

FOR LEASE

Office Suite Available

1220 SE MAYNARD, STE. 102

Cary, NC 27511

PRESENTED BY:

CURT BRITT

O: 919.948.7231

curt.britt@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

AVAILABLE SPACE:	±956 SF
LEASE RATE:	\$24.00 (MG)
TENANT RESPONSIBILITIES:	Tenant responsible for utilities, voice & data, and HVAC service agreement. Landlord responsible for taxes & association dues.
ZONING:	OI (Office & Industrial)
LOCATION:	Minutes from Fenton and Downtown Cary, this location offers exceptional connectivity via SE Maynard, Cary Towne Blvd, and I-40

CURT BRITT

O: 919.948.7231

curt.britt@svn.com

1220 SE MAYNARD | 1220 SE Maynard Cary, NC 27511



PROPERTY DESCRIPTION

Located at 1220 SE Maynard Road, Suite 102, this ±956 SF office condo features a functional layout with a reception area, three private offices, a large office or conference room, kitchenette, and in-suite restroom. Positioned along SE Maynard near Cary Towne Blvd, the space offers excellent connectivity to I-40 and is just minutes from Downtown Cary and Fenton—offering convenience, visibility, and easy access to nearby amenities.

LAYOUT DETAILS

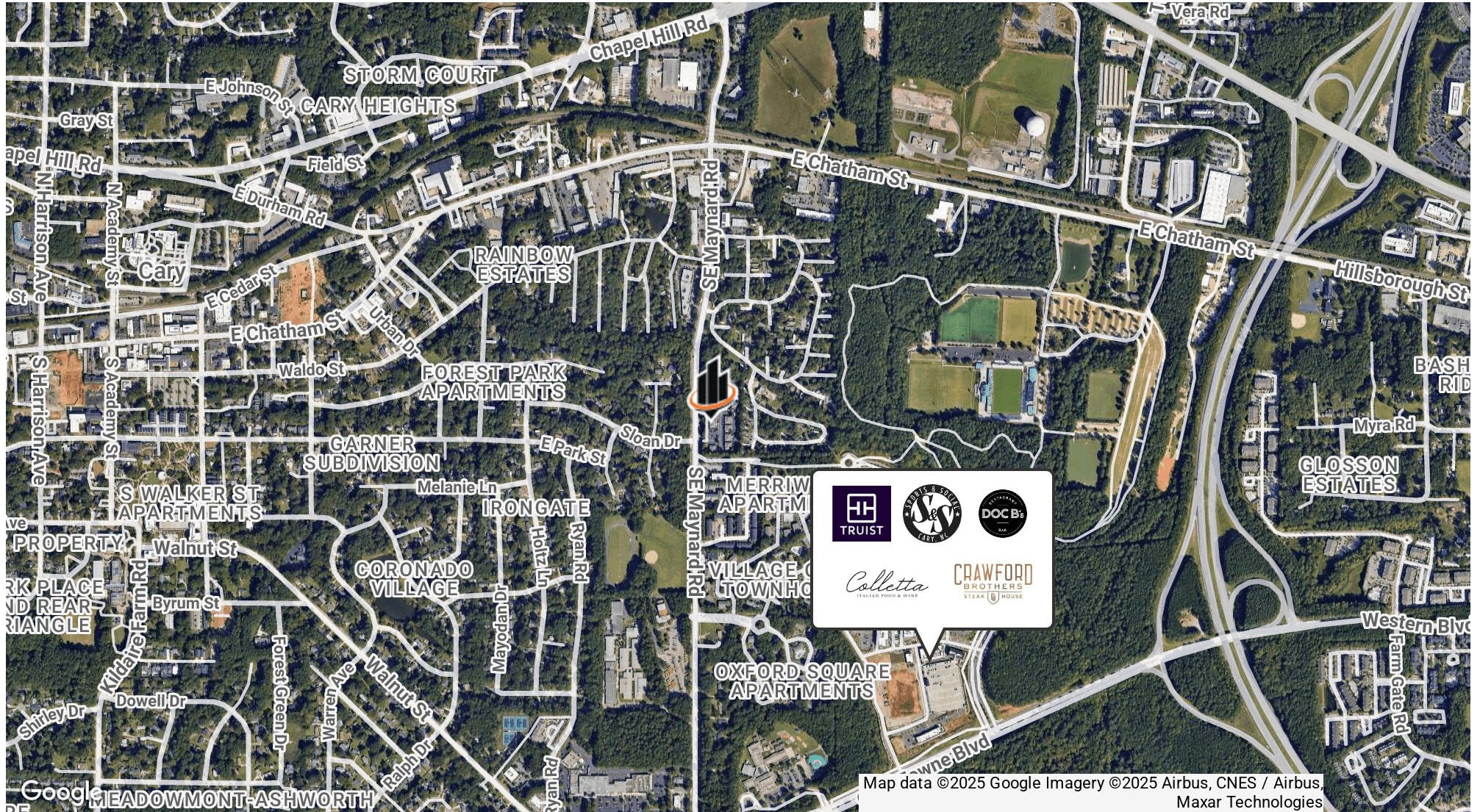
- Reception
- Three (3) Private Offices
- One (1) Large Office/Conference Room
- Kitchenette

ADDITIONAL PHOTOS



CURT BRITT
O: 919.948.7231
curt.britt@svn.com

LOCATION MAP



CURT BRITT
O: 919.948.7231
curt.britt@svn.com

1220 SE MAYNARD | 1220 SE Maynard Cary, NC 27511

DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

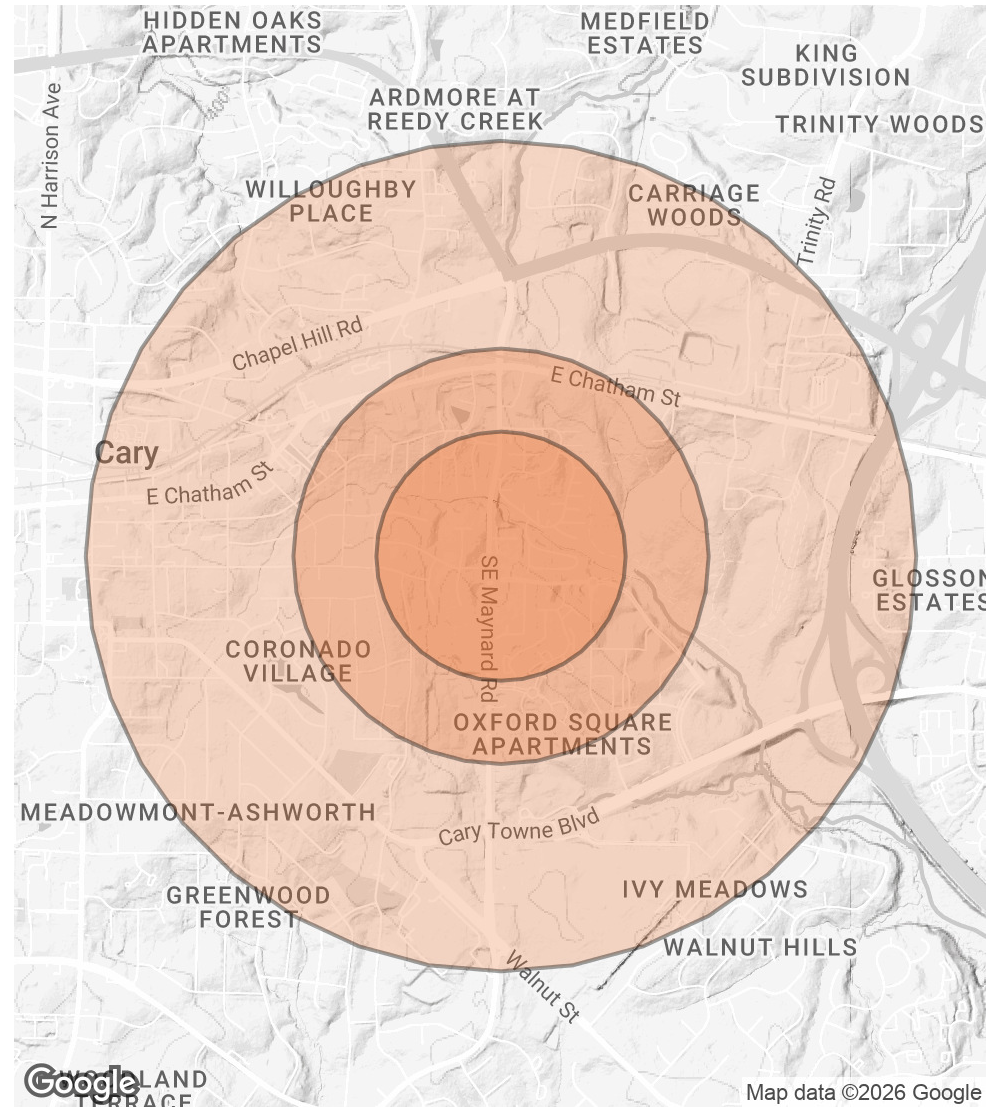
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	792	3,150	8,380
AVERAGE AGE	32	34	37
AVERAGE AGE (MALE)	32	34	36
AVERAGE AGE (FEMALE)	33	35	38

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	261	1,111	3,169
# OF PERSONS PER HH	3	2.8	2.6
AVERAGE HH INCOME	\$80,584	\$91,974	\$103,983
AVERAGE HOUSE VALUE	\$195,329	\$240,842	\$338,151

Demographics data derived from AlphaMap



CURT BRITT

O: 919.948.7231

curt.britt@svn.com