

# 7535 CARPENTER FIRE STATION ROAD

Cary, NC 27519

FOR LEASE



## Medical Office Space Available in Cary, North Carolina

### OFFERING

Lease Rate:	\$26.00/SF NNN
Delivering:	7/1/22
Available:	5,788 RSF (Suite 105)

### HIGHLIGHTS

- Second generation medical office space with 8 exam rooms.
- Outstanding Cary, NC location at the signalized corner of Cary Glen Blvd and Carpenter Fire Station Road.
- Current tenants in the building are Triangle Family Dentistry and Carolina Orthodontics.
- Great visibility with building signage available.
- Walkable to nearby shopping centers.



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# 7535 CARPENTER FIRE STATION RD

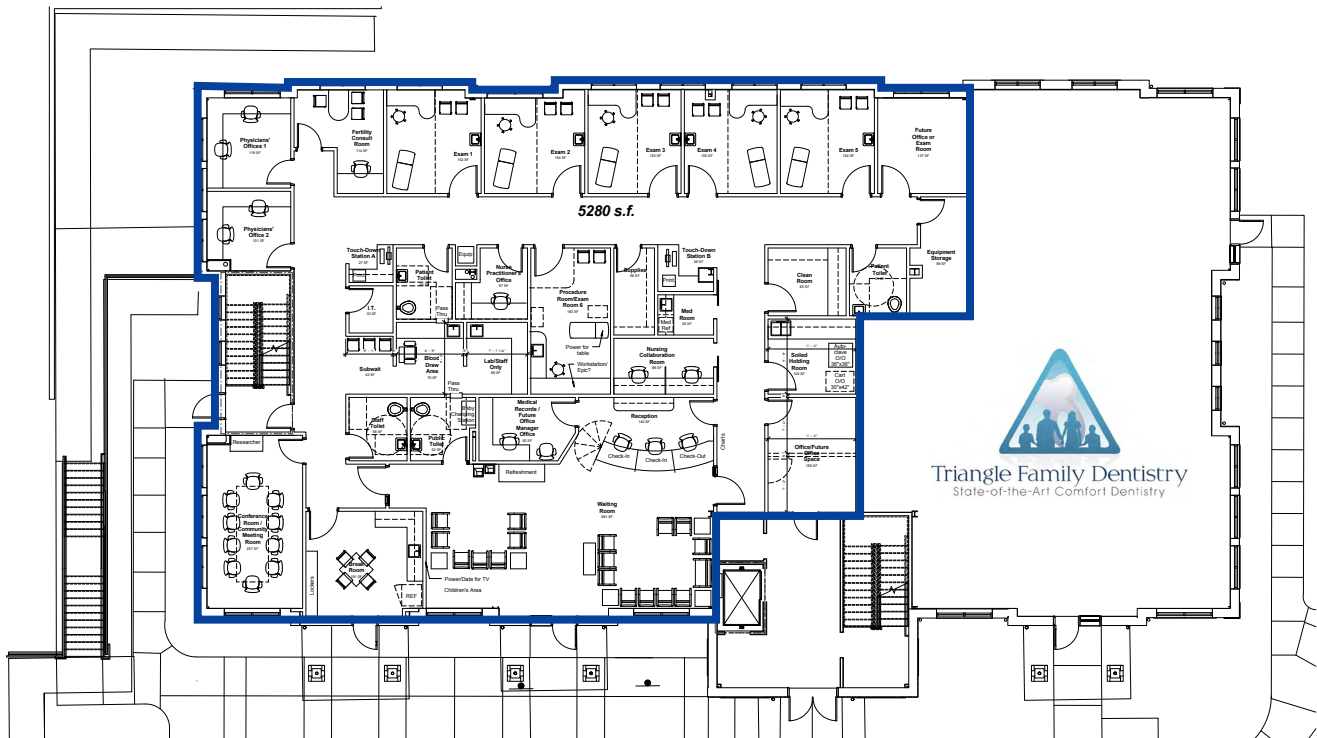
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## PROPERTY INFORMATION

Building Size	17,936 SF	Parking	50 Spaces
Lot Size	1.50 Acres	Parking Ratio	3.5/1,000
Available	5,788 RSF	Lease Rate	\$26 / SF NNN
Property Type	Medical Office	Additional Rent	TICAM: \$5.50
Zoned	GCP	Lease Term	5-10 Years

## FLOOR PLAN



**AVAILABLE (7/1/22)**  
**SUITE 105 - 5,788 RSF**

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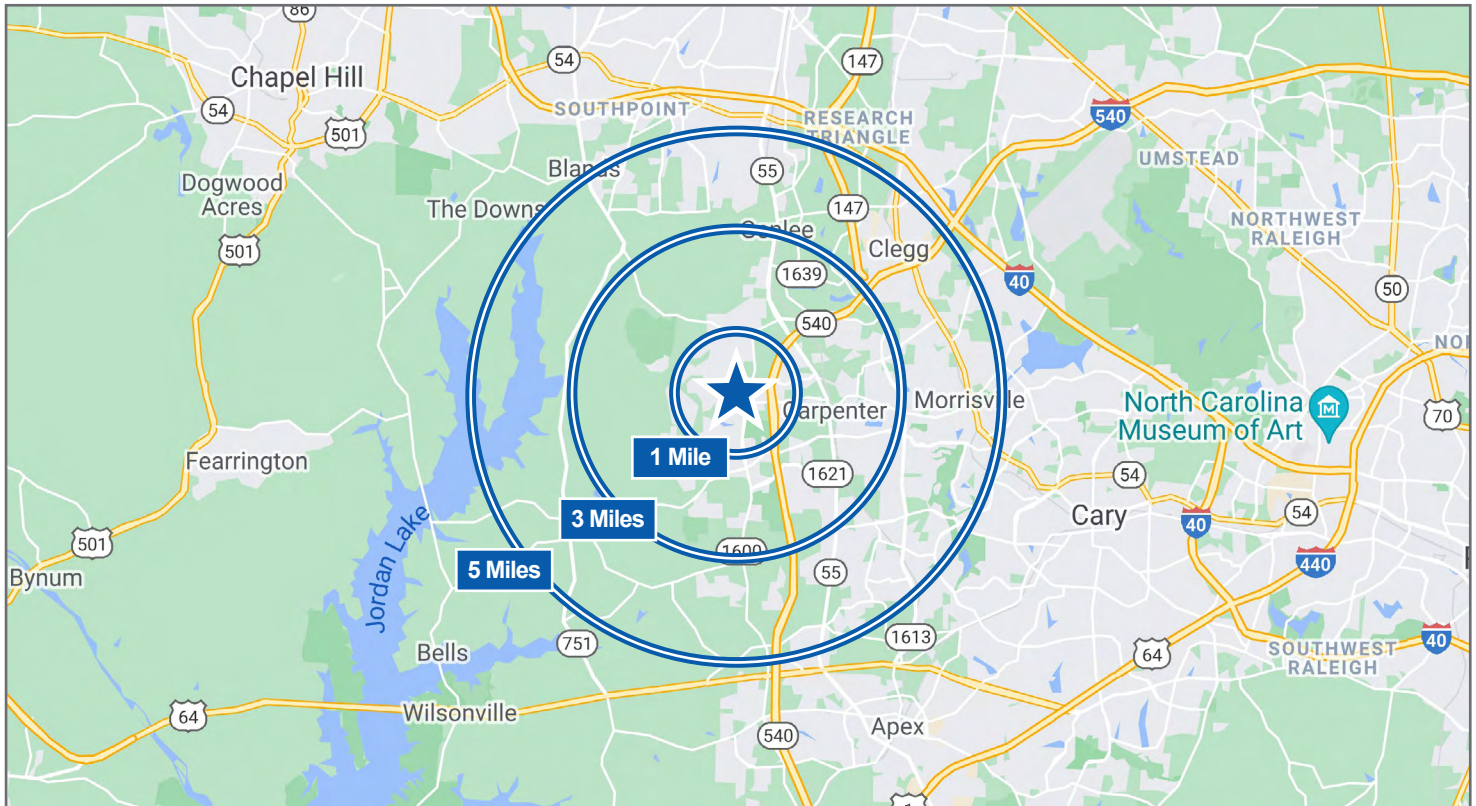
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## DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2021 Population	11,877	44,213	74,821
2026 Population	15,225	51,784	83,799
Annual Pop Growth	5.09%	3.21%	2.29%
2021 Households	4,707	15,915	28,247
2026 Households	6,086	18,604	31,627
Avg HH Size	2.52	2.78	2.65
2021 Median Age	33.1	36.4	36.9
2021 Average HH Income	\$166,396	\$155,293	\$140,897
2021 Median HH Income	\$149,479	\$126,760	\$112,723



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## LOCATION OVERVIEW



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