

RETAIL OPPORTUNITY AT REFUEL

CARY, NC

1,318 SF
FOR
LEASE

LIMITED PARKING AVAILABLE
ONLY USES WITH LIMITED PARKING NEEDS WILL BE CONSIDERED.



EXCLUSIVE LISTING BROKERS

BRIAN GRABOWSKI
919.349.3569
BGRABOWSKI@TRADEMARKPROPERTIES.COM

SHELLEY BHATIA, CCIM
910.273.8474
SBHATIA@TRADEMARKPROPERTIES.COM

1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919.782.5552



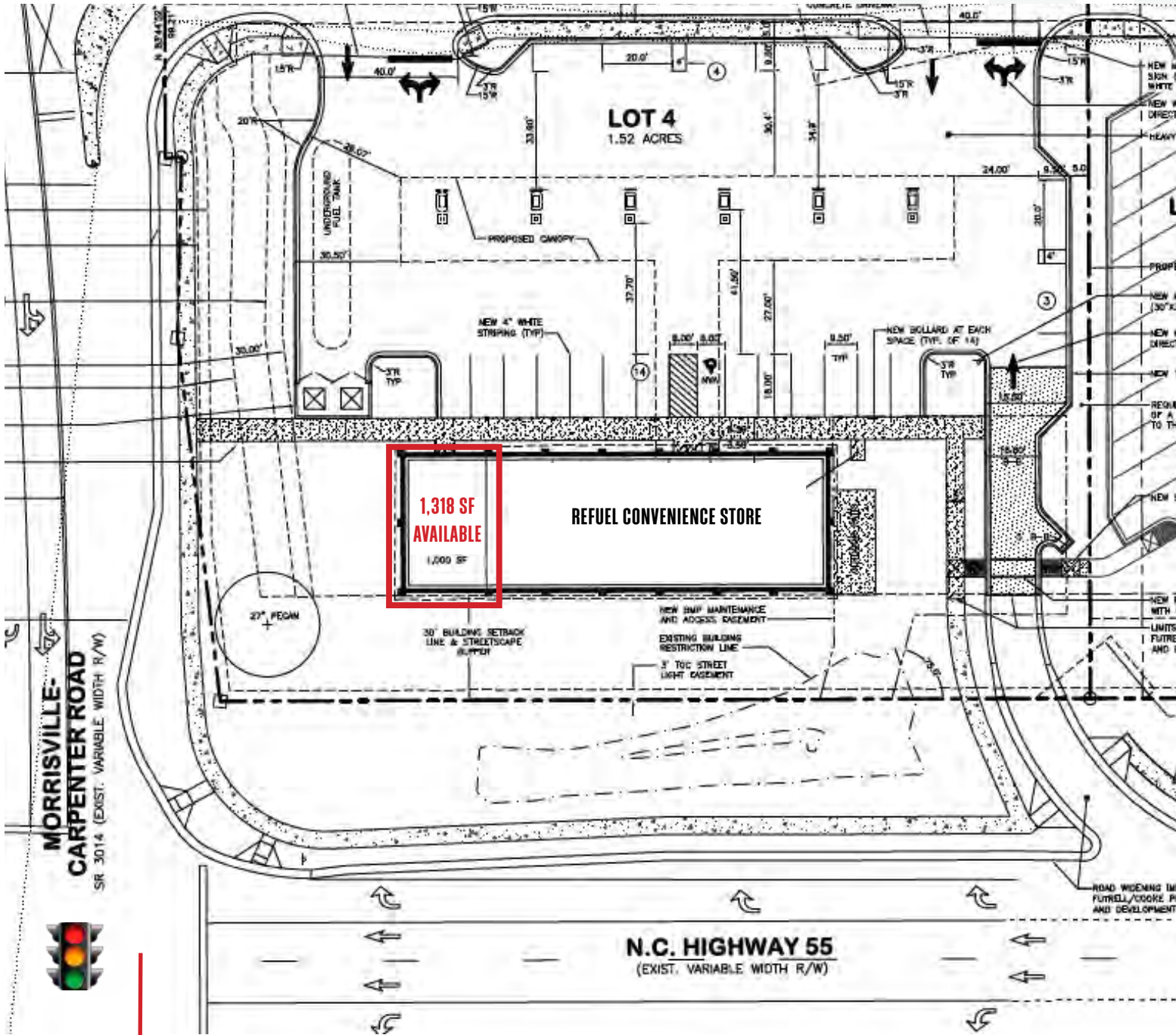
**3920 NC HWY 55
CARY, NC 27519**

PROPERTY HIGHLIGHTS

- 1,318 SF cold dark shell condition. TI Allowance for prospects with strong financials
- \$29.00/ SF NNN; \$5.50 TICAM (Landlord reserves the right to convert to Gross Lease)
- The site is highly visible from the signalized intersection of NC HWY 55 (28,000 AADT) and Indian Wells Road (13,000 AADT).
- NC HWY 55 is a major commuting route to the more than 60,000 employee RTP community from the bedroom communities of Cary (one of the fastest growing towns in the county), Apex and points south
- Located one mile from the 2,324 student Green Hope High School
- Right-in only access from the going-to-work side of NC 55
- Right-in and Left/Right-out access to the signalized Morrisville Carpenter Road (Indian Wells Road)
- No vape or hemp tenants permitted
- Limited parking available



SITE PLAN



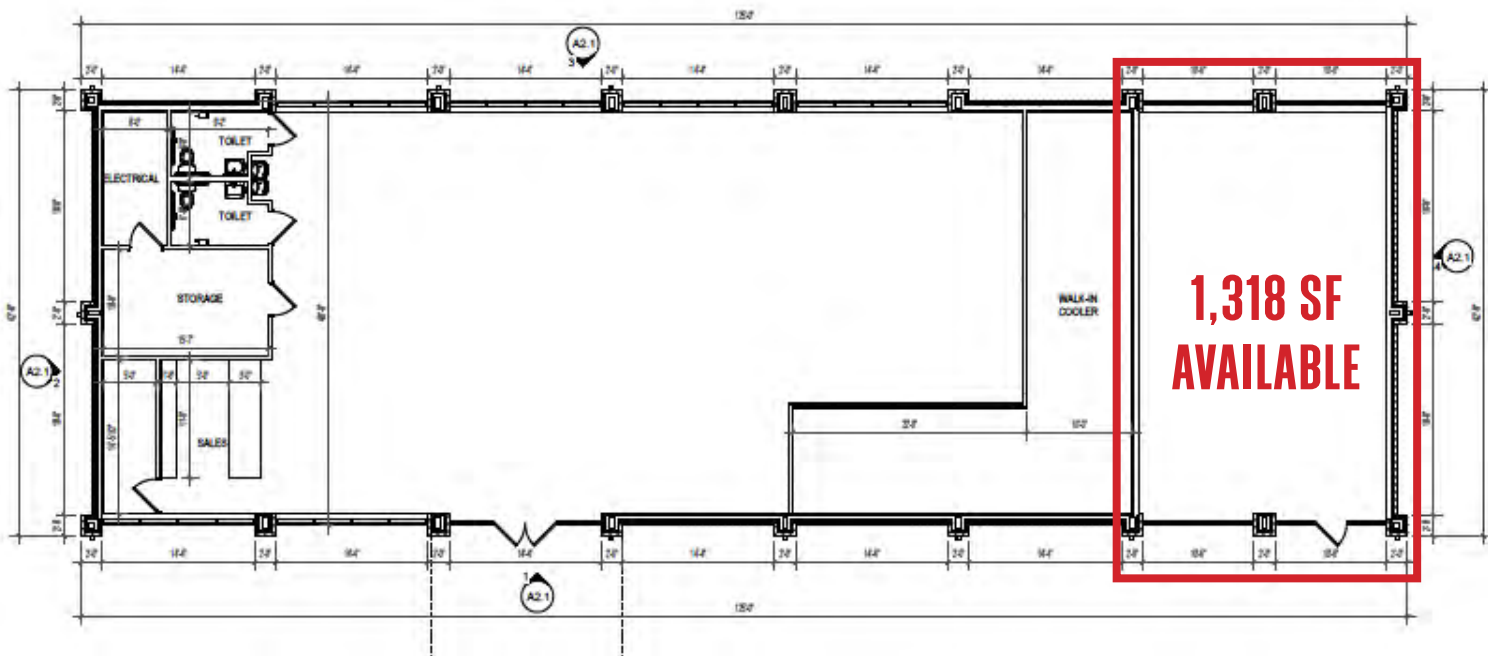
INDIAN WELLS ROAD

*Square Footage is correct based on available information. Additional measurements may be warranted to ensure accuracy.

**Not an as-built plan.

3920 NC HWY 55
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FLOOR PLAN

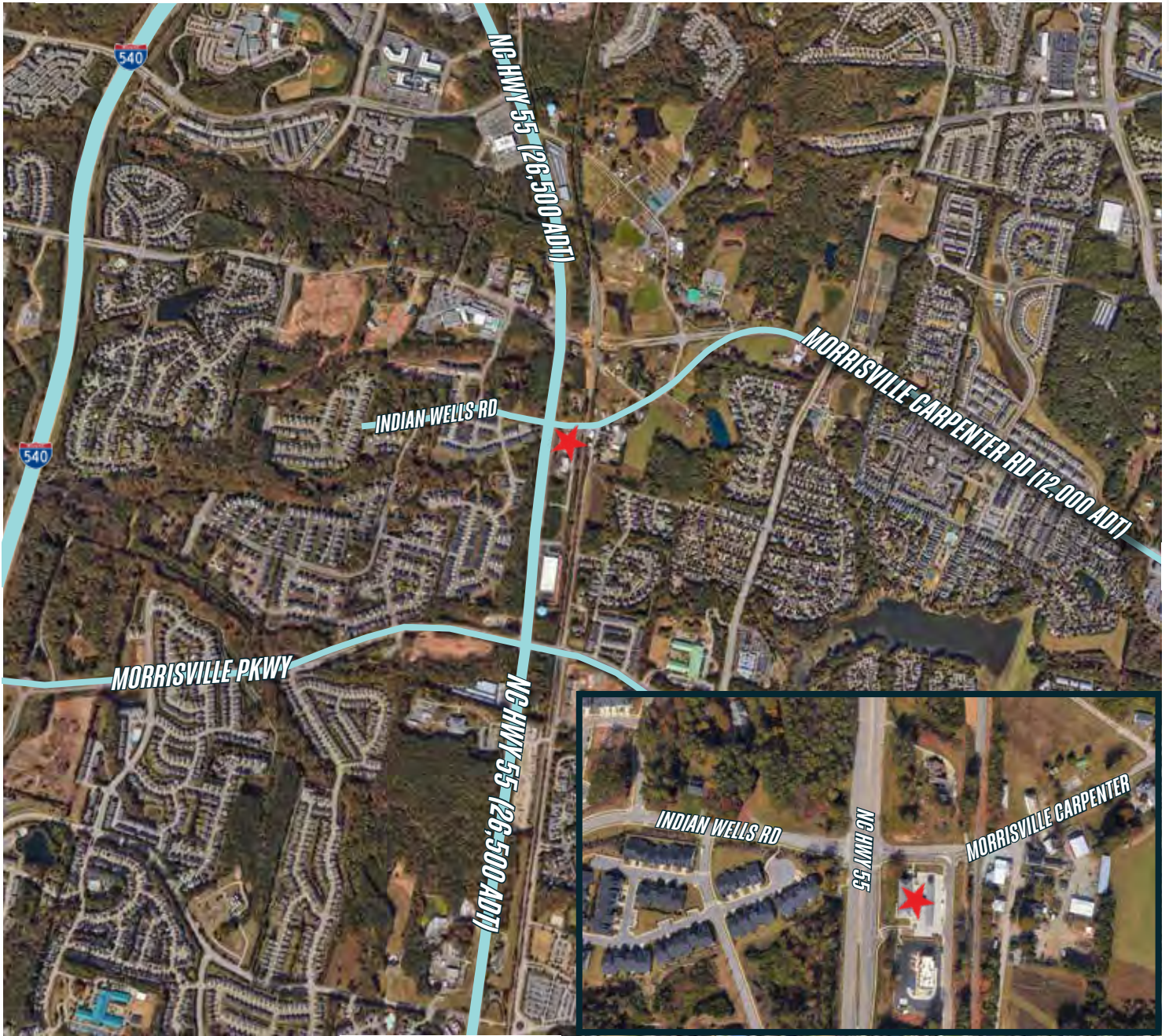


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LOCATION MAP



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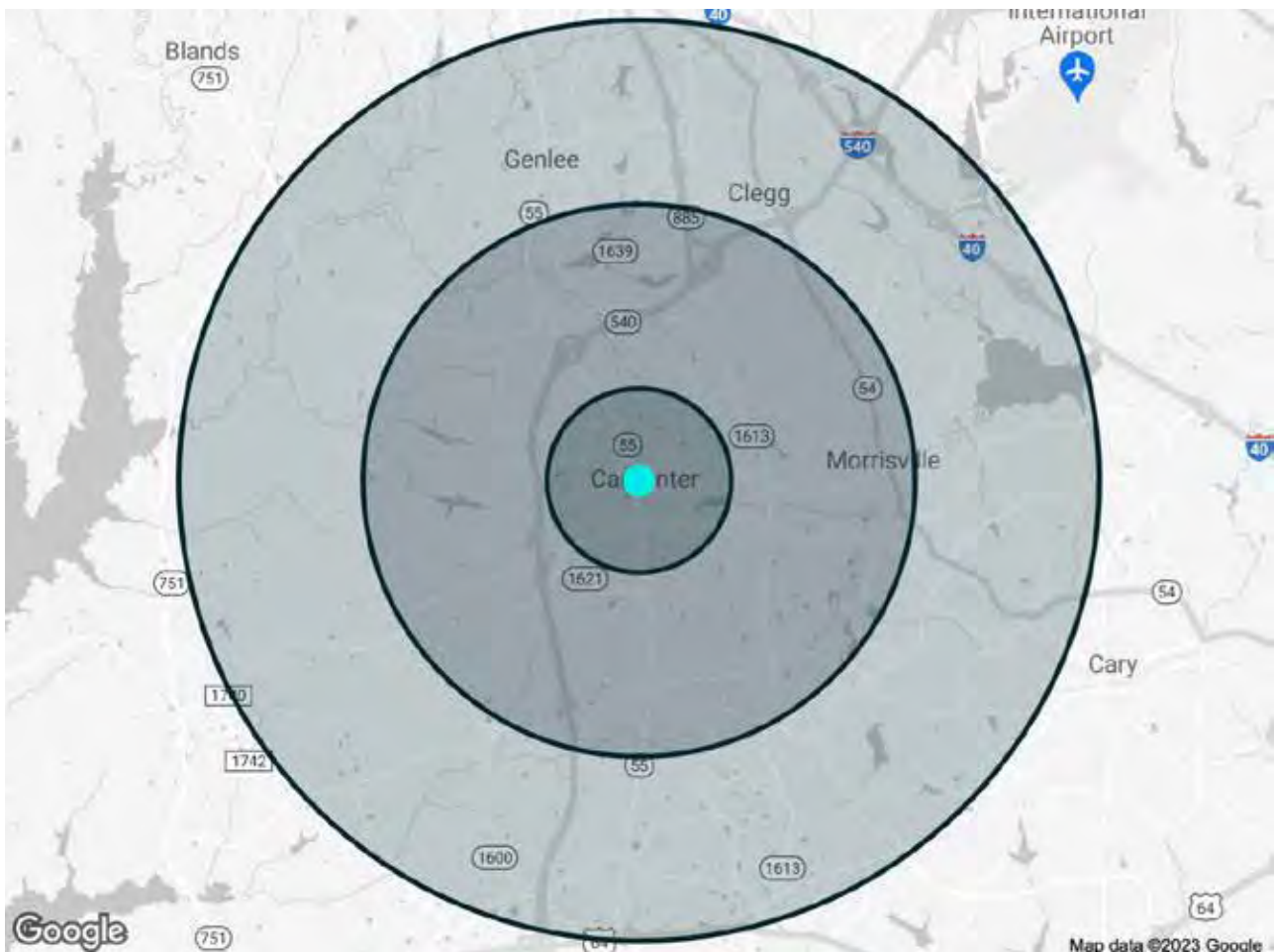
DEMOGRAPHICS

2025 POPULATION

1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
11,836	93,494	169,077

AVG. HOUSEHOLD INCOME

1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
\$218,656	\$194,955	\$183,897





TRADEMARK
P R O P E R T I E S

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