

# 51 KILMAYNE DRIVE

Cary, NC 27511

FOR LEASE



## Class A Office Space Available in Cary, North Carolina

### OFFERING

Lease Rate:	\$24-\$25/SF NNN
Delivering:	Available Now
Available:	350 SF (Suite 202)

### HIGHLIGHTS

- Beautiful brick and glass, three-story Class A office building with ample parking and manicured grounds
- Prime Cary location near high-traffic intersection of Kildaire Farm Road and SE Maynard Road with dining, banking, and retail nearby. Easy access to Raleigh, RTP Apex, Holly Springs via I-40, I-440, US-1, Hwy 64



Yezen S. Hamad, BIC  
919.351.9411

yhamad@trilandproperty.com

Laura Saleh  
919.368.0594

laura@trilandproperty.com

919.443.3034  
TrilandProperty.com



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## PROPERTY INFORMATION

Building Size	38,839 SF	Parking	182 Spaces
Lot Size	2.64 Acres	Parking Ratio	5 / 1,000 SF
Available	350 SF	Lease Rate	\$24-\$25 / SF NNN
Property Type	Retail, Office, Medical Office	Additional Rent	TICAM: \$5.50
Zoned	O1	Lease Term	5-10 Years



## TENANTS

### FIRST FLOOR

Suite 100	ReMax
Suite 102	Advanced Civil Design
Suite 104	First Home Mortgage
Suite 105	First Home Mortgage

### SECOND FLOOR

Suite 200	ReMax
Suite 201	American Vacuum Society
<b>Suite 202</b>	<b>AVAILABLE (350 SF)</b>
Suite 203	Dentistry By Design

### THIRD FLOOR

Suite 300	RGD Project Management
Suite 303	Susan Pruskin Consulting
Suite 304	Comperio Retirement Consulting
Suite 305	Atlantic Bay Mortgage

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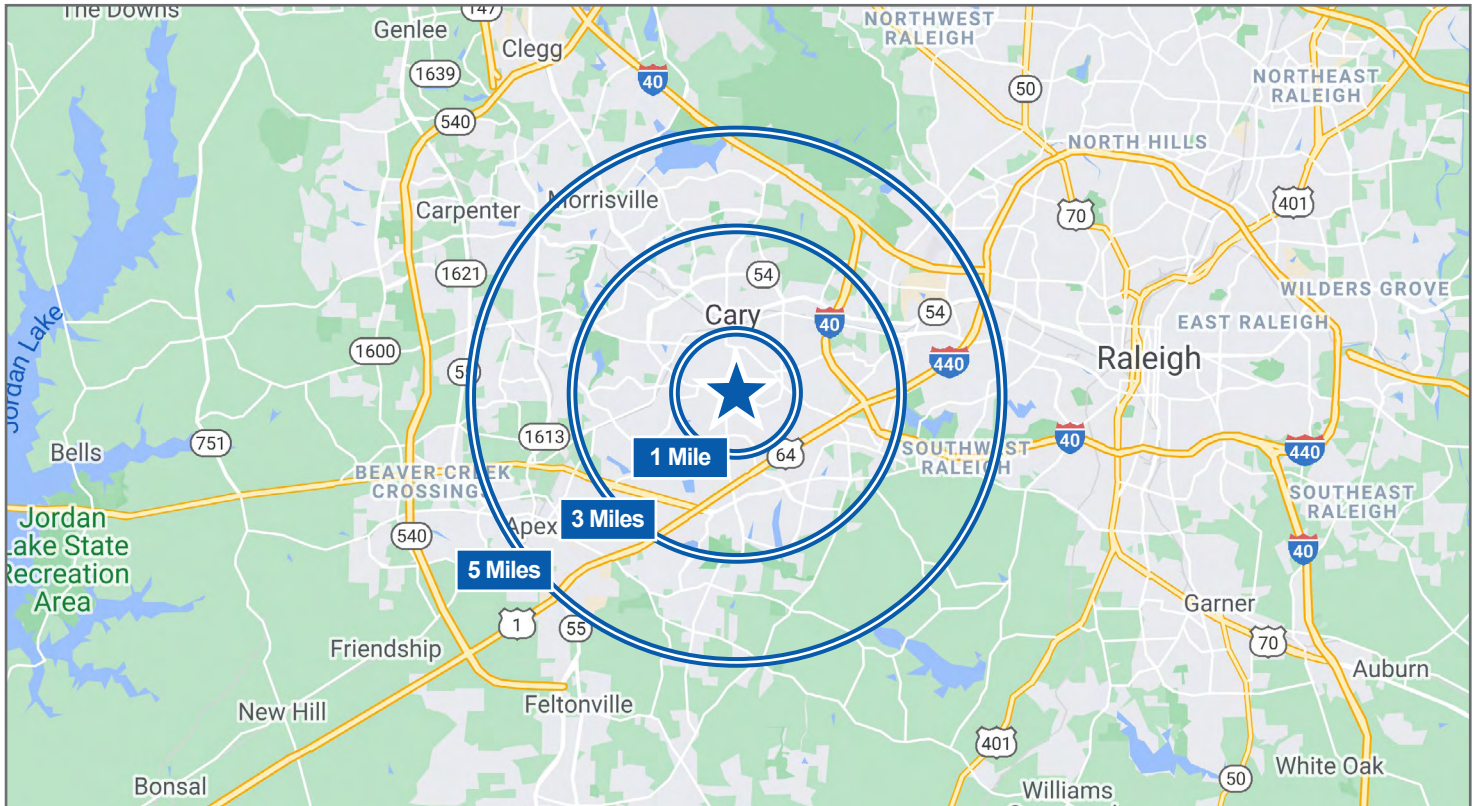
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## DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2020 Population	10,957	86,449	189,379
2025 Population	11,525	93,680	207,523
Annual Pop Growth	1.02%	1.62%	1.85%
2020 Households	4,902	36,167	76,544
2025 Households	5,158	39,166	83,739
Avg HH Size	2.21	2.38	2.47
2020 Median Age	44.2	37.7	36.2
2020 Average HH Income	\$96,557	\$106,202	\$118,702
2020 Median HH Income	\$74,646	\$79,372	\$87,935



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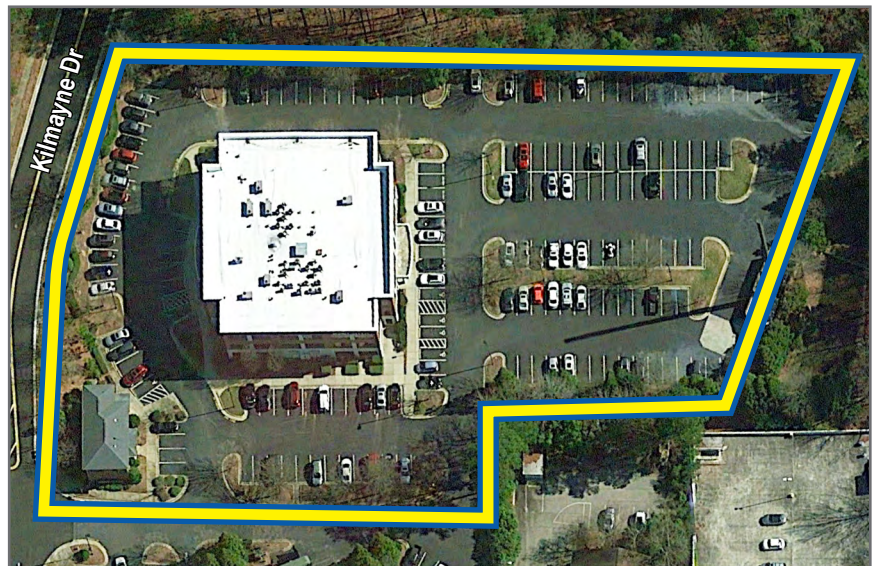


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## LOCATION OVERVIEW



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