

Executive Summary



SALE OVERVIEW

SALE PRICE: \$592,500

LOT SIZE: 1-Acre

APN #: 0761-25-2792

ZONING: R-40

MARKET: Cary

SUB MARKET: Kildaire Farms

CROSS STREETS: Kildaire Farms Road

TRAFFIC COUNT: 25,000

PROPERTY DESCRIPTION

SVN/Blackstream, LLC as the exclusive sales broker to the owners, is pleased to present this opportunity to purchase this +/- 1-acre redevelopment site located near the intersection of Kildaire Farms Road and Penny Road. The site is adjacent to Hemlock Plaza Shopping Center and is an ideal location for fast food, single tenant retail, car wash, or small office building.

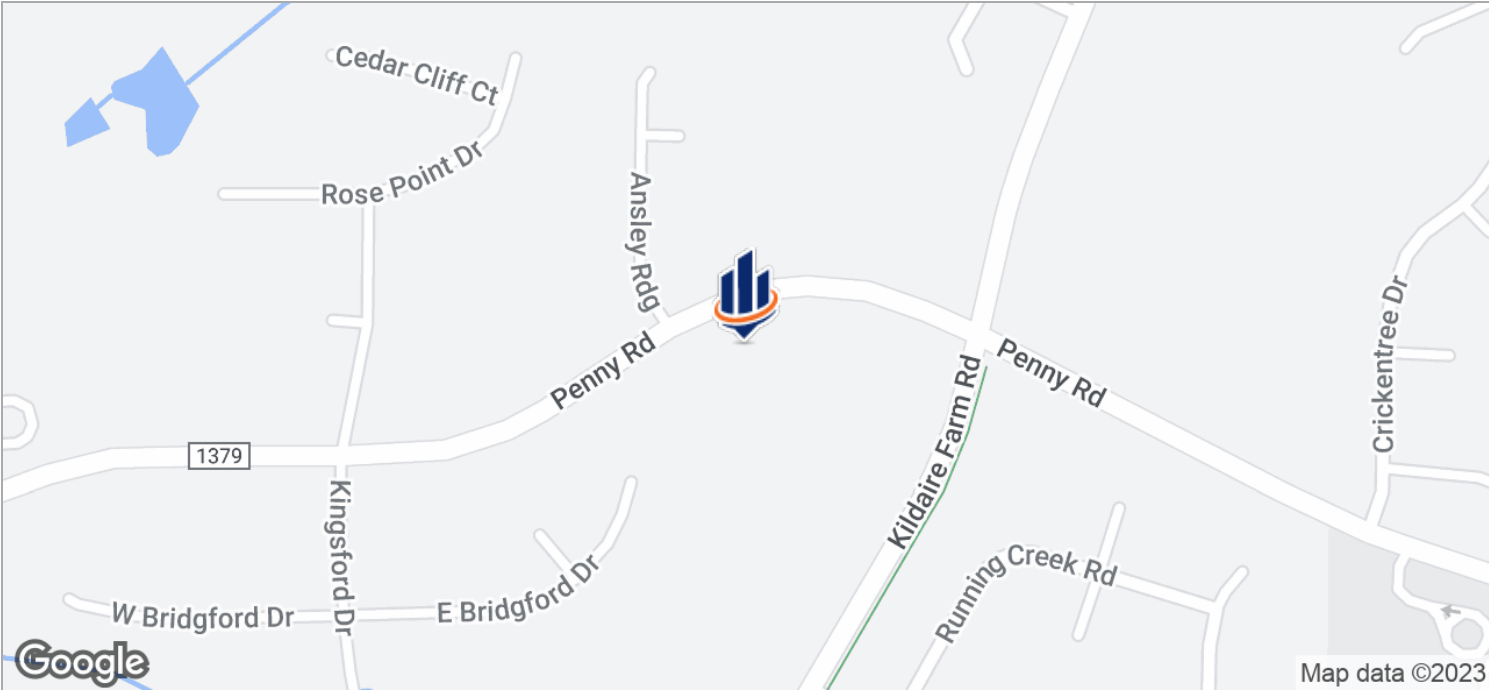
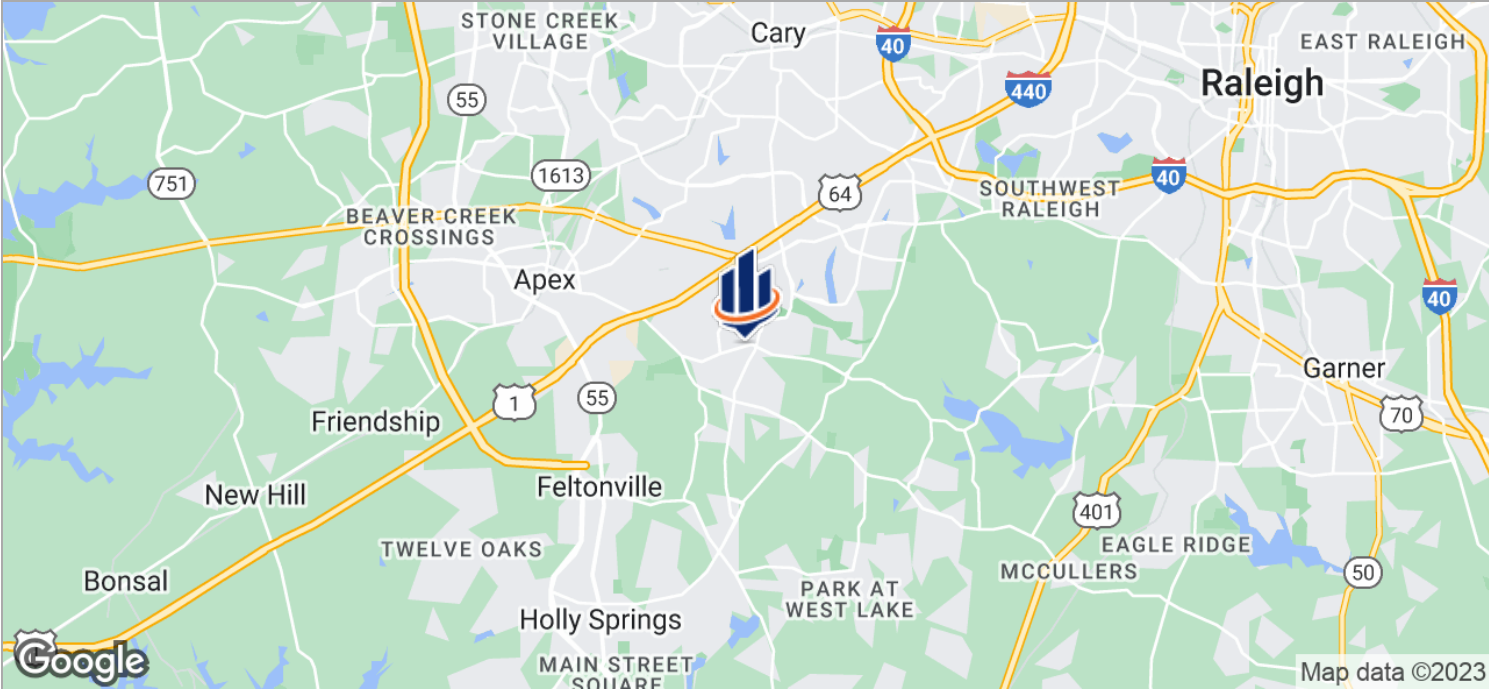
25,000 Vehicles per day at intersection

Close proximity to shoppingSingle family neighborhoods, and multi-family housing within walking distance

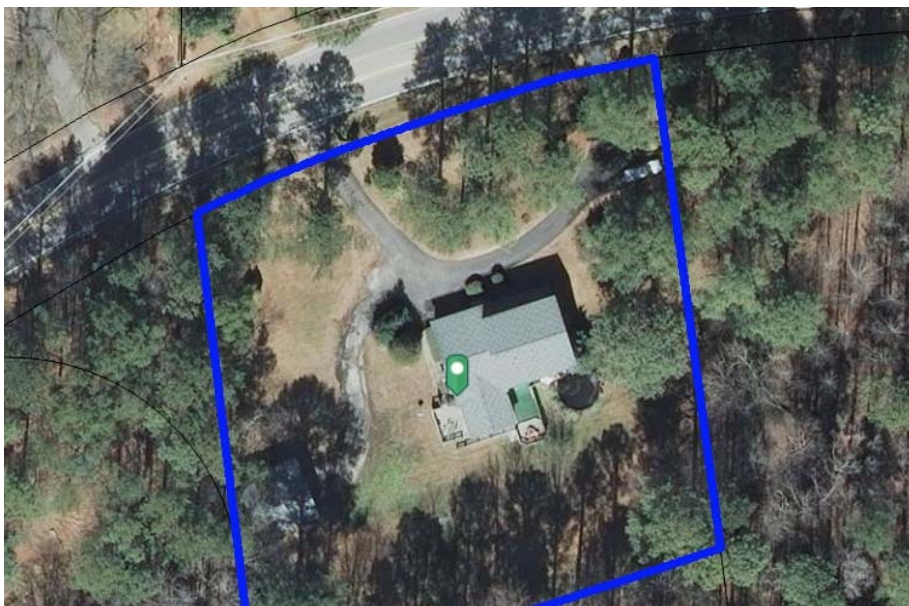
Nearby parks include Penny Road Elementary School Park, Hemlock Bluffs Natural Area, and Hemlock Bluffs State Natural Area

Designated a "Neighborhood Activity Center" by the Town Of Cary and could be part of a Mixed Use Development

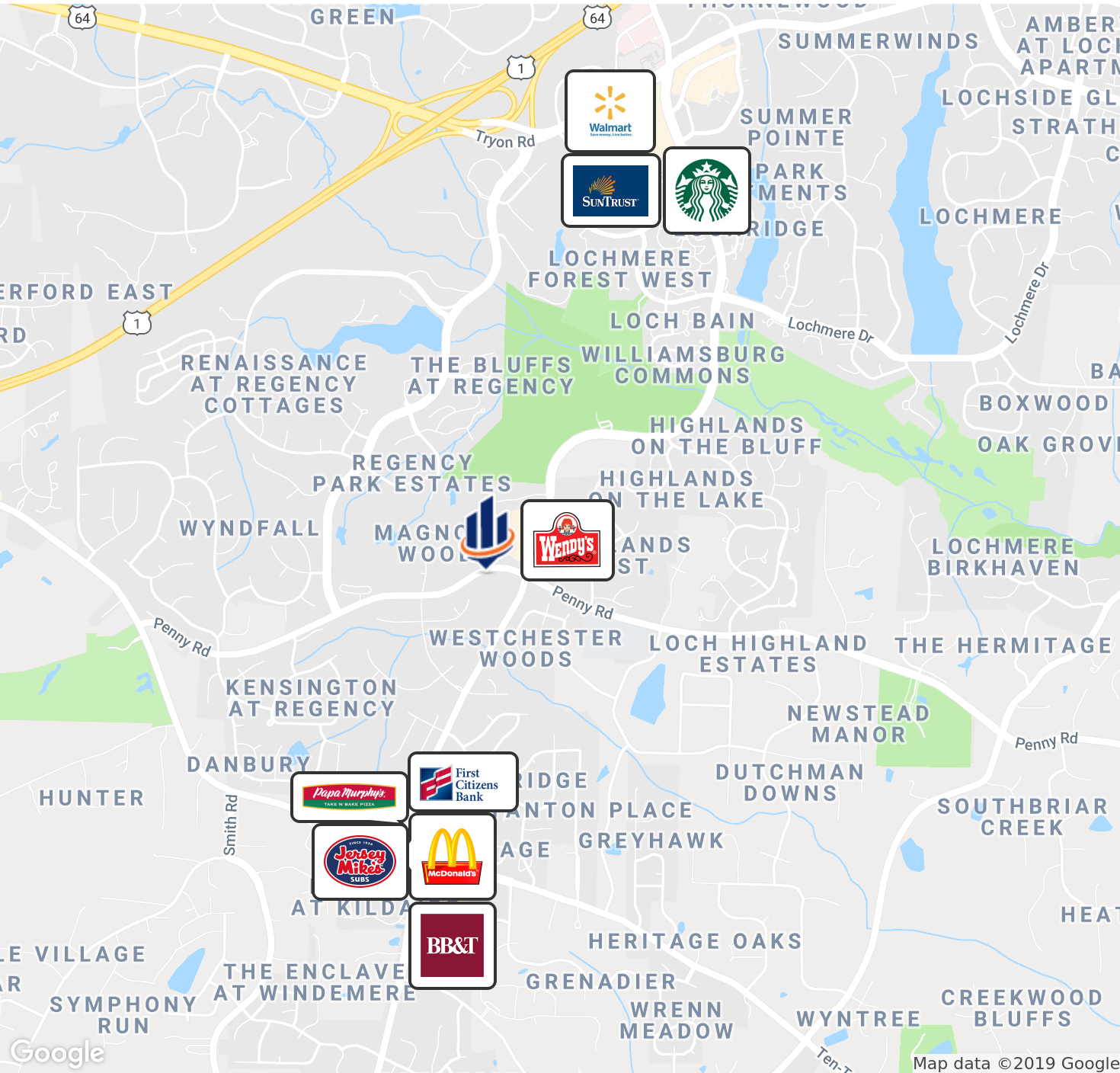
Location Maps



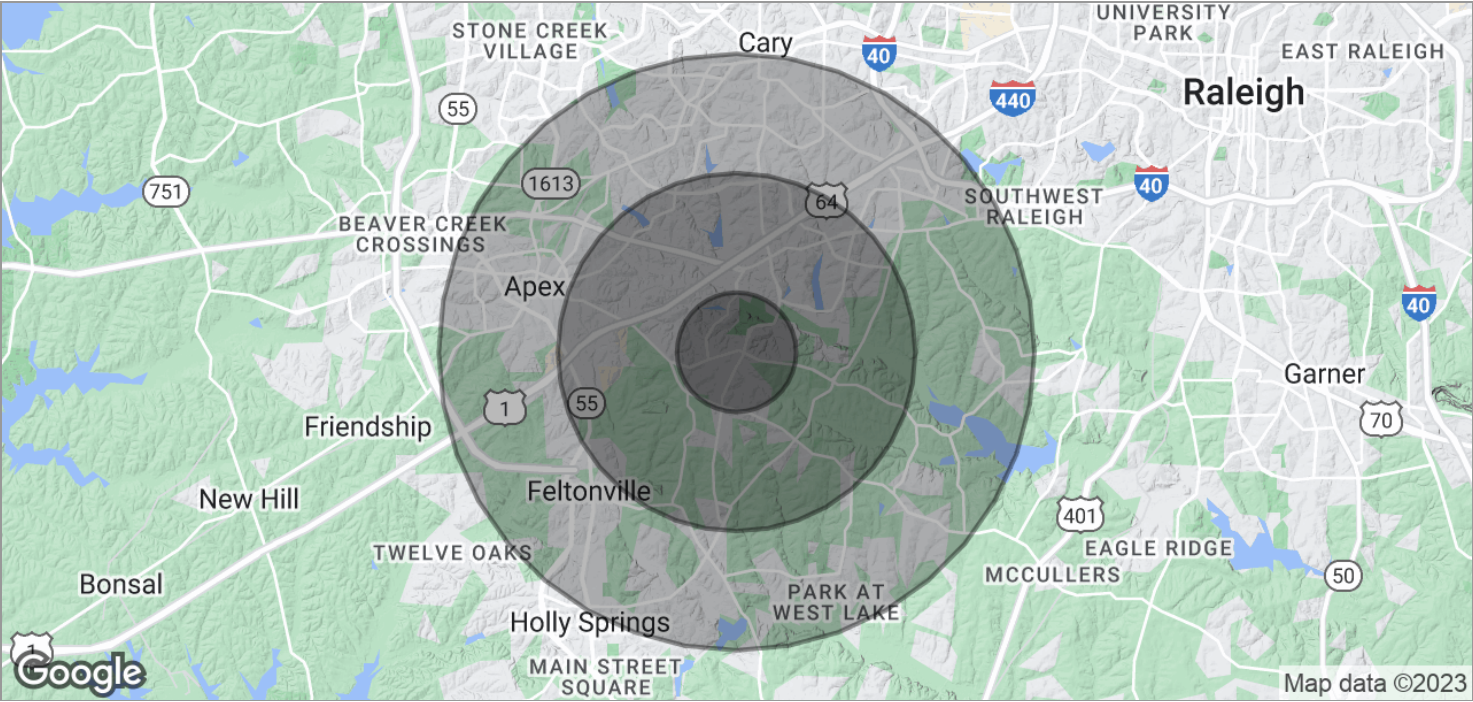
Additional Photos



Retailer Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,277	41,806	122,744
MEDIAN AGE	42.0	40.1	38.0
MEDIAN AGE (MALE)	41.6	39.2	36.8
MEDIAN AGE (FEMALE)	42.2	41.0	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,774	14,716	45,297
# OF PERSONS PER HH	3.0	2.8	2.7
AVERAGE HH INCOME	\$164,939	\$135,100	\$105,713
AVERAGE HOUSE VALUE	\$484,463	\$399,122	\$337,106