

# TRYON VILLAGE

CARY, NC



## ONE SPACE AVAILABLE

### Location

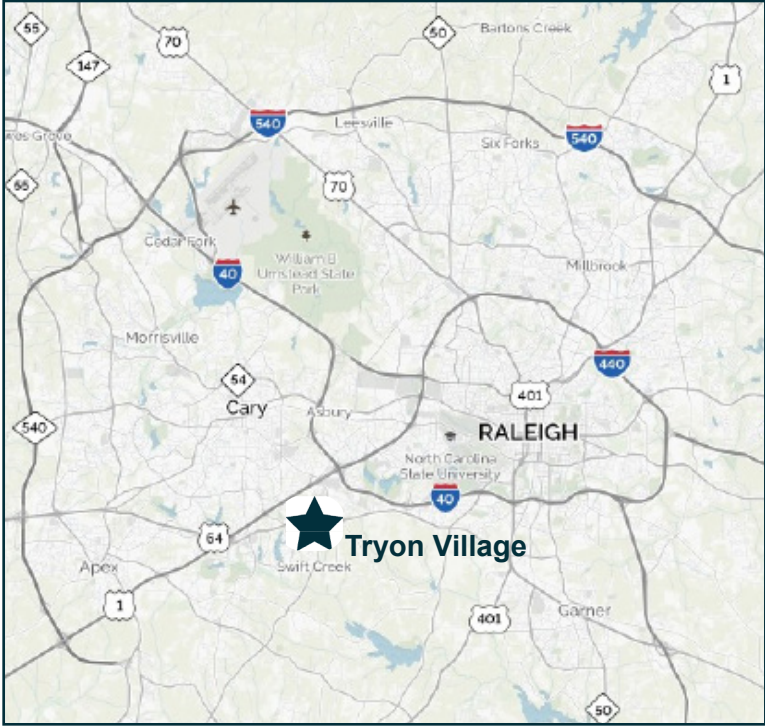
Tryon Road & Walnut Street  
Cary, NC 27518

### Property Features

- Close proximity to Crossroads Plaza, WakeMed Cary Hospital (over 1,000 employees), 500,000 SF of office and numerous hotels.
- Area demographics include a highly educated and affluent local population.
- Within 1.5 miles from I-440, I-40, US Hwy 1 and the vibrant Crossroads area of Cary.
- The Speight Branch Greenway sits directly behind the center.
- Parking Ratio: 5.7 per 1000 SF

### Traffic Counts

Walnut Street	20,000 cars per day
Tryon Road	28,000 cars per day



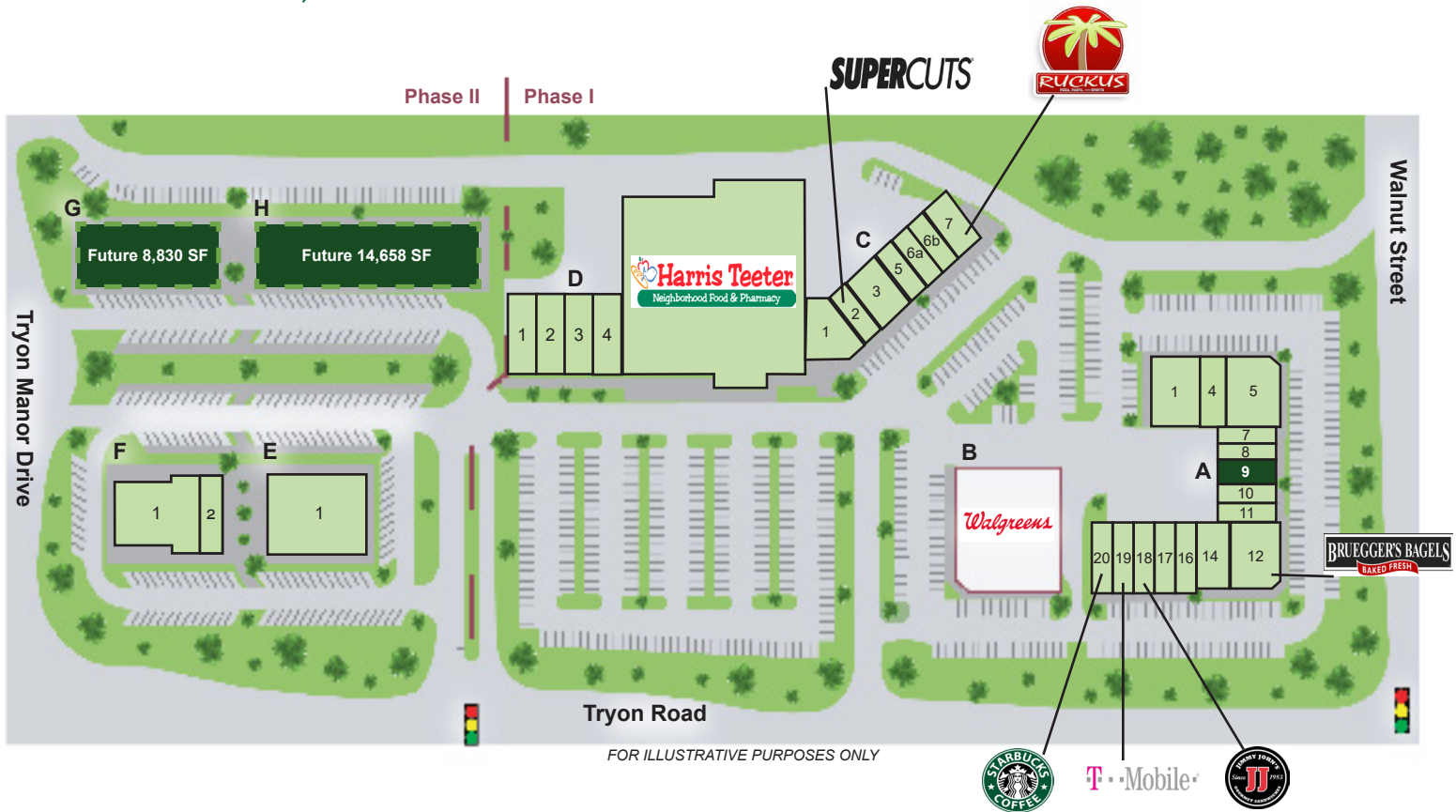
### Demographics

	1 mile	3 mile	5 mile
Population	8,401	64,416	172,444
Avg. HH Income	\$84,564	\$89,828	\$92,219

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Suite	Tenant	SF
<b>Building A</b>		
1	Dr. Stapleton Dentistry	3,610
4	Chicut Barbershop	1,200
5	Yoho Asian Bistro	3,697
7	Any Lab Test Now	1,080
8	Geico Insurance	1,200
<b>9</b>	<b>AVAILABLE</b>	<b>2,226</b>
10	TRYSeafood Restaurant	1,202
11	SoBol Cafe	955
12	Bruegger's Bagels	2,574
14	Urgent Vet	2,493
16	Spin Art	1,400
17	Jill's Beach Tanning	1,400
18	Jimmy John's	1,591
19	T-Mobile Wireless	1,989
20	Starbuck's Coffee	1,745
<b>Building B</b>		
	Walgreens	14,708

Suite	Tenant	SF
<b>Building C</b>		
1	Championship Martial Arts	2,576
2	Supercuts	1,108
3	Pacific Nails	2,600
5	Window Works	1,300
6a	European Wax Center	1,442
6b	Francesca's Flooring	1,304
7	Ruckus Pizza	2,746
<b>Building D</b>		
1	Sweet Frog Frozen Yogurt	1,393
2	Forge Chiropractic	1,393
3	Postal Annex	1,393
4	Skylark Tailors	1,413
	Harris Teeter	48,756

Suite	Tenant	SF
<b>Building E</b>		
1	Craft Public House	7,989

Suite	Tenant	SF
<b>Building F</b>		
1	NC Ear, Eye, Nose & Throat	6,966
2	Shinmai Kumo	1,742



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FOR ILLUSTRATIVE PURPOSES ONLY

Phase II Retail Preleasing			
G	Lot 3	8,830 SF	0.94 acres
H	Lot 4	14,658 SF	2.258 acres

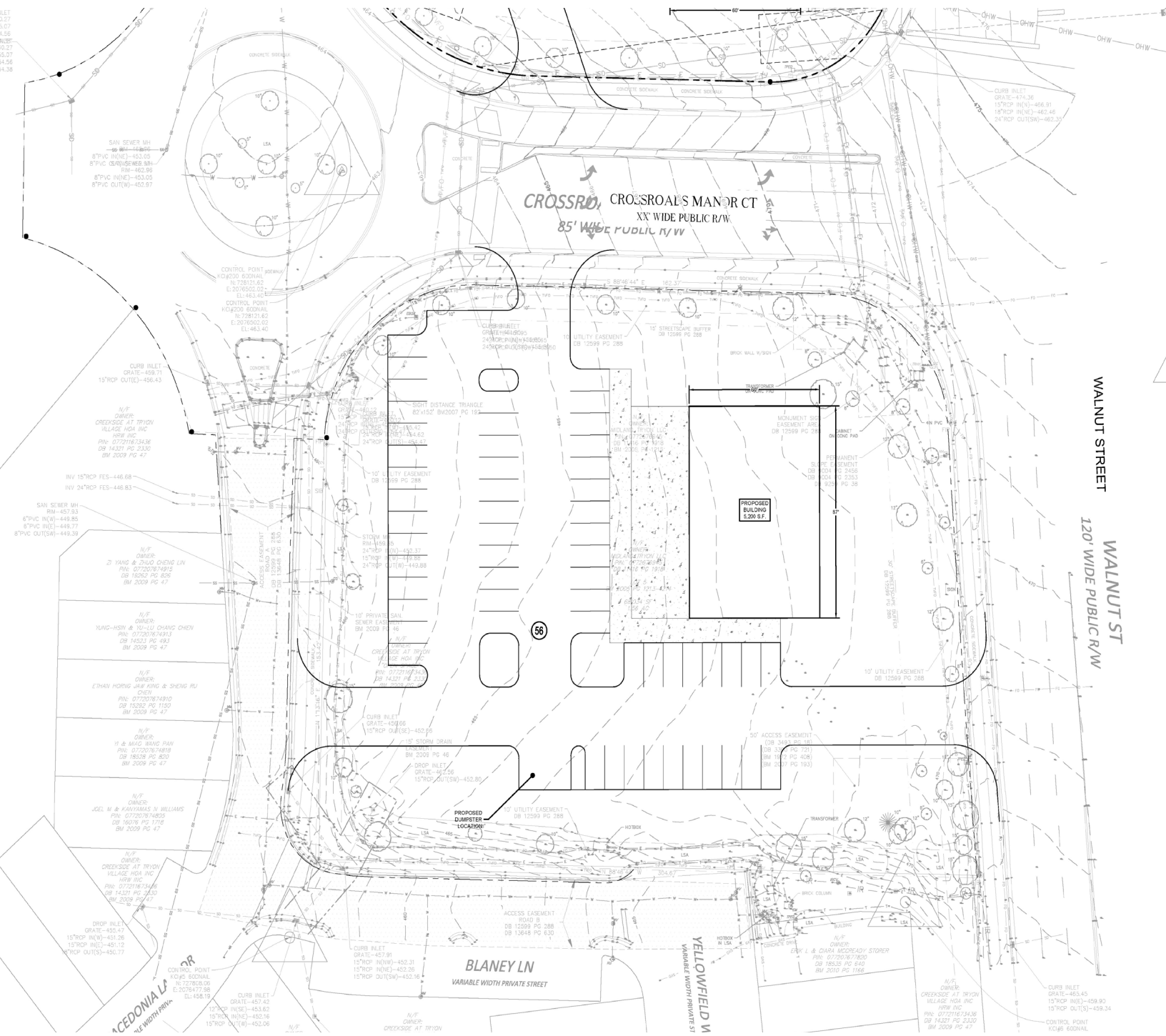
ID	Name	Lot Size
1	Tract 6	1.37 acres
2	Tract 5	1.56 acres
3	Future Fast Food	1.12 acres
4	Future Medical/Office	4+/- acres

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# TRYON VILLAGE

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# TRACT 5 PRELIMINARY SITE LAYOUT



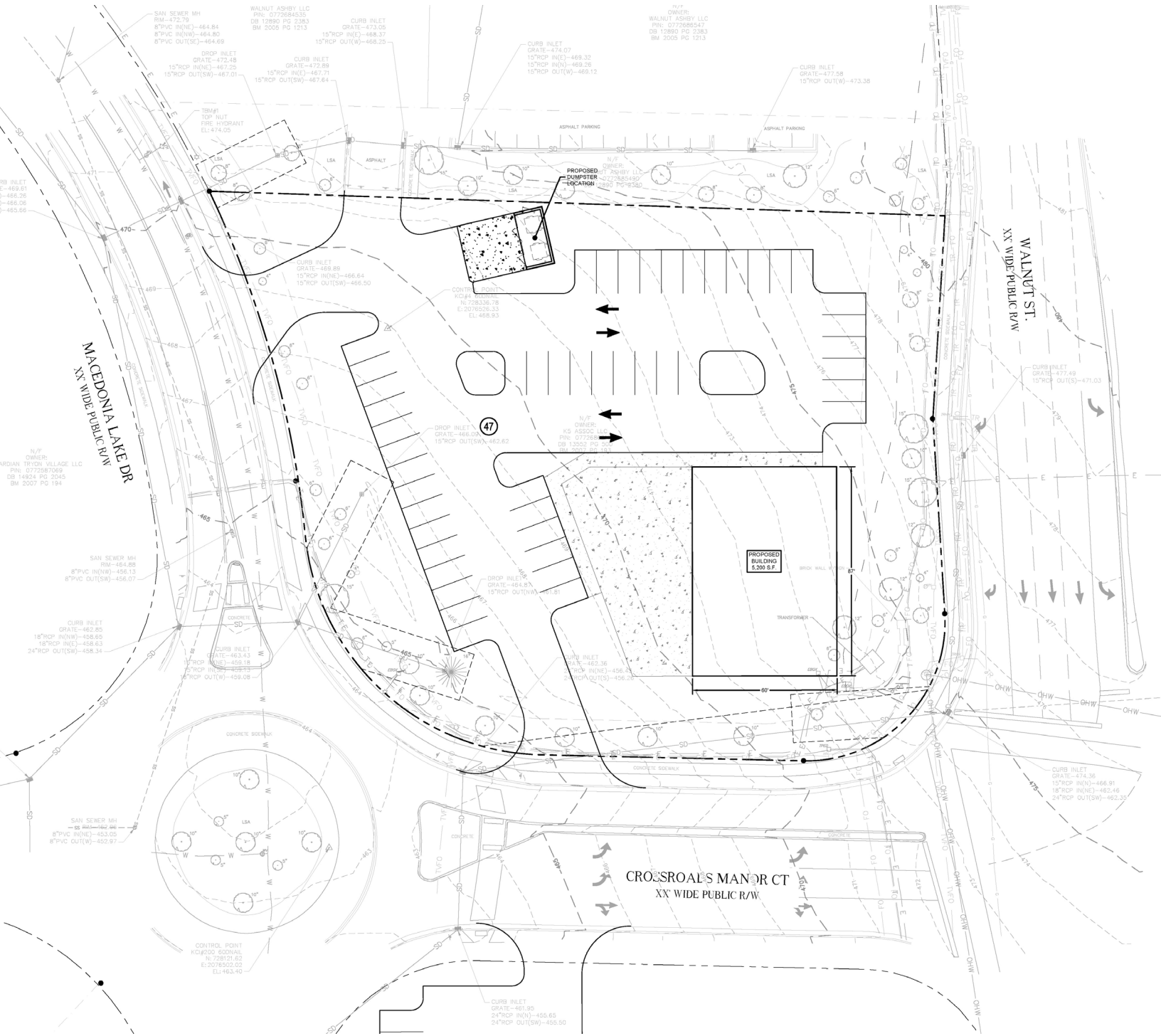
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# TRYON VILLAGE

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# TRACT 6: CROSSROADS MANOR VIEW



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