

OFFICE **FOR** SALE

PROPERTY

Chapel Hill Road Office Condo

ADDRESS

7404 Chapel Hill Rd, Unit H | Cary NC 27513



1,518 SF



Reception



3 Offices



Prime Location

**Investment
Advisor****Thomas Goodwin, CCIM**

Vice President, Brokerage

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**Sale Price****\$345,000.00**

Unit H

This suite includes a reception/waiting area, three (3) private offices, large training room, kitchenette, restroom.

■ **Approx. 1,518 rentable SF | \$345,000.00**

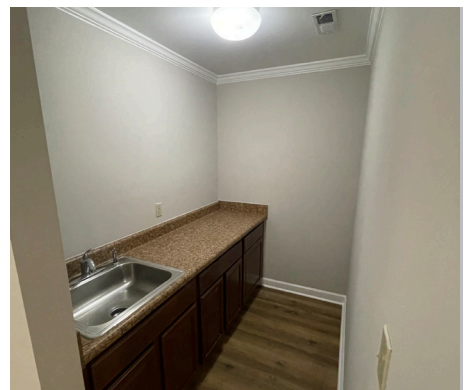
Dues: \$775 per quarter (includes water)

■ Built in 1986

■ Second story, walk-up unit

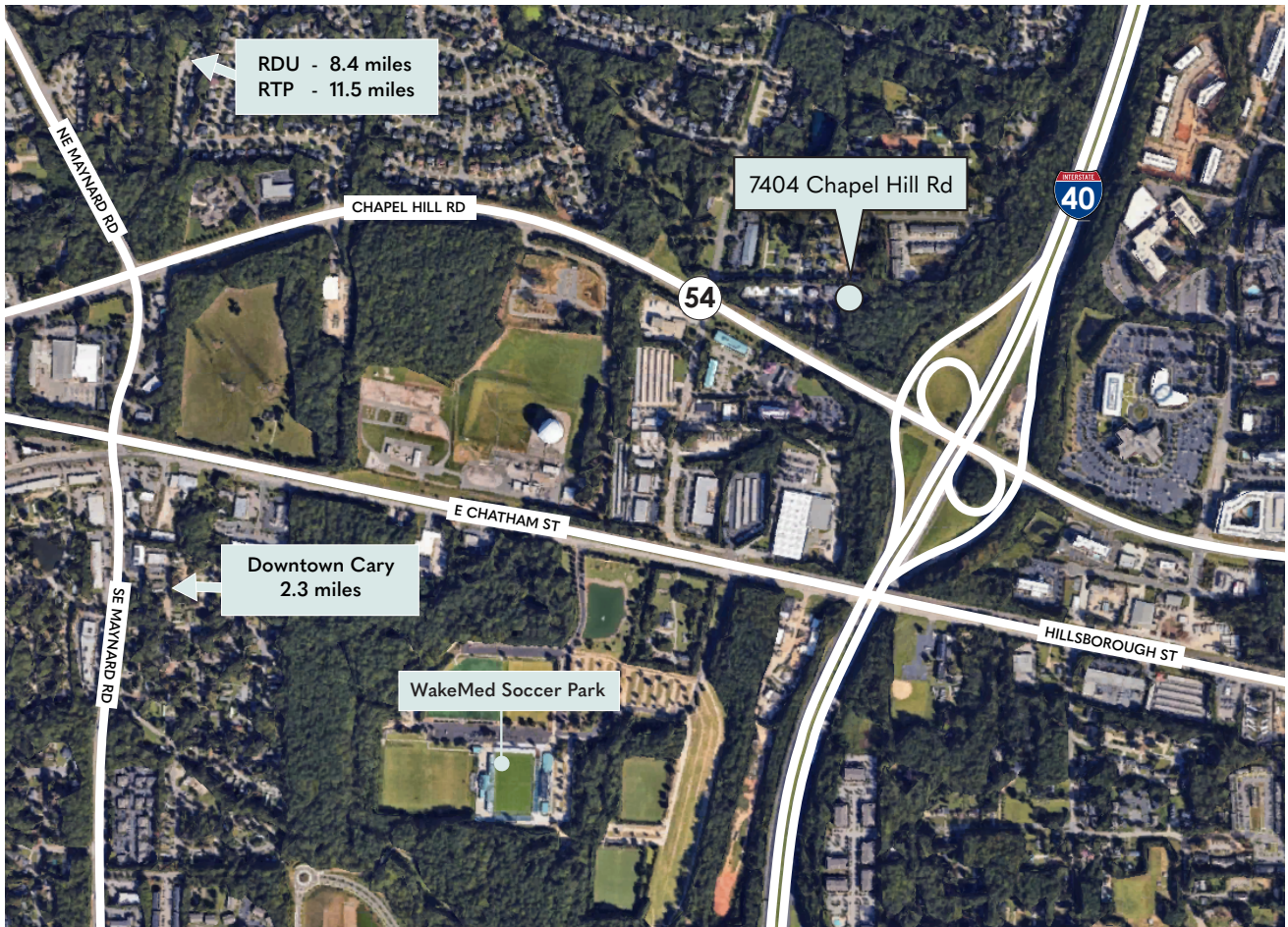
■ Zoning -OI

Interior Photos



Area Amenities

7404 Chapel Hill Road is situated within one of Cary's most established office corridors, just minutes from Research Triangle Park, Raleigh-Durham International Airport, and Downtown Cary. Nearby amenities include grocery stores, banks, restaurants, hotels, and every-day services that support both employees and visitors.



Town of Cary

Cary is one of the Triangle's most desirable business and residential communities, known for its highly educated workforce, strong economy, and exceptional quality of life. Strategically located between Raleigh, Research Triangle Park (RTP), and Raleigh-Durham International Airport (RDU), the town offers excellent regional connectivity and access to major employers across the region. A wide variety of shopping, dining, parks, and entertainment options, combined with continued commercial and residential growth, make Cary an attractive location for businesses and employees alike.

Demographics

[7404 Chapel Hill Road] [Cary, NC]		1 mi radius	3 mi radius	5 mi radius
POPULATION	2026 Estimated Population	7,512	64,844	192,588
	2031 Projected Population	8,087	66,908	196,347
	2020 Census Population	6,650	64,168	194,125
	2010 Census Population	4,651	55,047	166,521
	Projected Annual Growth 2026 to 2031	1.5%	0.6%	0.4%
	Historical Annual Growth 2010 to 2026	3.8%	1.1%	1.0%
	2026 Median Age	32.8	35.1	35.1
HOUSEHOLDS	2026 Estimated Households	3,640	30,543	85,950
	2031 Projected Households	3,998	31,926	88,855
	2020 Census Households	2,854	28,293	81,459
	2010 Census Households	1,846	23,729	68,368
	Projected Annual Growth 2026 to 2031	2.0%	0.9%	0.7%
	Historical Annual Growth 2010 to 2026	6.1%	1.8%	1.6%
INCOME	2026 Estimated Average Household Income	\$135,637	\$129,157	\$149,210
	2026 Estimated Median Household Income	\$100,949	\$98,191	\$110,936
	2026 Estimated Per Capita Income	\$65,729	\$60,919	\$66,990
EDUCATION	2026 Estimated Elementary (Grade Level 0 to 8)	3.4%	3.5%	2.1%
	2026 Estimated Some High School (Grade Level 9 to 11)	3.1%	2.8%	2.3%
	2026 Estimated High School Graduate	9.8%	12.6%	10.2%
	2026 Estimated Some College	13.1%	15.1%	13.3%
	2026 Estimated Associates Degree Only	8.8%	7.4%	7.0%
	2026 Estimated Bachelors Degree Only	36.0%	35.3%	36.5%
	2026 Estimated Graduate Degree	25.9%	23.3%	28.5%
BUSINESS	2026 Estimated Total Businesses	664	5,053	12,520
	2026 Estimated Total Employees	7,815	48,996	115,964
	2026 Estimated Employee Population per Business	11.8	9.7	9.3
	2026 Estimated Residential Population per Business	11.3	12.8	15.4