



232 High House Rd
Cary, NC 27513

FOR SALE

Cary Office / Medical / Institution
Opportunity

Listing Agent:

Paulina Bohorquez

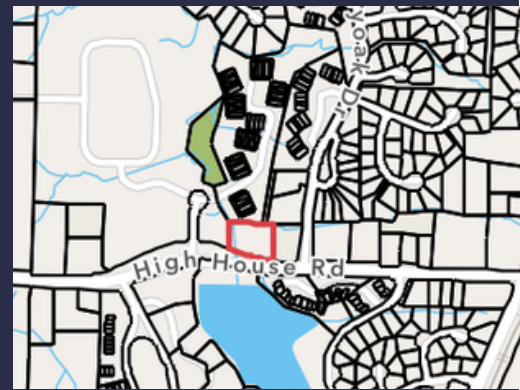
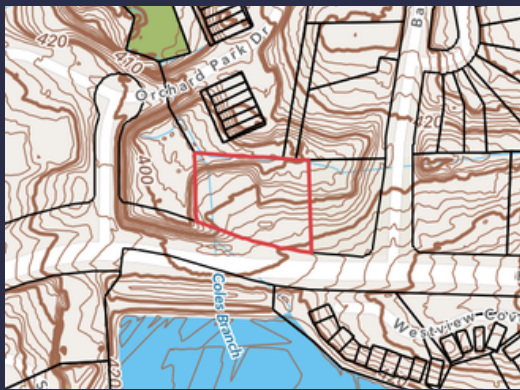
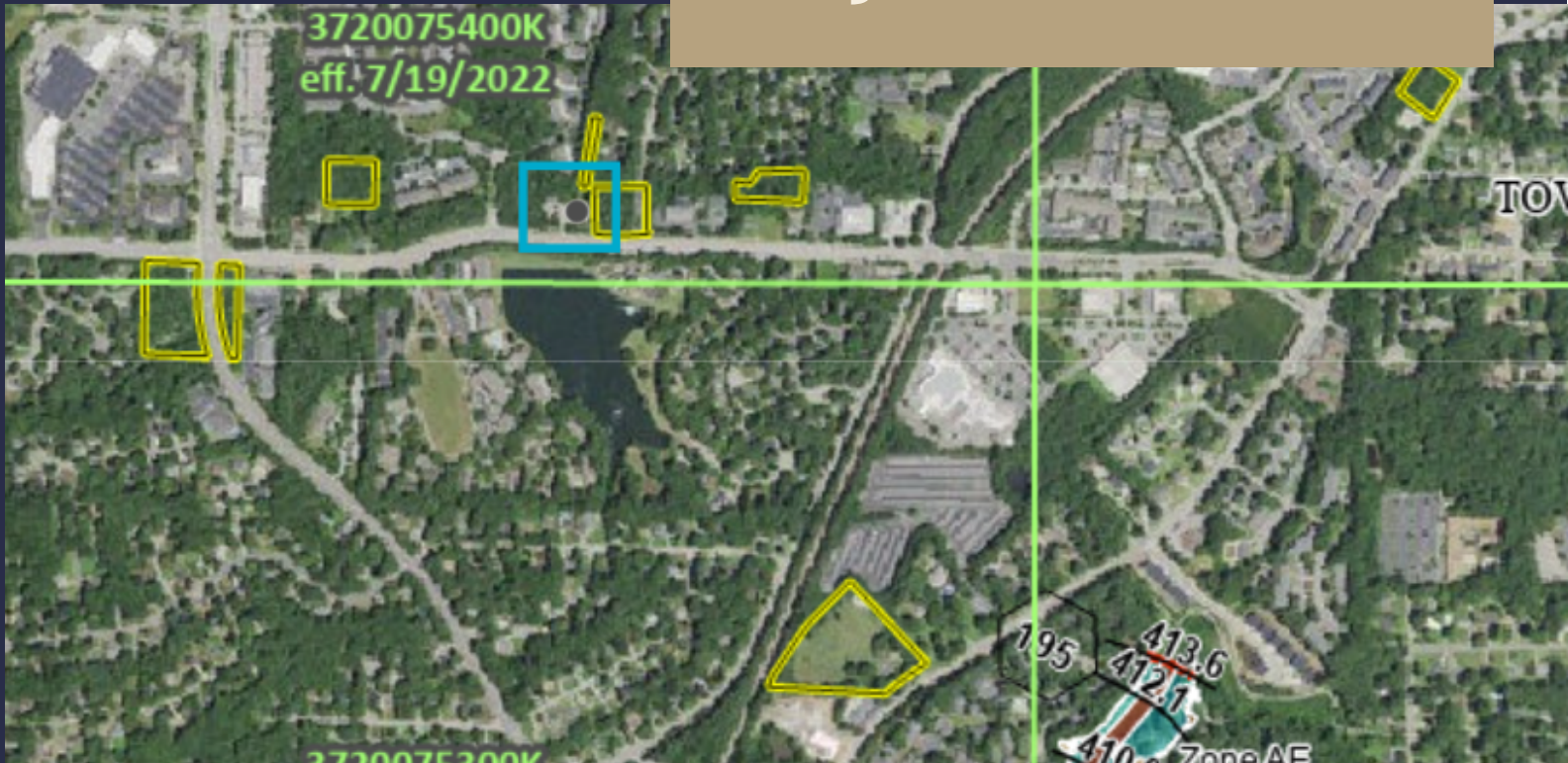
919-985-9416

paulina@elitecrenc.com

License: 222259



232 High House Rd Cary, NC 27513



SALE PRICE: \$2,100,000
SIZE: 1.05 acres 7,230 sq. ft.

PROPERTY SUMMARY

Prime Cary Office/Medical Opportunity – For Sale

- Highly visible professional office building in the heart of booming 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

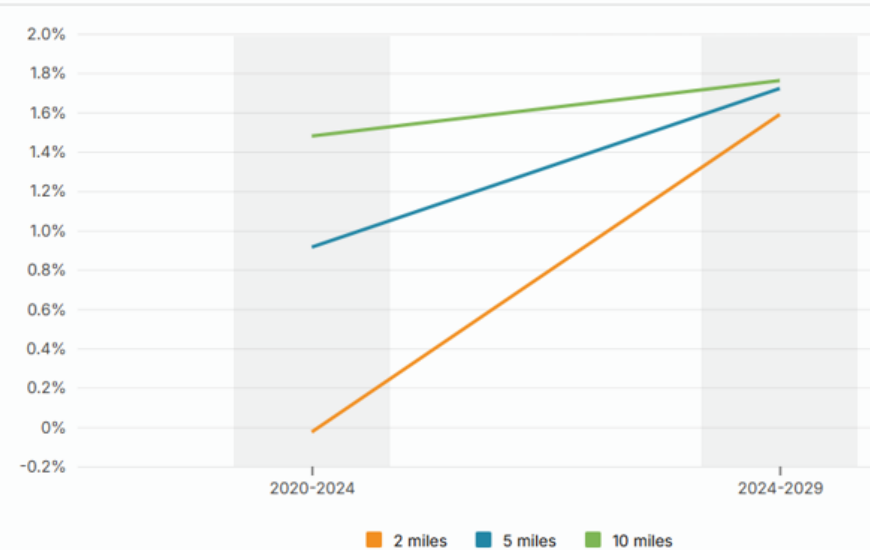
Perfect owner-user or investment property in one of the Triangle's most desirable submarkets. Call today for details!



KEY FEATURES

- **Land Area: 1.05 Acres**
- **Building Size: 7,230 sq. ft.**
- **Zoning: OICU (Office, Institutional, and Civic Uses)**
- **Parking Spaces: 34 Surface Spaces**
- **Parking Ratio: 4.70 spaces per 1,000 SF**

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



Elite
COMMERCIAL GROUP

Listing Agent:

Paulina Bohorquez

919-985-9416

paulina@elitecrenc.com

License: 222259

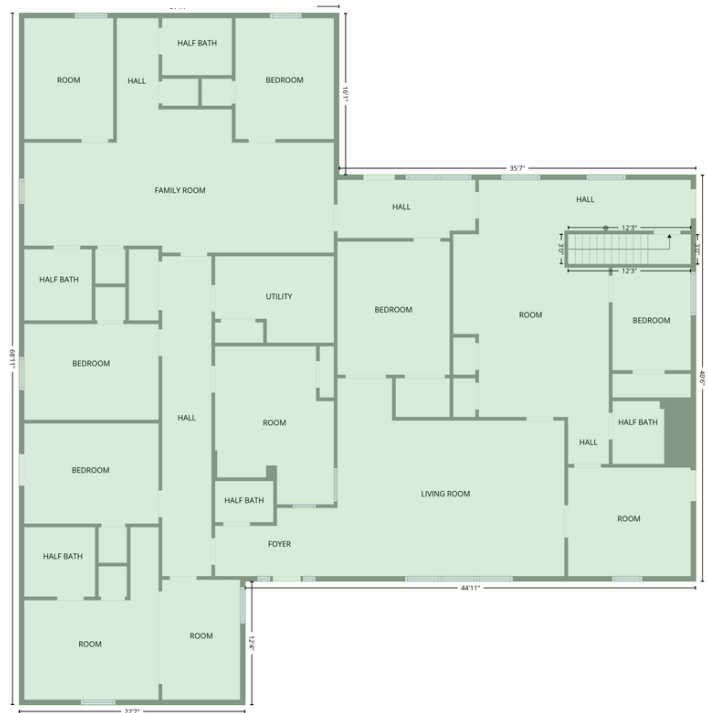
FLOOR PLANS



1st Floor

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

2nd Floor





Listing Agent:
Paulina Bohorquez
919-985-9416

paulina@elitecrenc.com
License: 222259

