

5640

DILLARD DRIVE

CARY, NORTH CAROLINA 27513

OFFICE/RETAIL FOR LEASE

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
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PROPERTY SUMMARY

OVERVIEW

Class A First-Floor Suites Available for Lease in Southeast Cary.

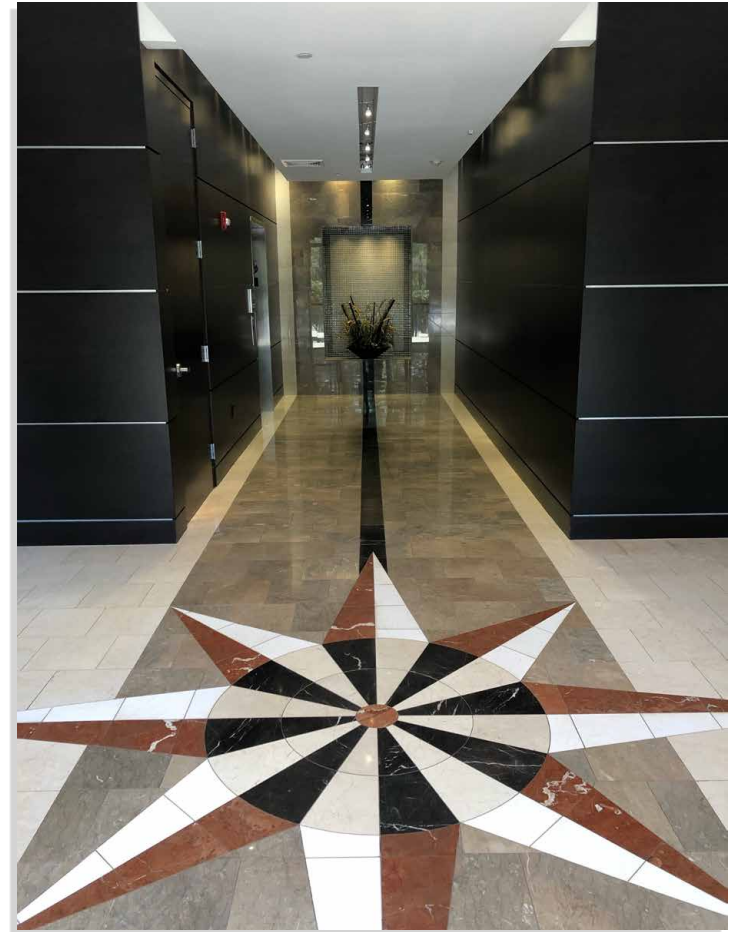
This property is conveniently situated at the corner of Dillard Drive and Columbus Avenue, just moments from Walnut Street and Crossroads Plaza, offering excellent visibility, easy access, and a highly desirable location for your business.

HIGHLIGHTS

- » First-floor class A suites for lease with direct access from lobby
- » Suite 101: $\pm 2,545$ RSF - Available
- » Suite 102: $\pm 2,291$ RSF - Available
- » Can combine suites: $\pm 4,836$ RSF
- » Commercial, Retail, and Office use permitted
- » Abundant surface parking
- » Signage opportunities
- » Close proximity to amenities at Crossroads Plaza (2 minutes) and Fenton (5 minutes)
- » Easy access to US 1, I-440 and I-40
- » Located in southeast Cary at the corner of Dillard Drive and Columbus Avenue, near Walnut Street, next to two hotels.
- » Lease Rate: \$27.00 SF/yr Full Service

PERMITTED COMMERCIAL/RETAIL USES

- | | |
|--|--|
| » Travel Agencies | » Medical & Wellness Spas |
| » Real Estate Brokerages | » Jewelry or Watch Boutiques |
| » Insurance Agencies | » Custom Clothing or Tailoring Studios |
| » Hearing Aid Centers | » Financial Services / Investment Firms / Credit Unions/ Banks |
| » Optical Centers | » Telecom Retail (Business-to-Business or High-End Clientele) |
| » Boutique Travel & Lifestyle Services | » Interior Design & Furniture Showrooms |



FLOOR PLAN

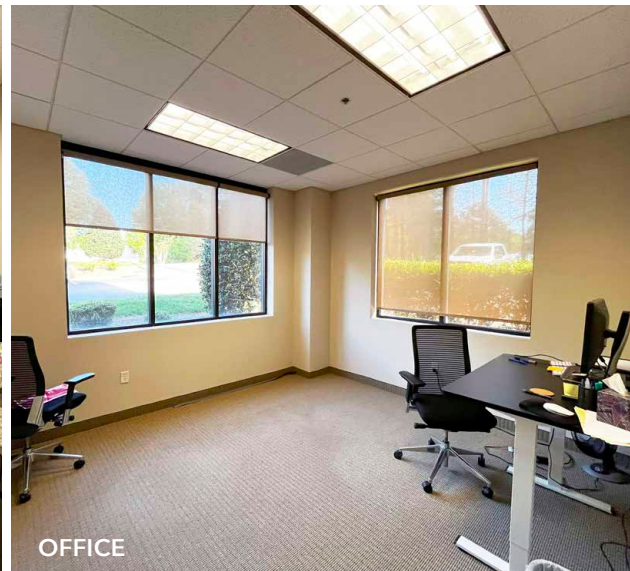
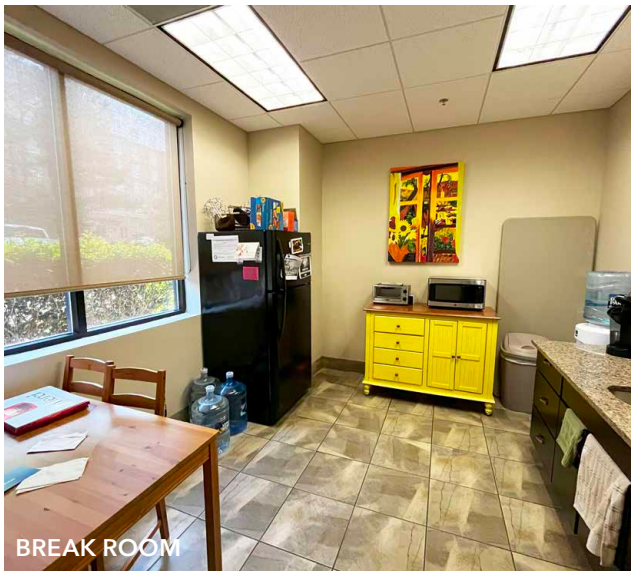


TEST FIT & SAMPLE SUITE RECOMBINATION



SUITE 101

±2,545 RSF

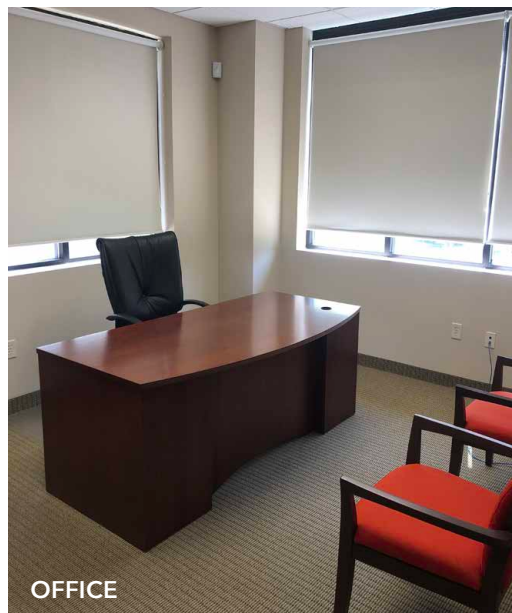


SUITE 102

±2,291 RSF



RECEPTION



OFFICE



OFFICE

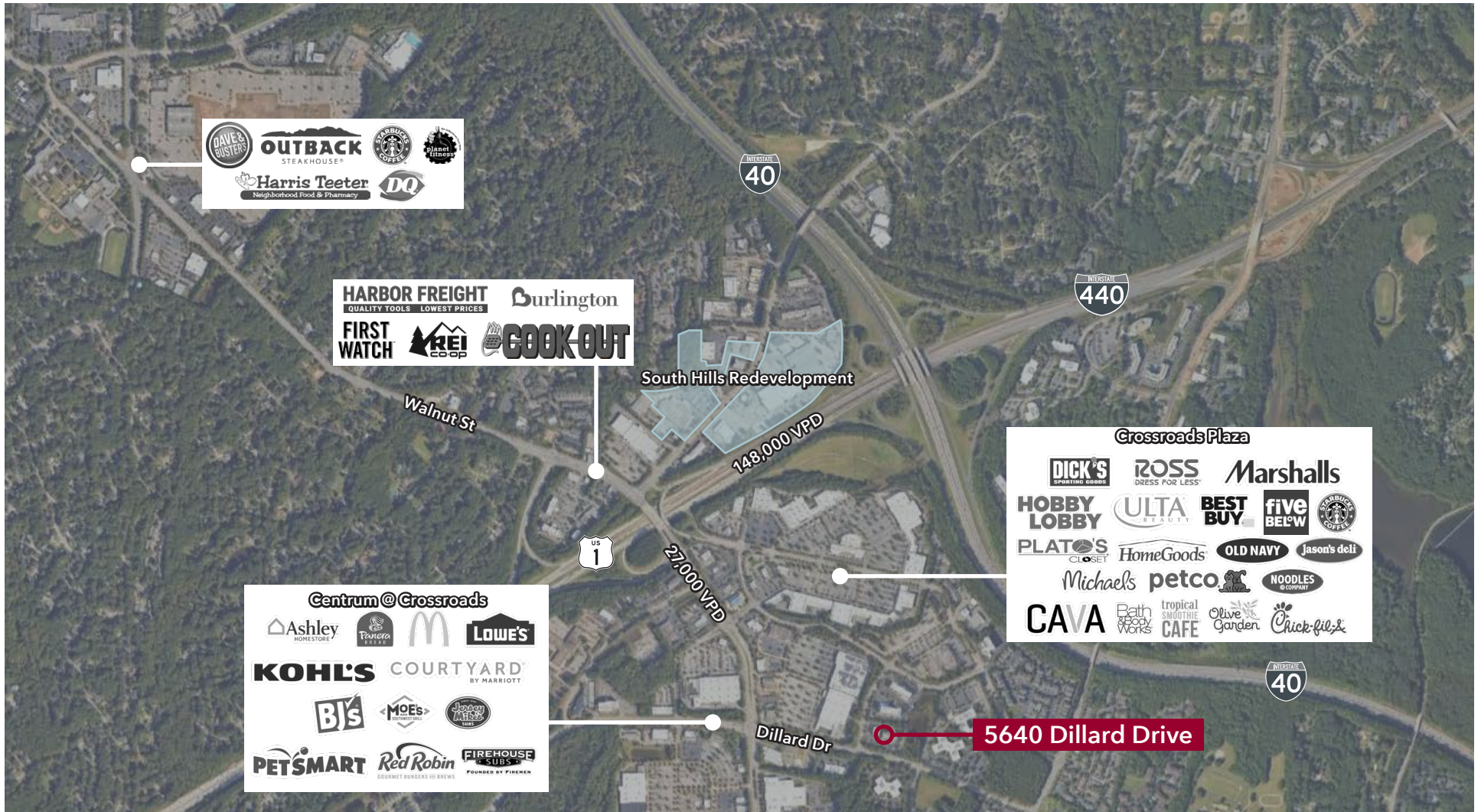


OFFICE



BREAK ROOM

AREA OVERVIEW



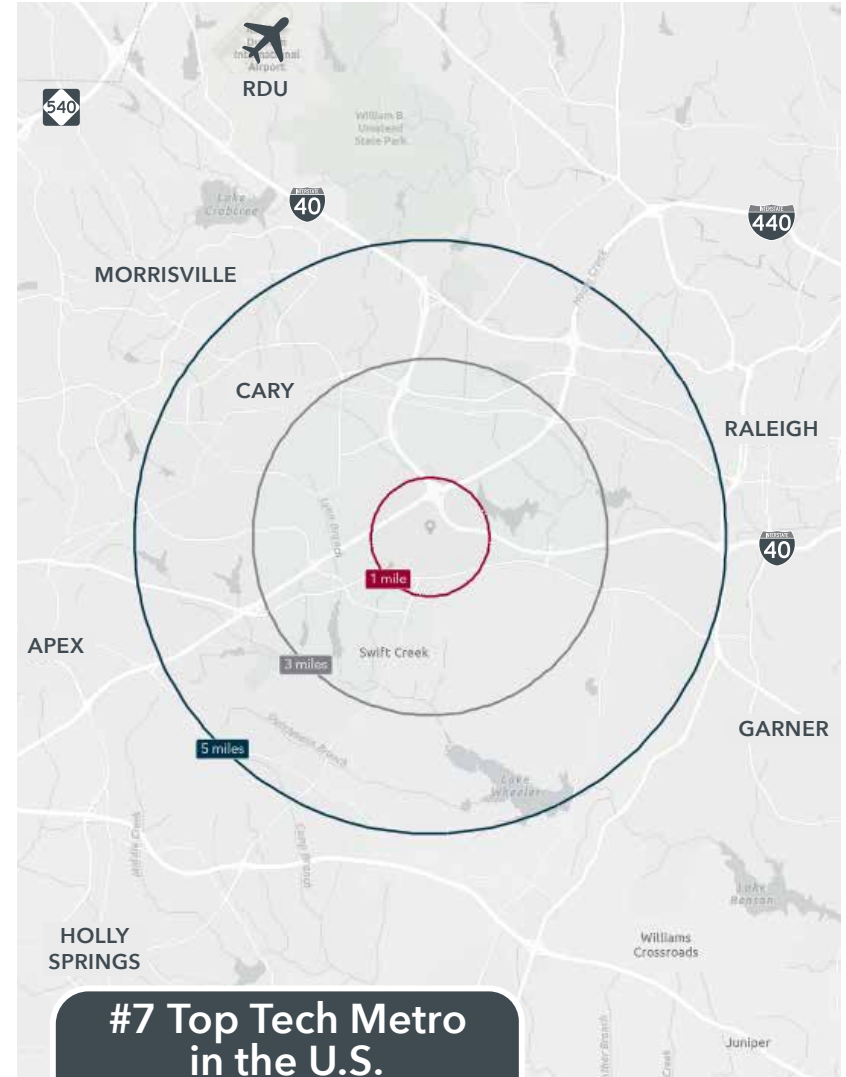
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	7,789	73,328	177,038
Daytime Population	13,807	79,190	220,941
Median Age	32.2	33.0	33.5
Average Household Income	\$101,535	\$118,325	\$130,328
Average Home Value	\$493,473	\$555,345	\$593,263
Bachelor's Degree or Higher	58.7%	61.2%	62.9%



**#1 Top State
to do Business
(North Carolina)**
CNBC, 2025

**#3 Best
U.S. Job Markets
(Cary)**
smartasset, 2024



**#7 Top Tech Metro
in the U.S.
(Raleigh-Cary MSA)**
NC Tech Association, 2023



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