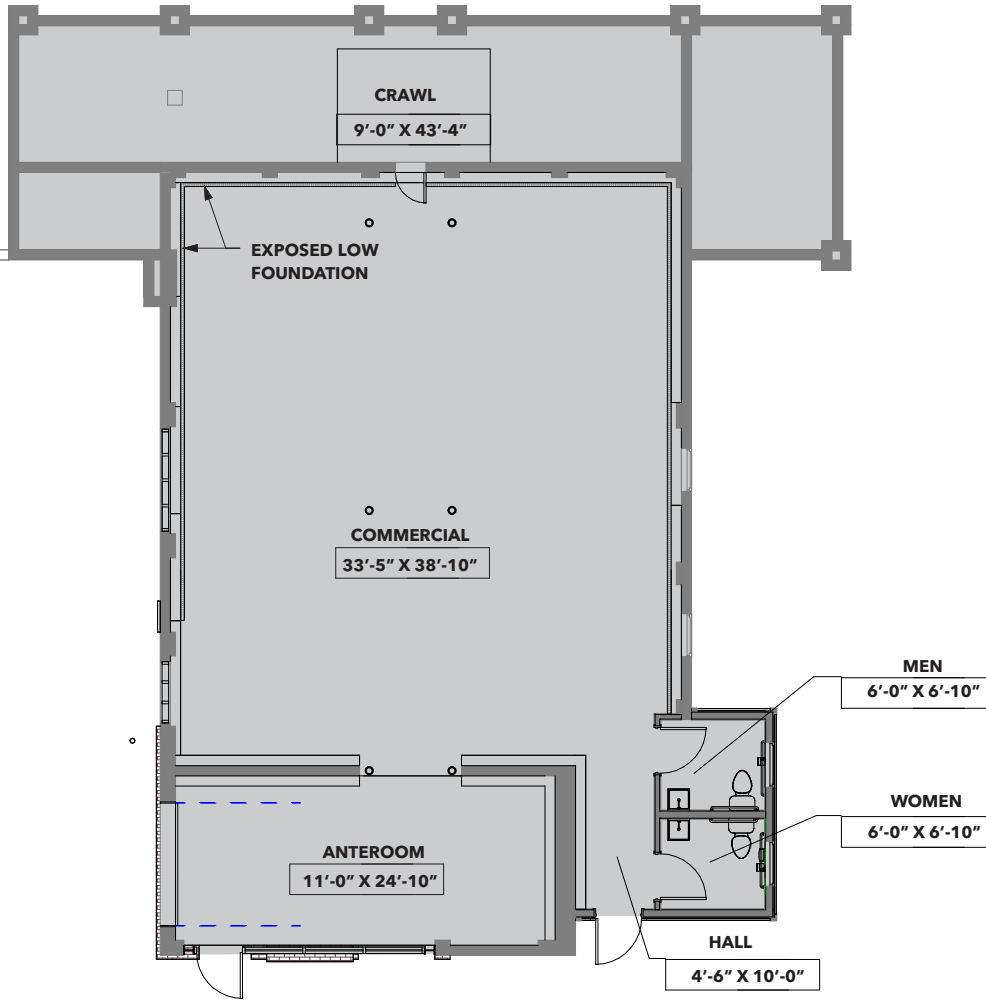
FIRST FLOOR - 1,850 GSF &  
165 SF PATIO



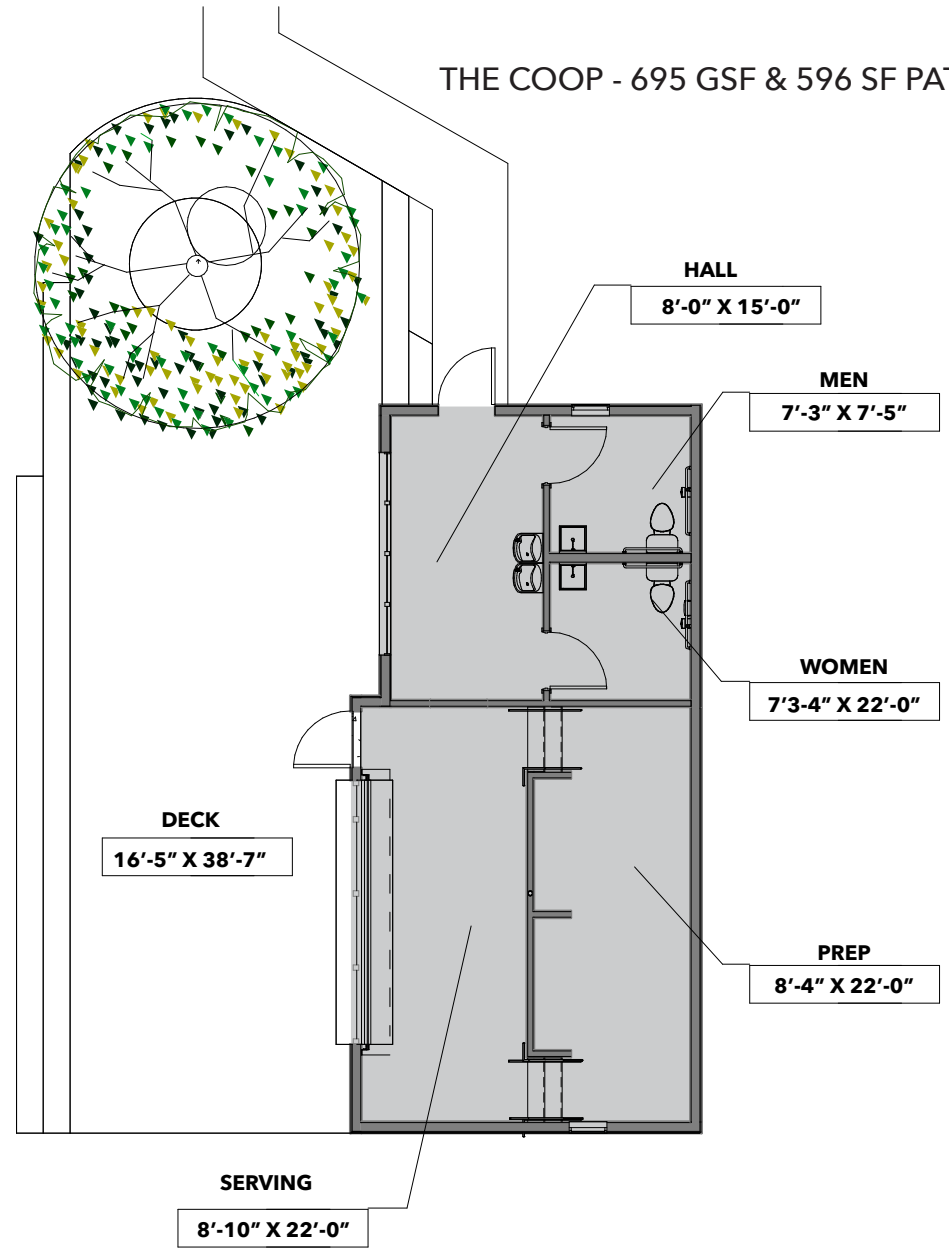
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# FLOOR PLAN - BASEMENT & THE COOP

BASEMENT- 1,868 GSF



THE COOP - 695 GSF & 596 SF PATIO



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# RESTAURANTS, RETAIL, BREWERIES AND MORE IN DOWNTOWN CARY:

## RESTAURANTS & CAFES

- |                              |                                  |
|------------------------------|----------------------------------|
| 1 Annelore's German Bakery   | 13 Hank's Downtown Dive Bar      |
| 2 Bosphorus                  | 14 Taipei 101                    |
| 3 Upper Deck Sports Pub      | 15 BREW Coffee Bar               |
| 4 Zest Sushi & Small Plates  | 16 FRESH. Local Ice Cream        |
| 5 SAAP                       | 17 Crosstown Pub & Grill         |
| 6 La Farm Bakery             | 18 MilkShake Factory             |
| 7 Kababish Cafe              | 19 Scratch Kitchen & Taproom     |
| 8 Academy Street Bistro      | 20 Big Dom's Bagel               |
| 9 Once in a Blue Moon Bakery | 21 Pizzeria Faulisi              |
| 10 Serendipity Deli          | 22 Pro's Epicurean Market & Cafe |
| 11 Esteamed Coffee           | 23 MC Restaurant                 |
| 12 Di Fara Pizza Tavern      |                                  |

## BREWERIES & BARS

- |                               |                                      |
|-------------------------------|--------------------------------------|
| 24 Triangle Beer Co.          | 29 The Walk Up                       |
| 25 Side Bar                   | 30 Bull City Cider Works             |
| 26 Bond Brothers              | 31 RBF, Your Authentic Champagne Bar |
| 27 Chatham Street Wine        | 32 The Cotton House                  |
| 28 Pharmacy Bottle + Beverage |                                      |

## FITNESS & RECREATION

- |                                      |                       |
|--------------------------------------|-----------------------|
| 33 Aradia Fitness Cary               | 36 Heater Park        |
| 34 Herbert C. Young Community Center | 37 Downtown Cary Park |
| 35 Ignium Strength                   |                       |

## ENTERTAINMENT & VENUES

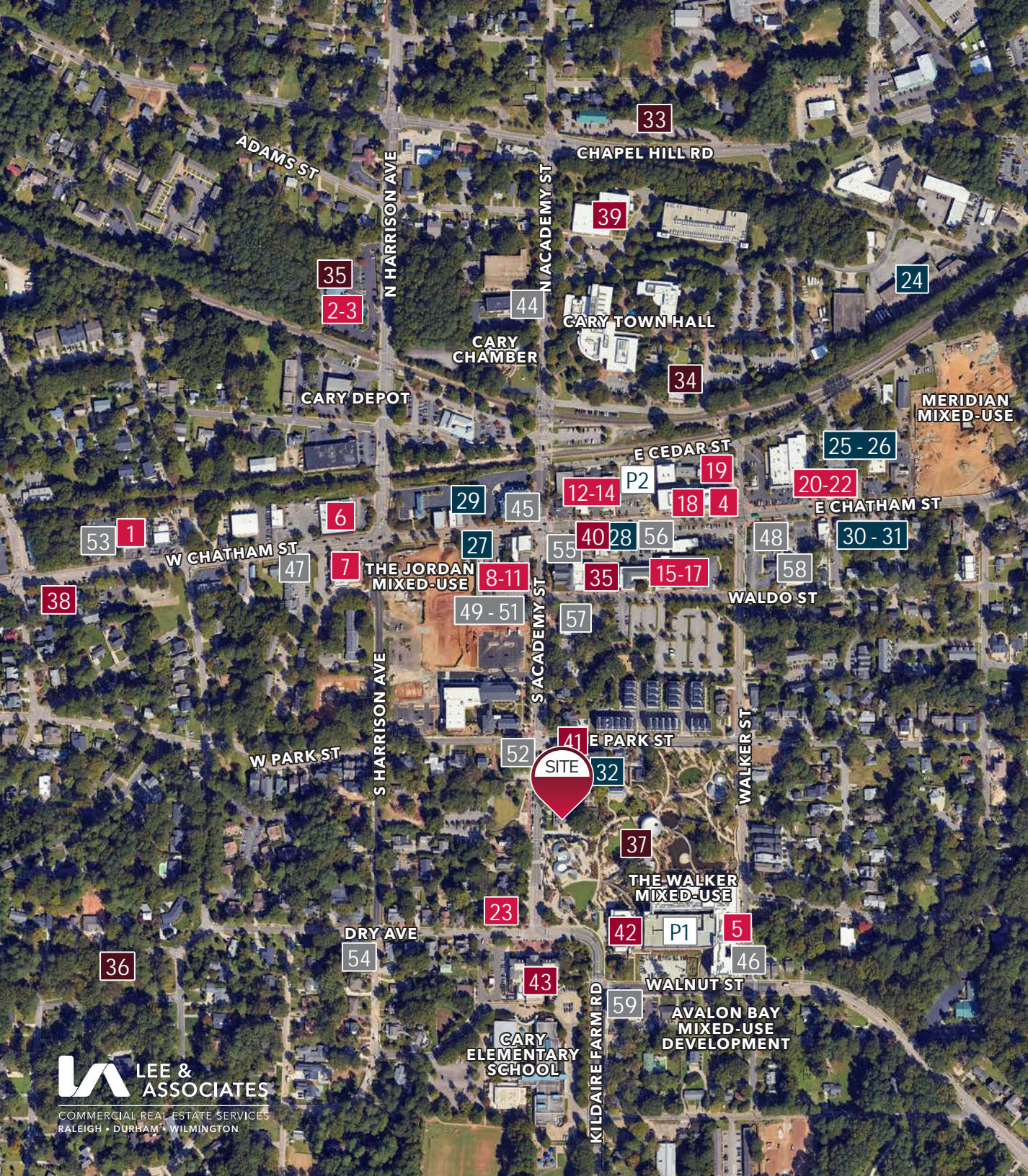
- |                              |                          |
|------------------------------|--------------------------|
| 38 The Matthews House        | 41 The Mayton Inn        |
| 39 Page - Walker Arts Center | 42 Cary Regional Library |
| 40 The Cary Theater          | 43 Cary Arts Center      |

## RETAIL

- |                           |                               |
|---------------------------|-------------------------------|
| 44 First Bank             | 52 Lana Addison Bridal        |
| 45 Fidelity Bank          | 53 Chocolate Smiles           |
| 46 The Now                | 54 Stonehaven Jewelry Gallery |
| 47 Cary Florist           | 55 Kitchen & Bath Galleries   |
| 48 Cary Farmers Market    | 56 Johnson's Jewelers         |
| 49 Peak Olive Oil Company | 57 US Postal Service          |
| 50 Warm 'n Fuzzy          | 58 The Perfect Piece          |
| 51 Vintage Vogue          | 59 Towne Bank                 |

## PARKING

- |                    |                       |
|--------------------|-----------------------|
| P1 The Walker Deck | P2 The Cedar St. Deck |
|--------------------|-----------------------|



## Presented by:

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