

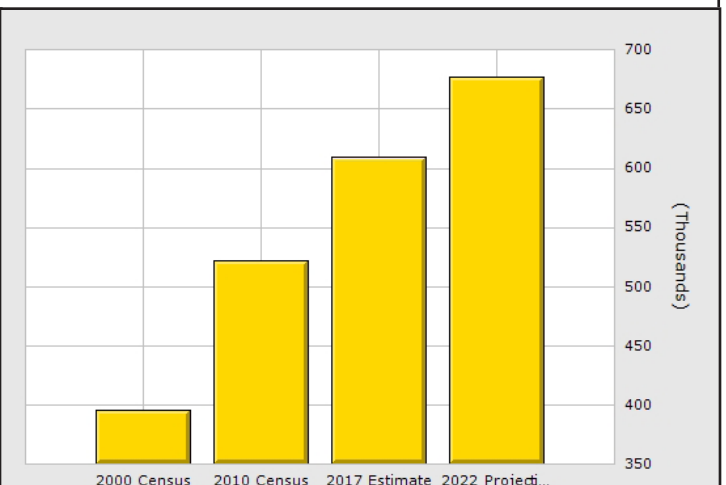


1600 & 1660 Piney Plains Rd Cary, NC 27518

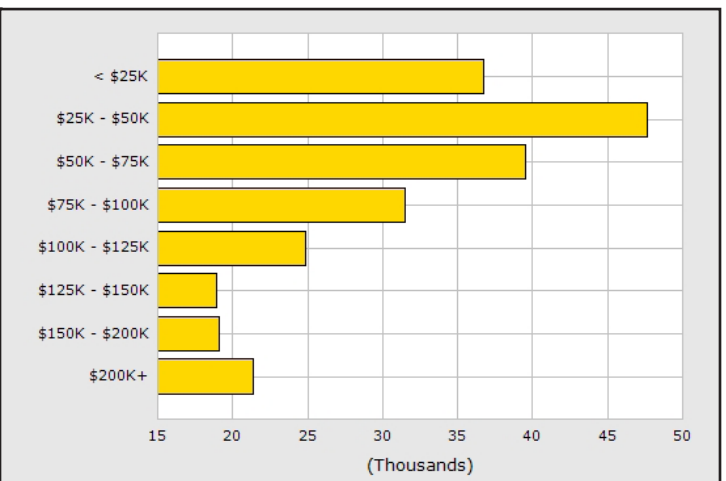
Investment Highlights and Demographics

- Located in one of the fastest growing regions in the US
- High Average Income
- Ample Parking and Land
- Area demand for multifamily housing
- Excellent Visibility
- Located in a popular Retail Development
- Easily accessible to major highways
- Rapidly Growing Population

	1 Mile	5 Mile	10 Mile
2017 Total Population	9,420	177,784	609,973
2022 Population	10,430	195,979	677,169
Pop Growth 2017-2022	10.72%	10.23%	11.02%
Average Age	36.40	35.60	36.10



	1 Mile	5 Mile	10 Mile
2017 Total Households	4,158	69,868	239,569
HH Growth 2017-2022	10.85%	10.74%	11.16%
Median Household Income	\$71,241	\$67,186	\$72,309
Average Household Size	2.30	2.40	2.40





CAMPBELL
PROPERTY GROUP

commercial real estate from a higher perspective

Crossroads Shopping Center Development Opportunity

1600 Piney Plains Rd Cary, NC 27518



Site Acreage: 30+/-
Zoned: GC&GCCU General Commercial
Current Use: Automobile Dealership

Building 1–Parts & Service: 80,631 sq ft (11,344 office)

Building Height: 19' to 23' 8"
Capacity: 68 lifts 72 bays
Parking: 552,000 sq.
Lighting: 40 light poles

Building 2– Collision Center: 18,916sq ft (2,145 office)

Building Height: 16'
Lighting: 11 light poles

Inventory Lots: 844 paved parking spaces, curbing

McQueen Campbell

919.828.0092

mcampbell@flycpg.com

Ginny Hager

919.706.4008

ginny@flycpg.com