



THE WALKER

352 South Walker Street
Cary, North Carolina 27511



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

THE WALKER

LUXURY APARTMENTS & RETAIL

352 S WALKER STREET, CARY, NC 27511

The Walker is located in the heart of historic downtown Cary, adjacent to the Town of Cary's seven-acre park and new library. The development, which features 158 luxury residential units, is just minutes from both Raleigh and Durham and a quick walk to local restaurants, bakeries, parks and art venues. The Walker is 15 minutes from Research Triangle Park and Raleigh-Durham International Airport.

- » 5,908 SF of retail for lease
- » Building signage available
- » Direct access to ample parking in the adjoining deck
- » Immediately adjacent to the new seven-acre Downtown Cary Park
- » Walkable downtown settings with nearby destinations including the Downtown Park, Cary Art Center, Cary Regional Library, Bond Brothers Beer Company, Sidebar, Ashworth Drug, La Farm Bakery, Scratch, and Brew Coffee
- » Local, proven developer and owner


THE WALKER

SITE PLAN



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RETAIL SPACE



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RESTAURANTS, RETAIL, BREWERIES AND MORE IN DOWNTOWN CARY:

RESTAURANTS & CAFES

- | | |
|-----------------------------------|-----------------------------------|
| 1. Annelore's German Bakery | 12. Esteemed Coffee |
| 2. Bosphorus | 13. Di Fara Pizza Tavern |
| 3. Upper Deck Sports Pub | 14. Hank's Downtown Dive |
| 4. Neighborhood Sports Bar | 15. BREW Coffee Bar |
| 5. Roma's Italian Deli & Pizzeria | 16. FRESH. Local Ice Cream Bar |
| 6. La Farm Bakery | 17. Crosstown Pub & Grill |
| 7. Kababish Cafe | 18. Daybreak |
| 8. Academy Street Bistro | 19. Scratch Kitchen & Taproom |
| 9. Ashworth Drugs | 20. Big Dom's Bagel |
| 10. Once in a Blue Moon Bakery | 21. Pizzeria Faulisi |
| 11. Serendipity Deli | 22. Pro's Epicurean Market & Cafe |
| | 23. MC Restaurant |

BREWERIES & BARS

- | | |
|-------------------------------|-------------------------------|
| 1. Triangle Beer Co. | 5. Pharmacy Bottle + Beverage |
| 2. SideBar | 6. Cotton House Craft Brewers |
| 3. Bond Brothers | |
| 4. Chatham Street Wine Market | |

RETAIL

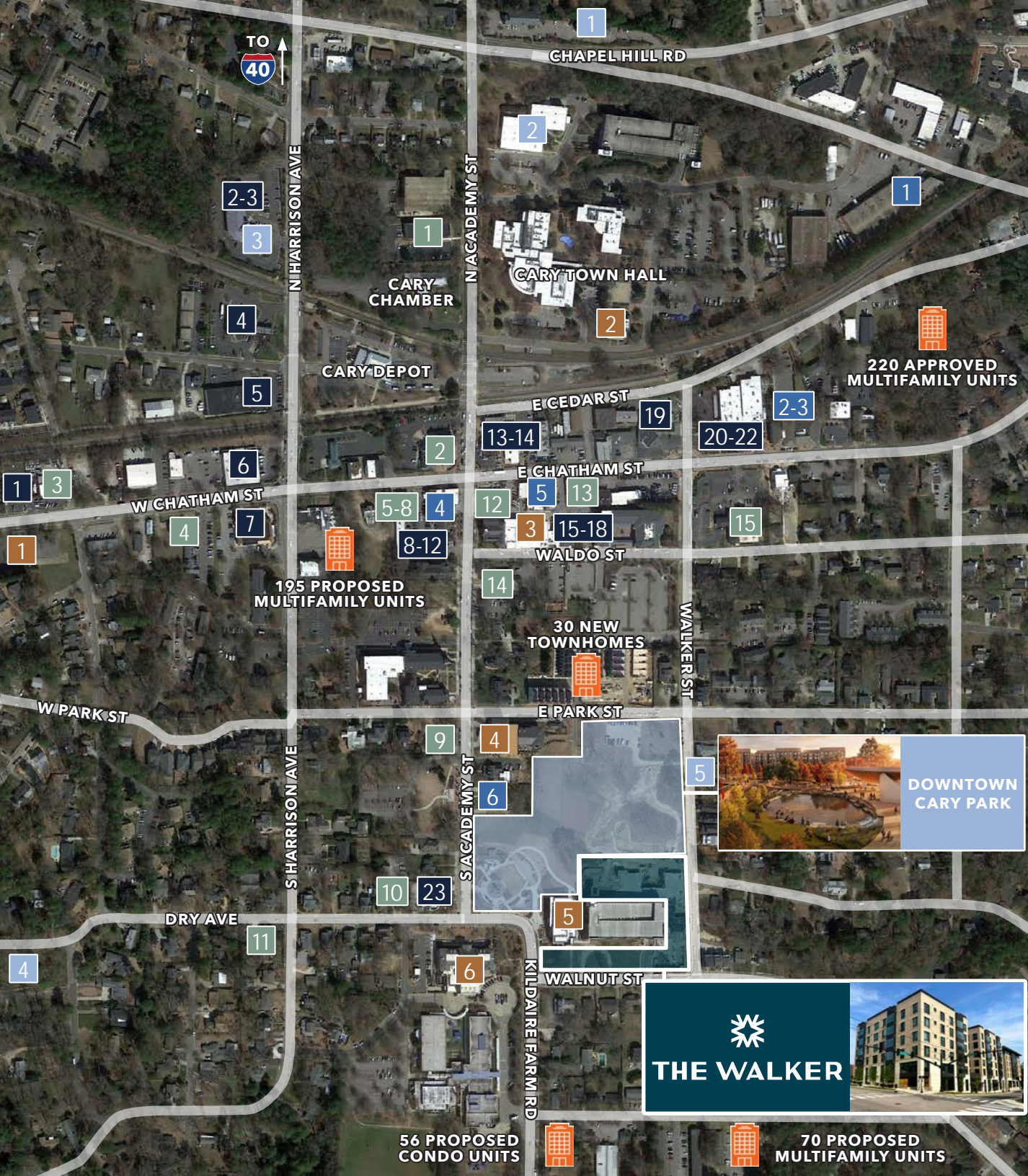
- | | |
|---------------------------|--------------------------------|
| 1. First Bank | 9. Lana Addison Bridal |
| 2. Fidelity Bank | 10. Cary Pottery |
| 3. CJ Autosport | 11. Stonehaven Jewelry Gallery |
| 4. Cary Florist | 12. Kitchen & Bath Galleries |
| 5. Cary Farmers Market | 13. Johnson's Jewelers |
| 6. Peak Olive Oil Company | 14. US Postal Service |
| 7. Warm 'n Fuzzy | 15. The Perfect Piece |
| 8. Vintage Vogue | |

FITNESS & RECREATION

- | | |
|--------------------------------------|-----------------------|
| 1. Aradia Fitness Cary | 3. Ignium Strength |
| 2. Herbert C. Young Community Center | 4. Heater Park |
| | 5. Downtown Cary Park |

ENTERTAINMENT & VENUES

- | | |
|----------------------------|--------------------------|
| 1. The Matthews House | 4. The Mayton |
| 2. Page-Walker Arts Center | 5. Cary Regional Library |
| 3. The Cary Theater | 6. Cary Arts Center |



56 PROPOSED CONDO UNITS

70 PROPOSED MULTIFAMILY UNITS

CARY

NORTH CAROLINA

Cary is a thriving community in the heart of the Research Triangle region of North Carolina, a highly desirable location for people and businesses.

Since 1990, the population has surged from 45,000 to more than 171,000 people. New residents are met with a strong economy, top-notch education, a charming downtown, beautiful parks and outdoor spaces, and a welcoming community.

Robust transportation infrastructure puts Cary within a 10-minute drive of the Research Triangle Park, Raleigh-Durham International Airport, and other major employment centers.

With three top-ranked research universities nearby, innovation, technology, and creativity are ingrained within Cary. It's exceptional quality of life and opportunities for business make Cary a magnet for new investment.

NO. 1
RECESSION-RESISTANT CITY IN NC
(SMARTASSET, 2020)

NO. 2
BEST PLACES TO LIVE IN AMERICA
(RALEIGH-DURHAM, US NEWS, 2021)

67.8%
POPULATION WITH BACHELOR'S DEGREE OR HIGHER



THE RESEARCH TRIANGLE REGION comprises the Raleigh-Durham-Chapel Hill CSA and has more than two million residents. The region is home to some of the fastest growing companies in the world. Innovation, education and a culture of collaboration are key drivers of the area's success.

NO. 1
OVERALL REAL ESTATE PROSPECTS
(RALEIGH MSA - ULI, 2021)

NO. 2
QUALITY OF LIFE INDEX
(RALEIGH MSA - NUMBEO)

NO. 2
BEST PLACE TO LIVE IN THE U.S.
(RALEIGH-DURHAM)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2026 Projection	10,744	92,900	205,467
2021 Estimate	10,075	85,104	188,438
2010 Census	9,244	73,964	159,859
Growth 2010-2021	8.9%	15.1%	17.9%
Daytime Population	11,312	87,518	208,294
AVERAGE HOUSEHOLD INCOME			
2026 Projection	95,614	114,739	127,251
2021 Estimate	86,387	104,649	116,612
MEDIAN AGE			
	40.7	37.5	36.3
EDUCATION			
High School Graduate	91.4%	94.6%	95.7%
Bachelor's Degree or Higher	47.8%	60.1%	65.0%

The Town of Cary

174,721

Total Population

\$106,304

Median Household Income

68.4%

Bachelor's Degree or Higher

67.2%

Employment Rate

Source: Esri



THE WALKER

PROJECT TEAM

OFFICE & RETAIL LEASING



COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

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DEVELOPER

ACADEMY PARK CARY, LLC

ARCHITECT



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