

FOR LEASE

SECOND-GENERATION **ABA FACILITY**

±13,307 RSF | STANDALONE BUILDING

TURNKEY
OPPORTUNITY

DESIGNED FOR ABA
BEHAVIORAL HEALTH
& RELATED USES

201 MACKENAN DR, CARY, NC 27511

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PROPERTY OVERVIEW

201 MacKenan Drive offers ±13,307 RSF of second-generation ABA space on approximately 1.93 acres in Cary. The existing configuration provides a unique opportunity for ABA, behavioral health and related users seeking an established facility designed to support both clinical and administrative functions.

A combination of private rooms, open activity areas, administrative space and dedicated outdoor areas offers a functional, potentially turnkey alternative to the time and expense associated with converting traditional office space.

LOCATION DESCRIPTION

Located within MacGregor Park at the intersection of US Hwy 1 and US Hwy 64, the property offers convenient access throughout Cary and the greater Raleigh-Durham area. The park is home to major corporate and institutional users, including Siemens, ABB, LORD Corporation and Triangle Math and Science Academy, with convenient access to nearby retail and dining, RDU International Airport and Research Triangle Park.

HIGHLIGHTS

- ±13,307 RSF second-generation ABA facility available
- ±1.93-acre site
- Turnkey/Move-In Ready Opportunity
- Available April 1, 2027
- 4.7/1,000 parking ratio with two points of access
- Zoning: ORD
- Ideal for ABA, behavioral health, daycare or educational use
- Located within MacGregor Park
- Convenient access to US Hwy 1 & US Hwy 64
- Flexible existing floor plan
- LEASE RATE: \$19.00 SF/yr, NNN
- TICAM: \$8.10 SF/yr (estimate)



FLOOR PLAN

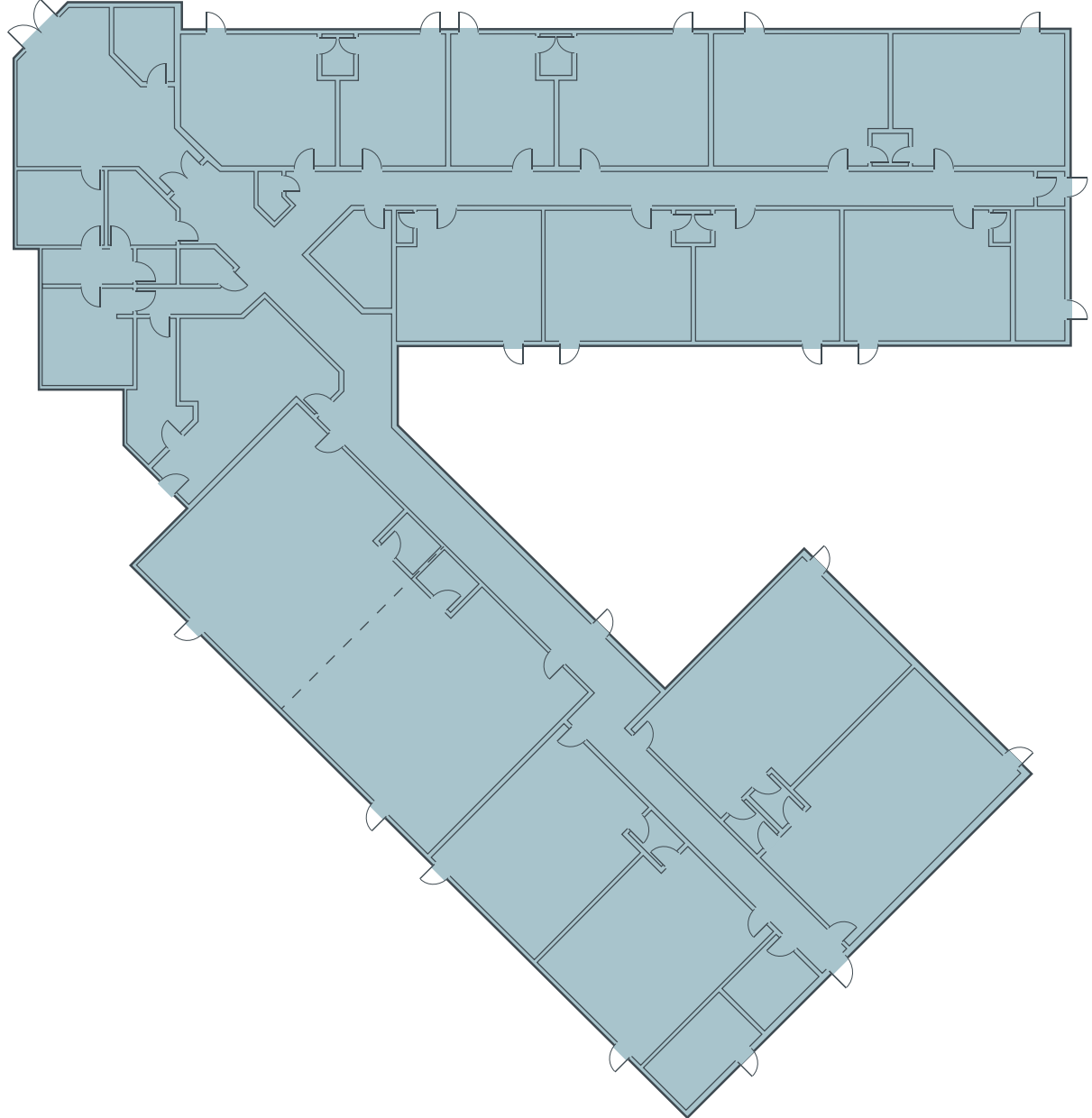
SPACE HIGHLIGHTS

- » 13,307 RSF Available
- » Flexible Office/Daycare Layout
- » Private Offices
- » Open Work / Activity Areas
- » Reception / Administrative Areas
- » Multiple Restrooms
- » Multiple Points of Entry

BUILDING & SITE

- » Standalone Building
- » Brick Exterior
- » 1.93-Acre Site
- » 4.7/1,000 Parking Ratio
- » Two Points of Access
- » Outdoor / Playground Area

FRONT
ENTRANCE



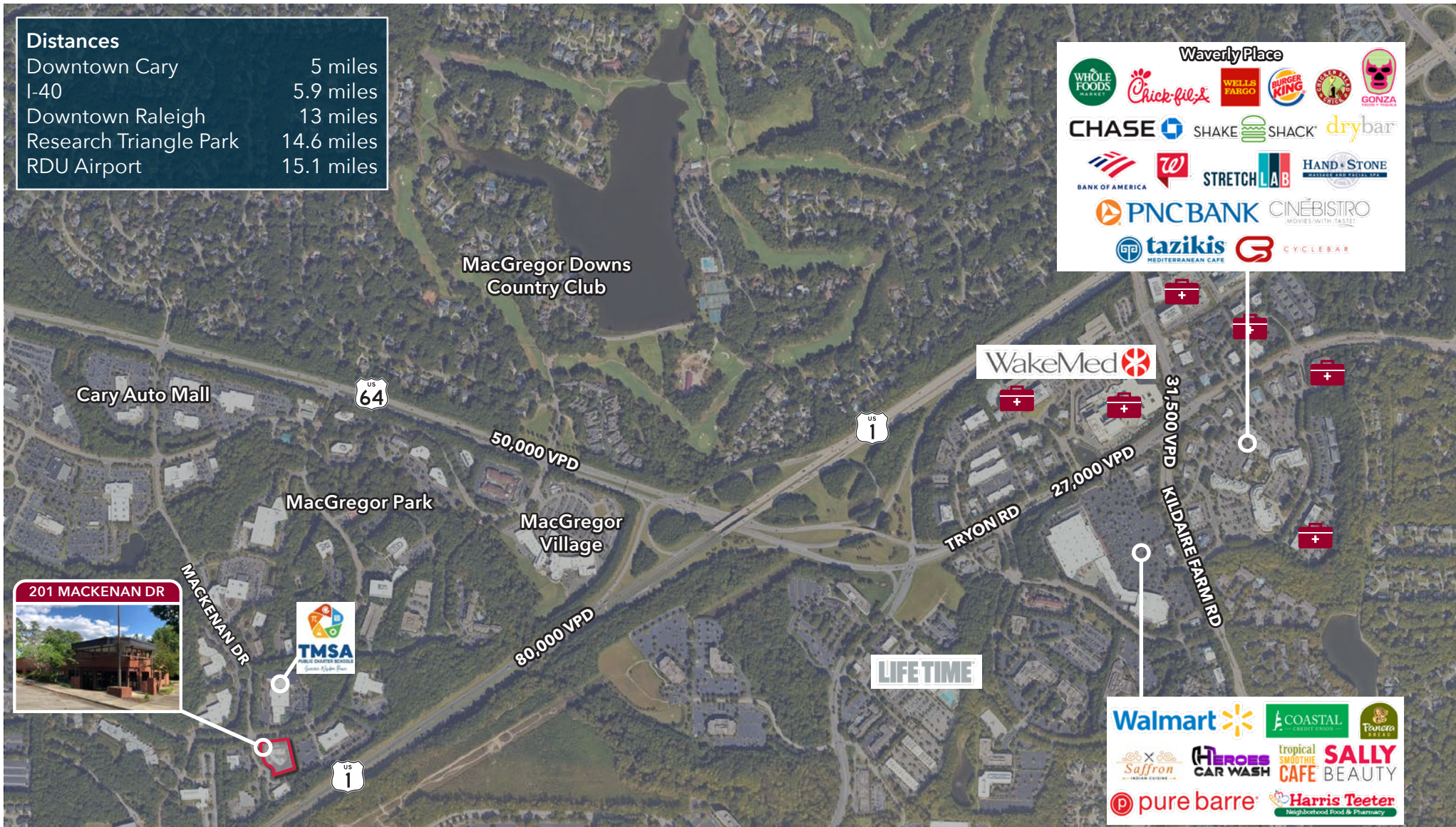
This floor plan is not to scale and is for illustrative purposes only.

GALLERY



NEARBY AMENITIES & BUSINESSES

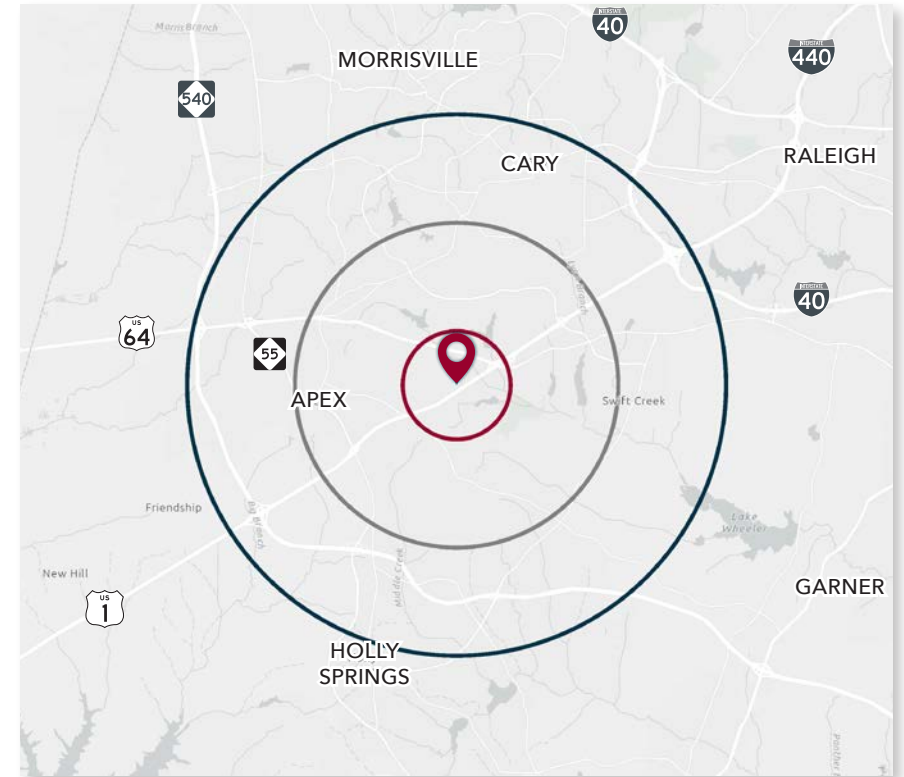
Distances	
Downtown Cary	5 miles
I-40	5.9 miles
Downtown Raleigh	13 miles
Research Triangle Park	14.6 miles
RDU Airport	15.1 miles



DEMOGRAPHICS & LOCATION OVERVIEW

KEY DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION (2026)	4,767	61,320	176,747
2031 PROJECTED POPULATION	5,074	63,885	189,981
DAYTIME POPULATION	10,305	83,171	193,487
AVERAGE HOME VALUE	\$821,627	\$625,478	\$608,003
AVERAGE HOUSEHOLD INCOME	\$212,646	\$185,719	\$178,721
MEDIAN AGE	46.7	43.1	39.8
BACHELOR'S DEGREE OR HIGHER	63.5%	68.5%	68%



LOCATION ADVANTAGES



MACGREGOR PARK

ESTABLISHED CARY BUSINESS PARK



AFFLUENT DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME EXCEEDS \$185K (3-MILES)



PREMIER CARY LOCATION

CONVENIENT TO WAVERLY PLACE & CARY CROSSROADS



WAKEMED PROXIMITY

JUST 2.3 MILES FROM WAKEMED CARY HOSPITAL



REGIONAL CONNECTIVITY

QUICK ACCESS TO US-1, US-64 & I-40

FOR LEASING INFORMATION:

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