



CAMPBELL
PROPERTY GROUP

commercial real estate from a higher perspective

1122 Oberlin Road
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Crossroads Shopping Center Development Opportunity

1600 & 1660 Piney Plains Rd Cary, NC 27518

- Site Acreage: 28.93
- Zoned: GC&GCCU General Commercial
- Current Use: Automobile Dealership
- Location: Crossroads Shopping Center Cary, NC

Walnut Street, Piney Plains Road

West Wake County

- All Utilities in Place
- Retention Pond Place
- High Density Overlay District
- Contact Broker for Pricing

○ **FOR SALE**

McQueen Campbell

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Ginny Hager

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Campbell Property Group is pleased to present a unique investment opportunity to purchase 28.93 acres of land in Crossroads Shopping Center, the most popular area in Cary, NC. The expansive property is located within walking distance of national retailers and restaurants and is a prime location for commuters being minutes from major highways and RDU international airport.

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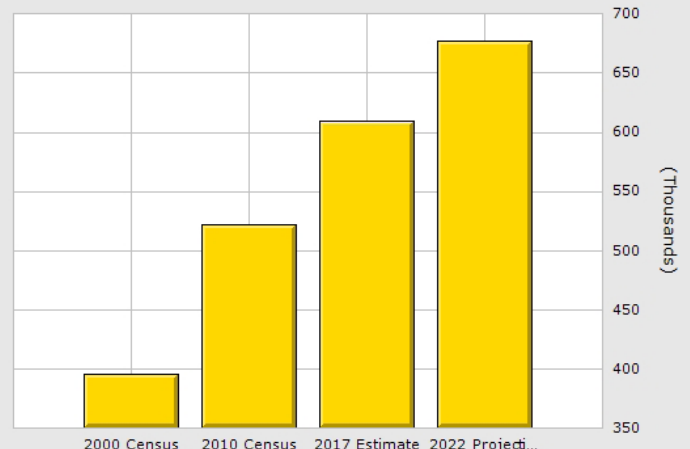
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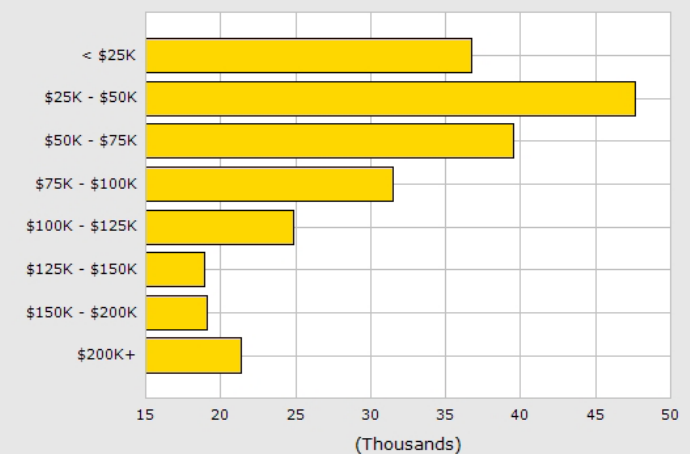
Investment Highlights and Demographics

- 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





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Site Acreage: 28.93 Acres
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

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