



CAMPBELL
PROPERTY GROUP

commercial real estate from a higher perspective

1122 Oberlin Road
Raleigh, NC 27605
919.828.0092 (Office)
919.882.9523 (fax)
www.flycpg.com

▶ Available for Sale

▶ Retail-Automotive Dealership



▶ 2333 Walnut Street, Cary, NC 27518

Campbell Property Group is pleased to present a unique real estate opportunity on a large facility currently being used as an automotive dealership and showroom located in the growing city of Cary, NC. The Crossroads Ford showroom (the "Property") represents an opportunity to purchase a unique and expansive property located in a heavily trafficked area. The location is surrounded by national retailers and restaurants, and is easily accessible from major highways.

The property is located within the established Crossroads retail development. According to the NCDOT, Average Daily Traffic count exceeds 39,000 on Walnut St, which is the the road directly in front of the sales center and 137,000 on Highway 1, which is adjacent to the Service Center. These numbers are expected to increase as the area continues its rapid population growth.

▶ Property Details

- Crossroads Auto Showroom
- Building Size: 140,903 SF (7,167 Basement)
- Site Acreage: 15.33 Acres
- Zoning: O&I
- 150,000 SF of Asphalt/749 Parking Spaces
- Sprinkler Coverage: 100%
- Building Height: 24ft-34ft
- Lighting: 55 light poles with lights

For more information contact:

McQueen Campbell
919.828.0092
mcampbell@flycpg.com

Ginny Hager
919.706.4008
ginny@flycpg.com



CAMPBELL PROPERTY GROUP

commercial real estate from a higher perspective

1122 Oberlin Road
Raleigh, NC 27605
919.828.0092 (Office)
919.882.9523 (fax)
www.flycpbg.com

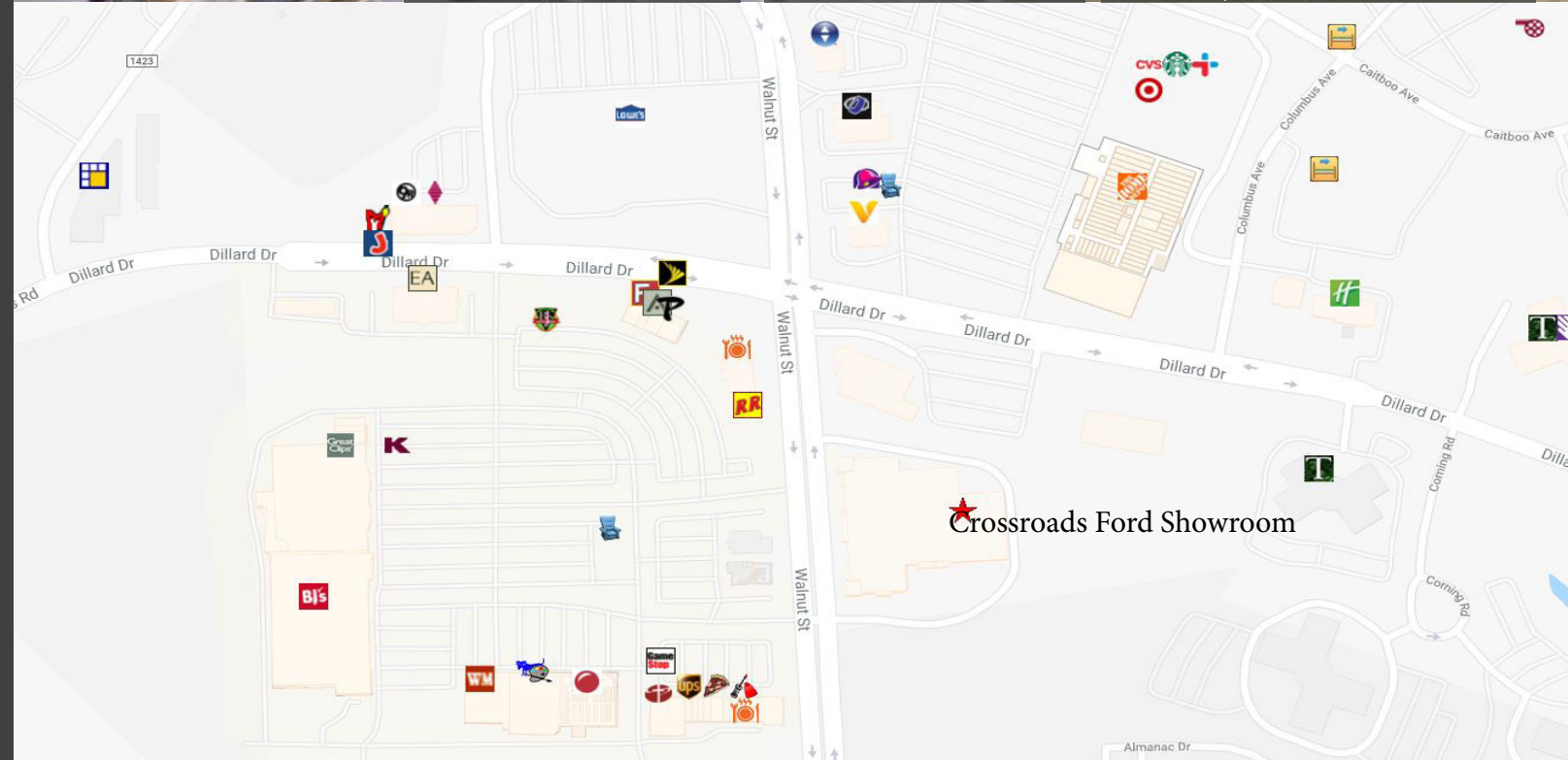
2333 Walnut Street, Cary, NC 27518

Neighboring Restaurants

- Starbucks
- Jersey Mike's
- Chick-Fil-A
- Red Robin
- Carolina Ale House
- Panera Bread
- Bob Evans
- Golden Corral
- Moe's
- Firehouse Subs
- Taco Bell
- Red Lobster
- Noodles & Co
- McDonald's

Neighboring Retail

- Lowe's
- The Home Depot
- Target
- BJ's
- World Market
- Jo-Ann Fabrics
- Omega Sports
- PetSmart
- Kohl's
- UPS
- Dick's Sporting Goods
- Bed Bath & Beyond
- Old Navy
- Office Depot
- Pier One
- Ashley Furniture Homestore



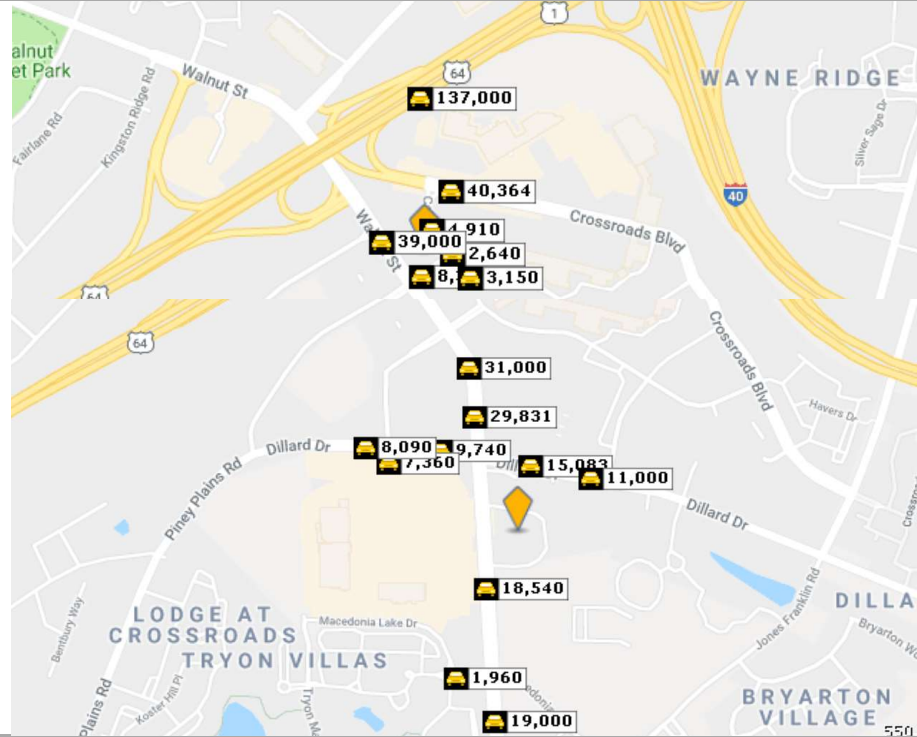
McQueen Campbell
919.828.0092
mcampbell@flycpbg.com

Ginny Hager
919.706.4008
ginny@flycpbg.com

Traffic Count Report

2333 Walnut St, Cary, NC 27518

Building Type: General Retail
 Secondary: Auto Dealership
 GLA: 140,903 SF
 Year Built: 2006
 Total Available: 140,903 SF



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Meeting St	Walnut St	0.02 SW	2013	8,360	Converte	.04
2	Caitboo Ave	Meeting St	0.05 SE	2013	4,910	Converte	.04
3	Caitboo Ave	Meeting St	0.01 SW	2013	2,640	Converte	.05
4	Walnut St	Piney Plains Rd	0.02 NW	2017	39,000	MPSI	.07
5	Walnut St	Dillard St	0.07 S	2011	29,831	MPSI	.21
6	Walnut St	Meeting St	0.07 NW	2017	31,000	MPSI	.11
7	Crossroads Blvd	Caitboo Ave	0.04 W	2011	40,364	MPSI	.11
8	Walnut St	Dillard Dr	0.07 S	2011	29,831	MPSI	.20
9	US Hwy 1	Walnut St	0.18 SW	2017	137,000	MPSI	.25
10	Dillard Dr	Walnut St	0.06 E	2013	9,740	Converte	.26

Consumer Spending Report

2333 Walnut St, Cary, NC 27518

Building Type: General Retail
 Secondary: Auto Dealership
 GLA: 140,903 SF
 Year Built: 2006
 Total Available: 140,903 SF
 % Leased: 100%
 Rent/SF/Yr: Negotiable



2018 Annual Spending (\$000s)	1 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$100,801	\$1,863,441	\$6,939,640
Total Apparel	\$5,794	\$108,645	\$407,277
Women's Apparel	2,324	43,465	165,464
Men's Apparel	1,239	23,949	88,385
Girl's Apparel	441	8,185	31,552
Boy's Apparel	299	5,565	21,203
Infant Apparel	307	5,189	17,953
Footwear	1,184	22,293	82,721
Total Entertainment & Hobbies	\$8,176	\$146,174	\$541,392
Entertainment	1,216	23,245	84,608
Audio & Visual Equipment/Service	4,191	71,466	265,039
Reading Materials	388	7,033	26,006
Pets, Toys, & Hobbies	2,381	44,430	165,739
Personal Items	7,658	143,548	540,253
Total Food and Alcohol	\$27,973	\$496,363	\$1,827,330
Food At Home	14,200	257,220	944,303
Food Away From Home	11,737	203,737	755,721
Alcoholic Beverages	2,036	35,405	127,306
Total Household	\$13,691	\$269,931	\$1,047,707
House Maintenance & Repair	1,428	41,530	169,973
Household Equip & Furnishings	6,242	111,549	429,077
Household Operations	4,382	84,532	322,406
Housing Costs	1,640	32,320	126,251

Consumer Spending Report

2333 Walnut St, Cary, NC 27518

2018 Annual Spending (000s)	1 Mile	5 Mile	10 Mile
Total Transportation/Maint.	\$25,726	\$470,964	\$1,714,997
Vehicle Purchases	10,694	202,259	722,251
Gasoline	9,000	156,656	569,759
Vehicle Expenses	426	13,010	55,658
Transportation	2,211	39,734	151,665
Automotive Repair & Maintenance	3,395	59,305	215,664
Total Health Care	\$4,701	\$93,174	\$347,709
Medical Services	2,628	51,339	192,622
Prescription Drugs	1,569	32,574	120,503
Medical Supplies	503	9,261	34,585
Total Education/Day Care	\$7,081	\$134,641	\$512,975
Education	4,660	88,504	334,263
Fees & Admissions	2,422	46,137	178,712

Demographic Summary Report

2333 Walnut St, Cary, NC 27518

Building Type: General Retail
 Secondary: Auto Dealership
 GLA: 140,903 SF
 Year Built: 2006

Total Available: 140,903 SF
 % Leased: 100%
 Rent/SF/Yr: Negotiable



Radius	1 Mile		5 Mile		10 Mile	
Population						
2023 Projection	9,995		195,869		692,215	
2018 Estimate	9,012		177,938		624,569	
2010 Census	7,570		154,521		523,512	
Growth 2018 - 2023	10.91%		10.08%		10.83%	
Growth 2010 - 2018	19.05%		15.15%		19.30%	
2018 Population by Hispanic Origin	768		17,677		60,634	
2018 Population	9,012		177,938		624,569	
White	6,445	71.52%	131,505	73.90%	429,830	68.82%
Black	1,216	13.49%	24,896	13.99%	123,322	19.75%
Am. Indian & Alaskan	55	0.61%	1,534	0.86%	4,806	0.77%
Asian	1,028	11.41%	15,298	8.60%	51,183	8.19%
Hawaiian & Pacific Island	3	0.03%	147	0.08%	552	0.09%
Other	266	2.95%	4,557	2.56%	14,877	2.38%
U.S. Armed Forces	0		202		700	
Households						
2023 Projection	4,779		76,898		271,787	
2018 Estimate	4,312		69,531		244,978	
2010 Census	3,640		59,660		204,900	
Growth 2018 - 2023	10.83%		10.60%		10.94%	
Growth 2010 - 2018	18.46%		16.55%		19.56%	
Owner Occupied	1,160	26.90%	35,763	51.43%	146,295	59.72%
Renter Occupied	3,152	73.10%	33,769	48.57%	98,684	40.28%
2018 Households by HH Income	4,311		69,532		244,980	
Income: <\$25,000	553	12.83%	11,663	16.77%	34,023	13.89%
Income: \$25,000 - \$50,000	1,183	27.44%	14,257	20.50%	44,966	18.35%
Income: \$50,000 - \$75,000	771	17.88%	11,500	16.54%	39,482	16.12%
Income: \$75,000 - \$100,000	662	15.36%	9,236	13.28%	35,263	14.39%
Income: \$100,000 - \$125,000	530	12.29%	7,261	10.44%	26,032	10.63%
Income: \$125,000 - \$150,000	244	5.66%	4,313	6.20%	17,083	6.97%
Income: \$150,000 - \$200,000	261	6.05%	5,606	8.06%	23,578	9.62%
Income: \$200,000+	107	2.48%	5,696	8.19%	24,553	10.02%
2018 Avg Household Income	\$76,298		\$91,649		\$100,905	
2018 Med Household Income	\$62,171		\$68,643		\$77,849	