



FOR SALE AND LEASE

232 High House Rd
Cary, NC 27513

Cary Office/Medical/Institution
Opportunity

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BUILDING SALE PRICE

\$2,100,000

Upper Floor Lease Price

3,660 SF

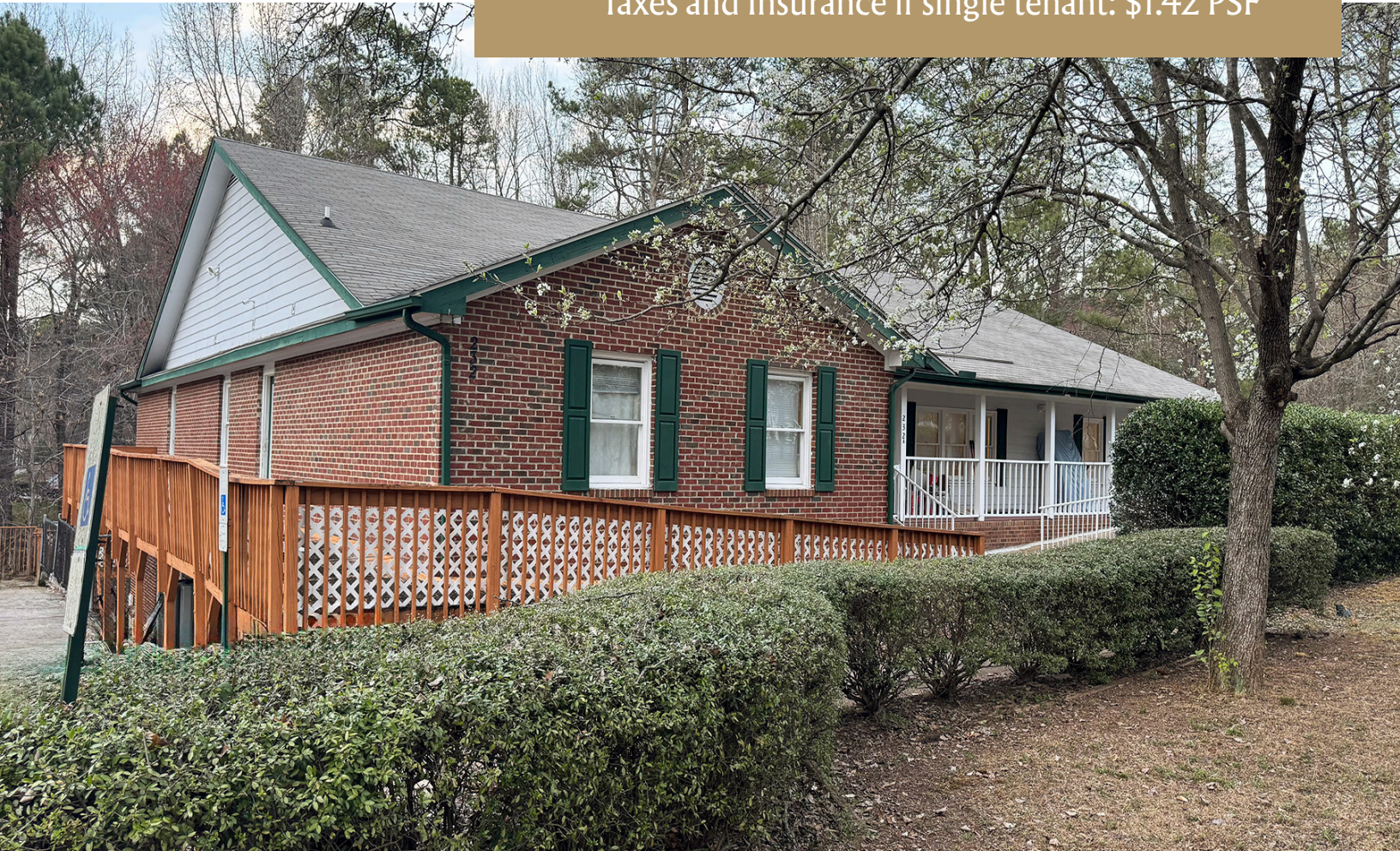
\$18.00 PSF

Lower Floor Lease Price

3,615 SF

\$14.00 PSF

Taxes and Insurance if single tenant: \$1.42 PSF



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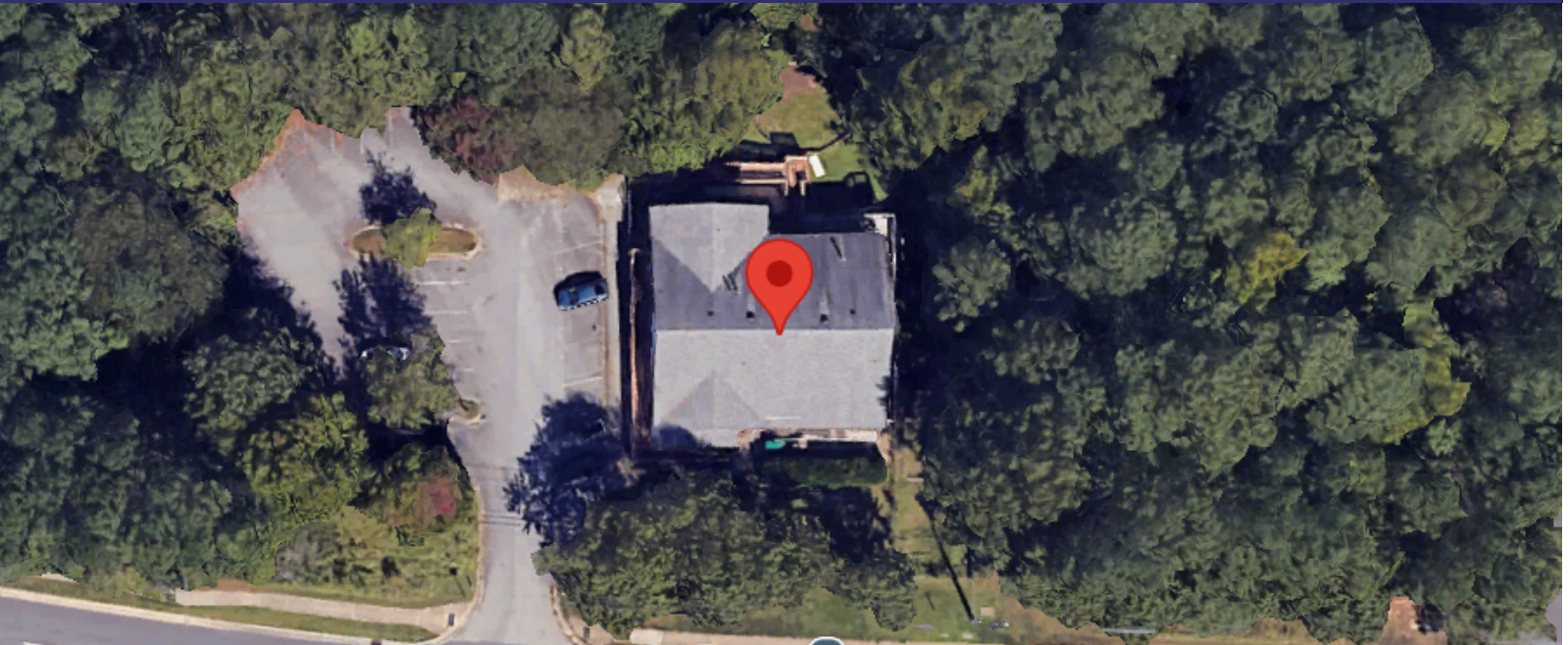


Property Summary

PRIME CARY OFFICE/ MEDICAL/ INSTITUTIONAL OPPORTUNITY

- Highly visible professional office in the heart of West Cary/ Wake County.
- Excellent access and visibility on a high-traffic corridor with $\pm 9,000$ vehicles per day.
- Generous parking (exceeds standard requirements)
- 1.05-acre parcel with flexible OICU zoning – ideal for medical, professional office, or institutional users
- Strong demographics and continued growth in the Cary/Triangle market

Perfect owner-user or investment property in one of the Triangle's most desirable submarkets.



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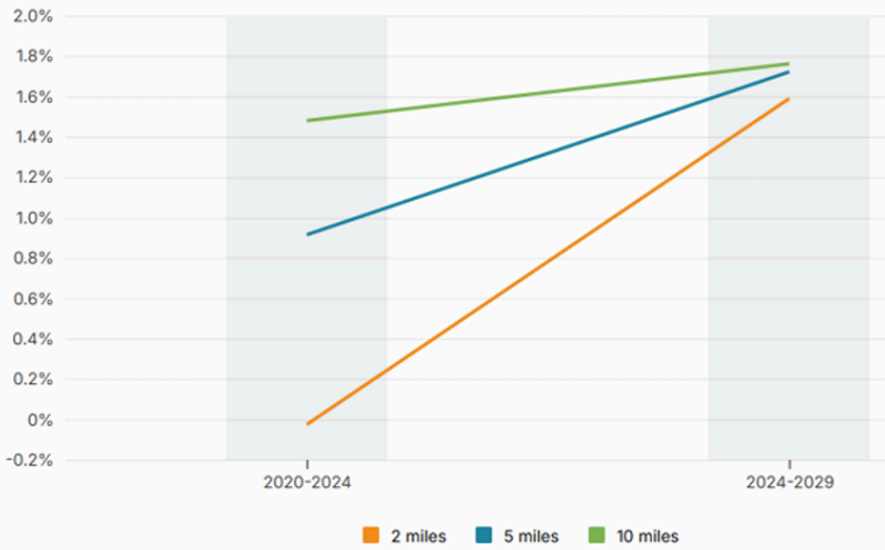
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Demographics

Annual Population Growth

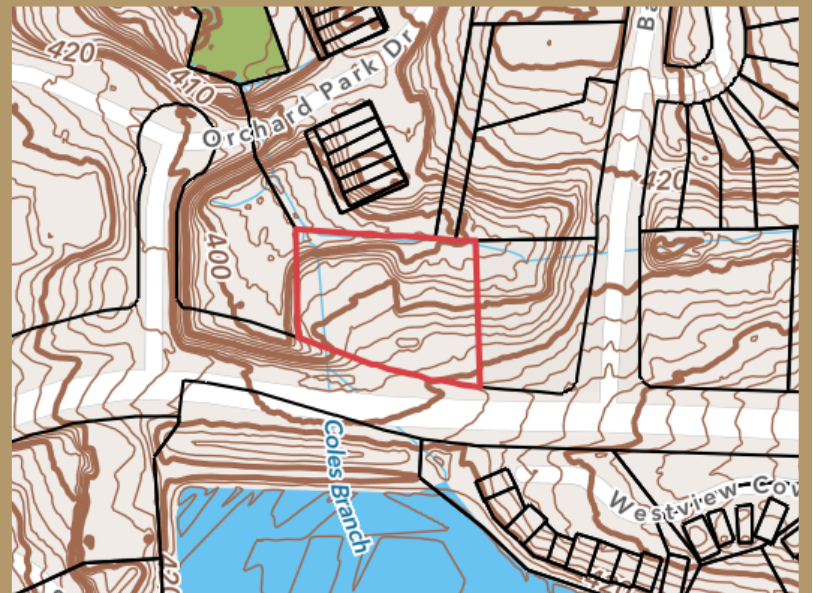
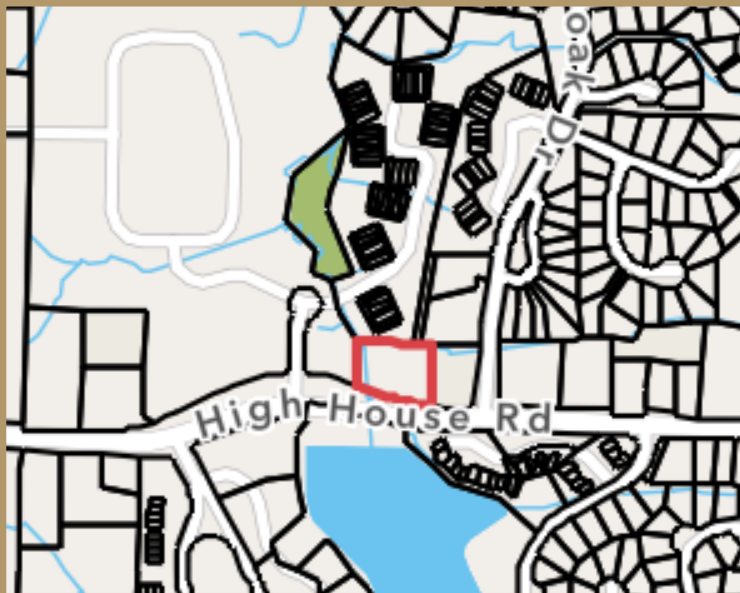


Income

| | 2 miles | 5 miles | 10 miles |
|-------------------------|-----------|-----------|-----------|
| Avg Household Income | \$124,845 | \$133,167 | \$130,644 |
| Median Household Income | \$98,624 | \$103,721 | \$101,762 |
| < \$25,000 | 1,903 | 7,439 | 28,108 |
| \$25,000 - 50,000 | 2,498 | 10,409 | 32,963 |
| \$50,000 - 75,000 | 2,520 | 11,238 | 31,051 |
| \$75,000 - 100,000 | 2,146 | 10,751 | 28,331 |
| \$100,000 - 125,000 | 2,250 | 8,522 | 24,534 |
| \$125,000 - 150,000 | 1,685 | 7,651 | 21,415 |
| \$150,000 - 200,000 | 1,714 | 9,804 | 29,301 |
| \$200,000+ | 3,182 | 16,397 | 48,661 |

Population

| | 2 miles | 5 miles | 10 miles |
|-----------------------------|---------|---------|----------|
| 2020 Population | 42,921 | 198,652 | 569,946 |
| 2024 Population | 42,880 | 205,924 | 603,702 |
| 2029 Population Projection | 46,290 | 223,652 | 656,885 |
| Annual Growth 2020-2024 | 0% | 0.9% | 1.5% |
| Annual Growth 2024-2029 | 1.6% | 1.7% | 1.8% |
| Median Age | 40.6 | 38.5 | 37 |
| Bachelor's Degree or Higher | 57% | 62% | 62% |
| U.S. Armed Forces | 44 | 188 | 539 |



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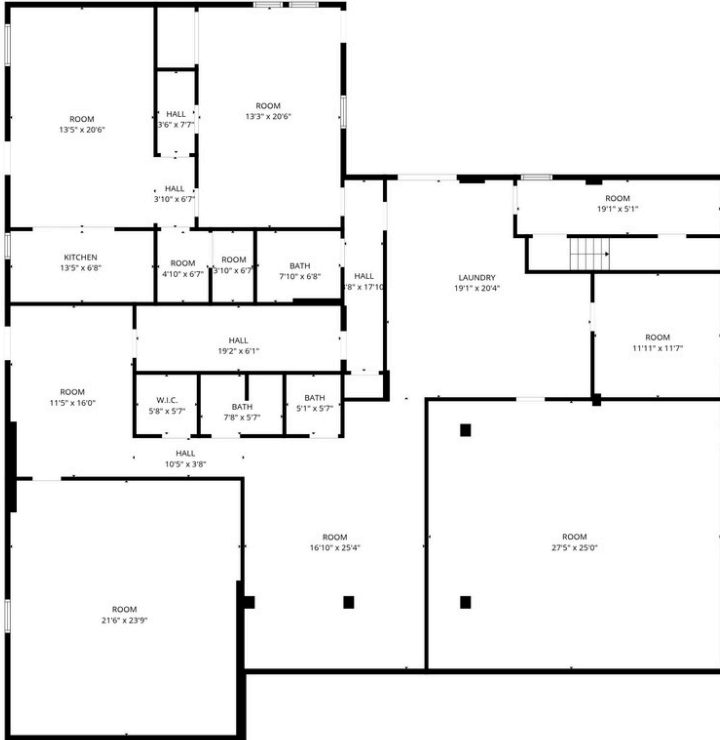
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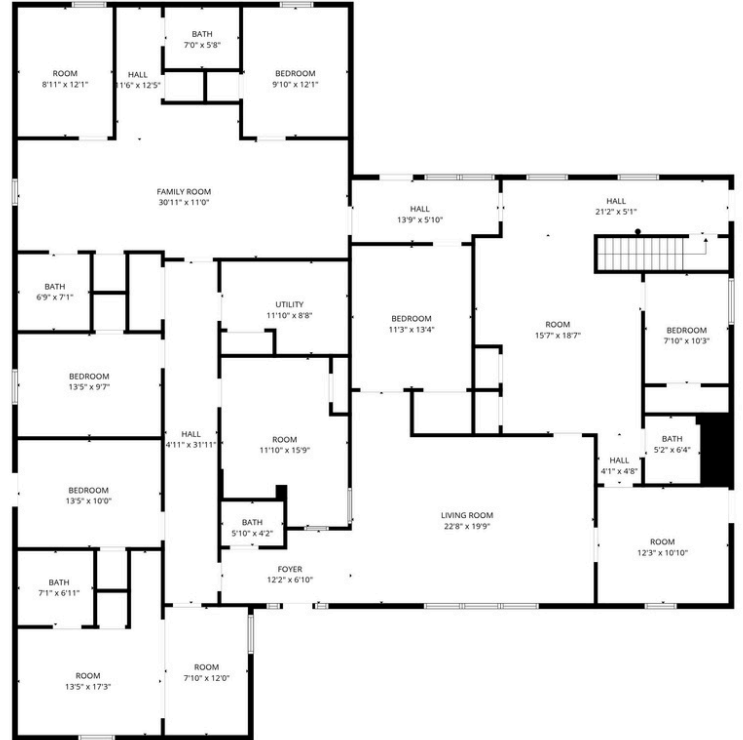
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FLOOR PLANS



1st floor



2nd floor

1st Floor

2nd Floor

Total GLA: 7327 sq. ft | Total: 7327 sq. ft
 1st floor: 3801 sq. ft
 2nd floor: 3526 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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