

MAYNARD OFFICE COMPLEX

1220 SE Maynard Rd, Cary, NC 27511



OFFERING SUMMARY

SALE PRICE:	\$125,000
YEAR BUILT:	1997
BUILDING SIZE:	525 SF
ZONING:	OI
MARKET:	Raleigh
SUBMARKET:	Cary
PRICE / SF:	\$238.10

PROPERTY OVERVIEW

OFFICE CONDO IN PRIME LOCATION. This 525 SF unit in Maynard Office Center features 2 office suites, a waiting area and restroom. Beautiful brick building. Ample parking. Existing tenant uses unit as a hair salon; but unit can be very easily converted back to office. Tenant in place at \$1000/mo and can stay until October 2021 or vacate sooner. Conveniently located just 1.5 miles from Downtown Cary and Cary Towne Center and under 3 miles to Crossroads Shopping Plaza. Easy access from I-40. Just 1.7 miles from Cary Train Station.

PROPERTY HIGHLIGHTS

- Prime Office Location
- 2 Office Suites, Waiting Area & Restroom
- Easy Access to/from I-40
- 1.5 miles from Downtown Cary
- 1.7 miles from Train Station
- Close to Dining & Shopping
- High Traffic Count - ADT 17,870
- Ample Parking

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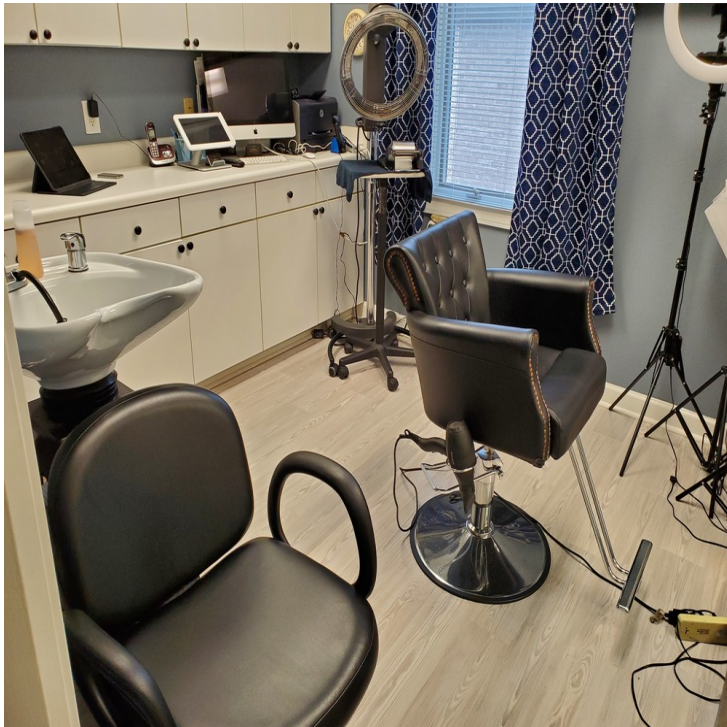
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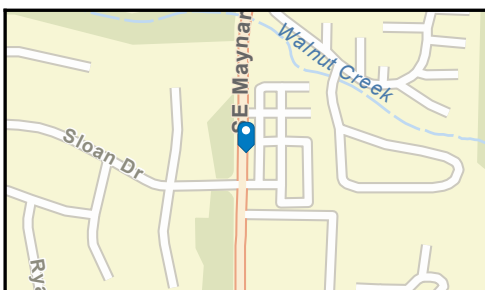
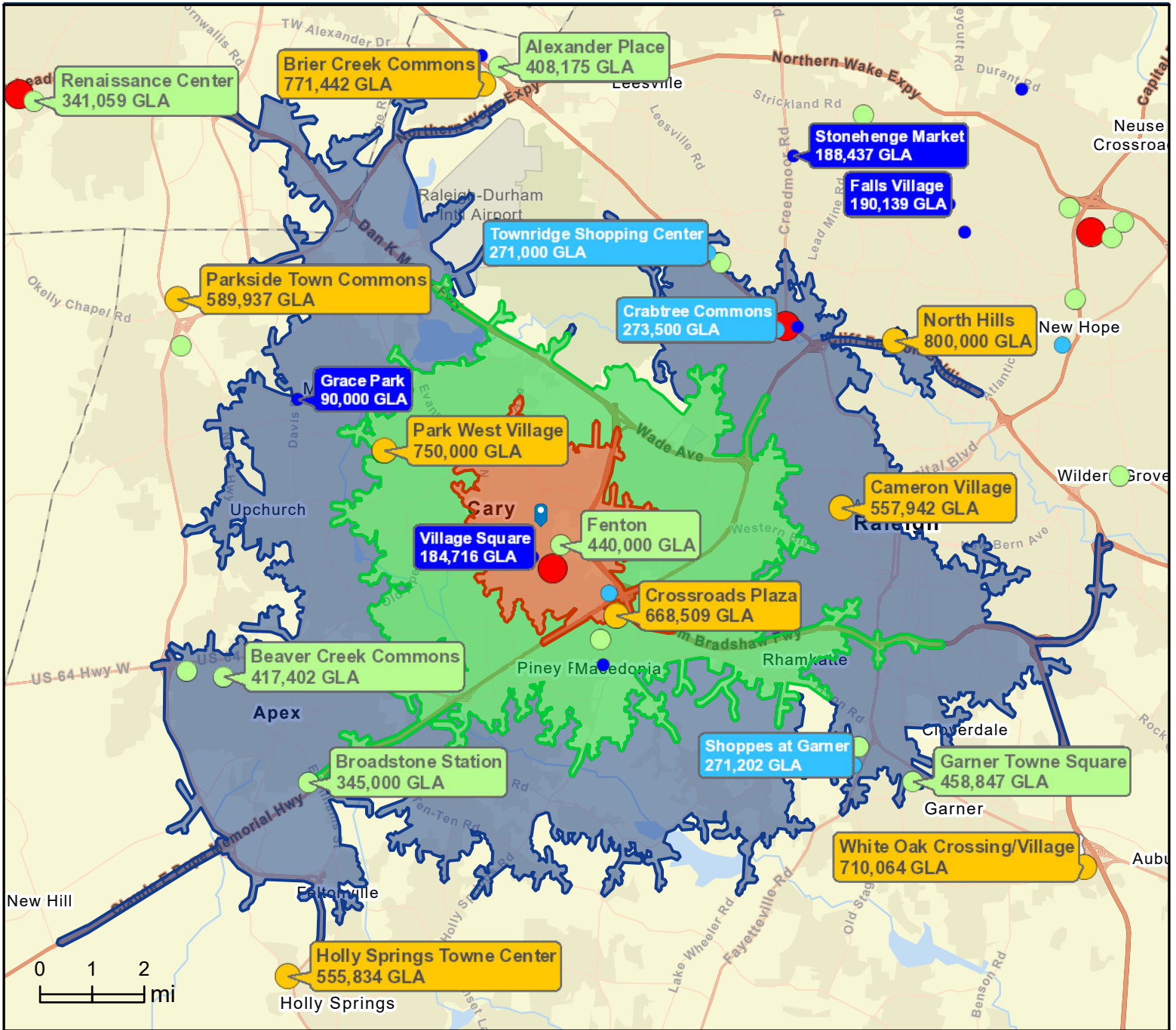
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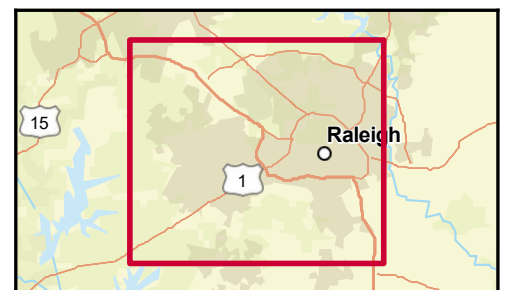
Major Shopping Center Map

1220 SE Maynard Rd, Cary, North Carolina, 27511
 Drive Time Bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
 Latitude: 35.78547
 Longitude: -78.76411



- Gross Leasable Area
- Less than 200,000 sq ft
 - 200,001 - 300,000
 - 300,001 - 500,000
 - 500,001 - 800,000
 - More than 800,000



Source: Directory of Major Malls, Inc. (Jan 2020).

College Towns

Dominant Tapestry Segment


KEY FACTS



105,192
Total Population


\$277,820
Median Home Value



5,288
Businesses



116,998
Daytime Population


31.2
Median Age

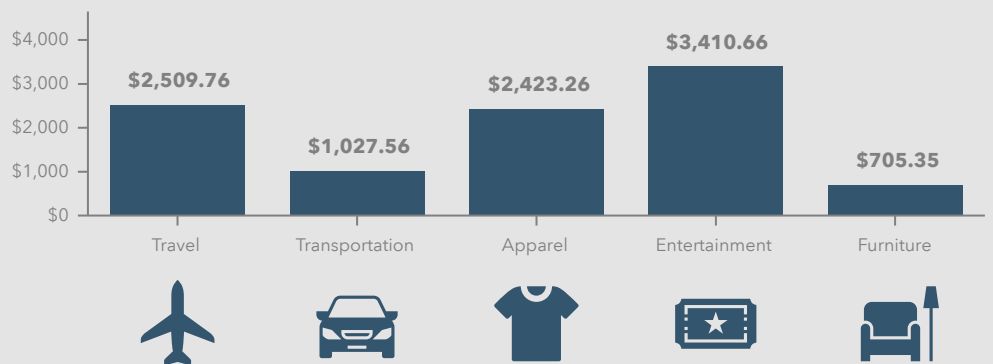

1.7%
2010-2020 Pop Growth Rate


\$40,718
Per Capita Income


2.3
Avg Household Size


\$70,641
Median Household Income

KEY SPENDING FACTS



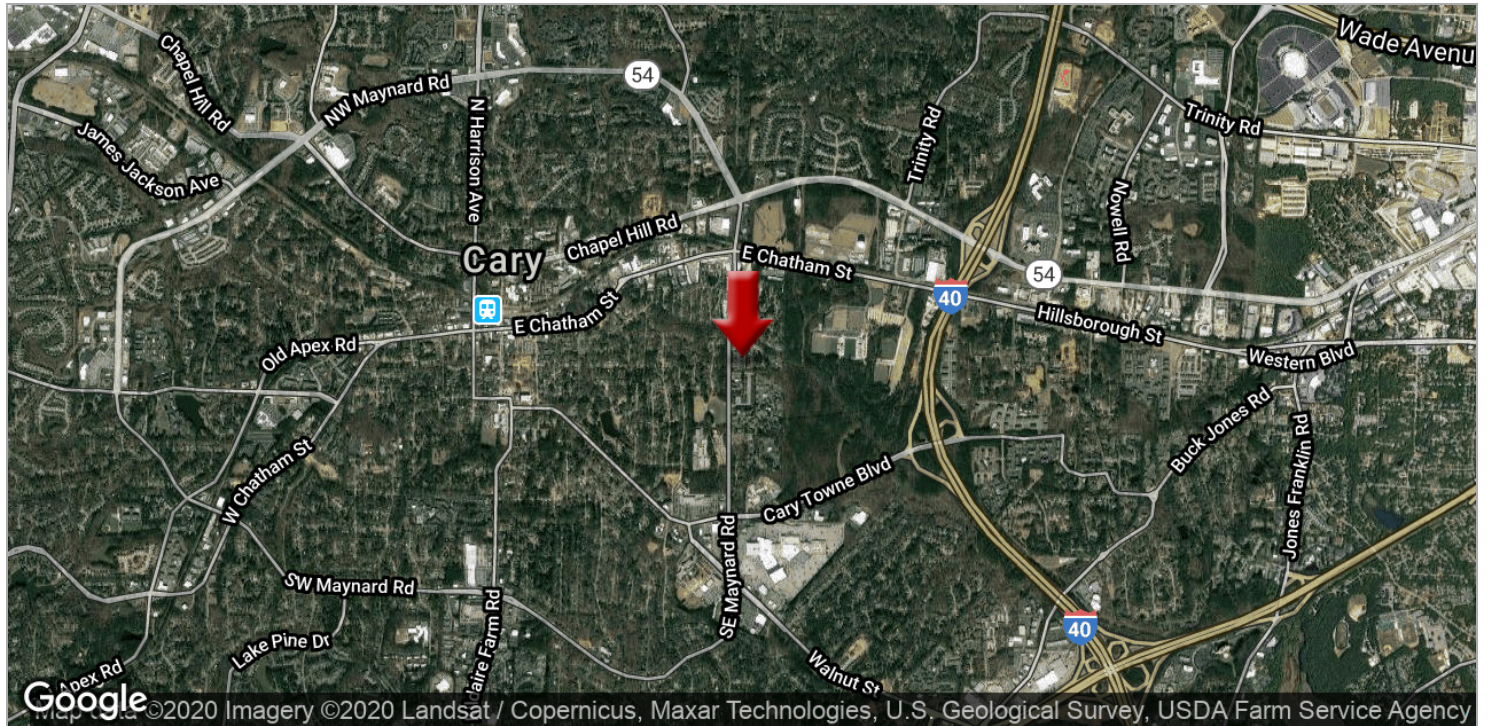
This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and Infogroup. The vintage of the data is 2020, 2025.

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Spending facts are average annual dollars per household

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