

**Land For Sale**

Opportunity

- 6.81 acres of land available in Cary
- Zoned as PDD Major, Office/Industrial
- Potential to accommodate approximately 40,000 sf office/warehouse capacity as one building or multiple buildings
- Water and sewer at the site
- Six miles to RDU International Airport; four miles to I-40; ten miles to RTP
- PIN: 0755726837

Price

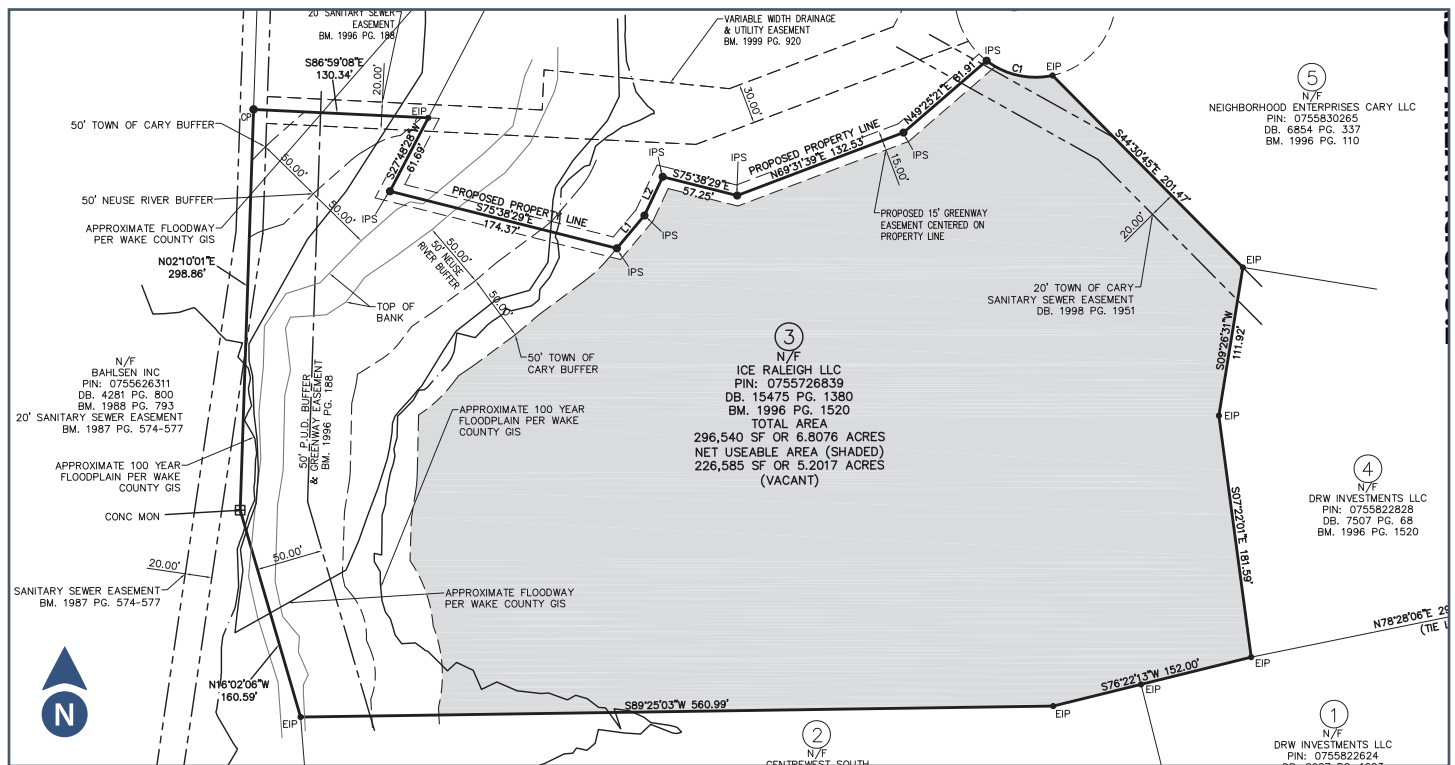
- \$1,300,000 total; \$190,895 per acre

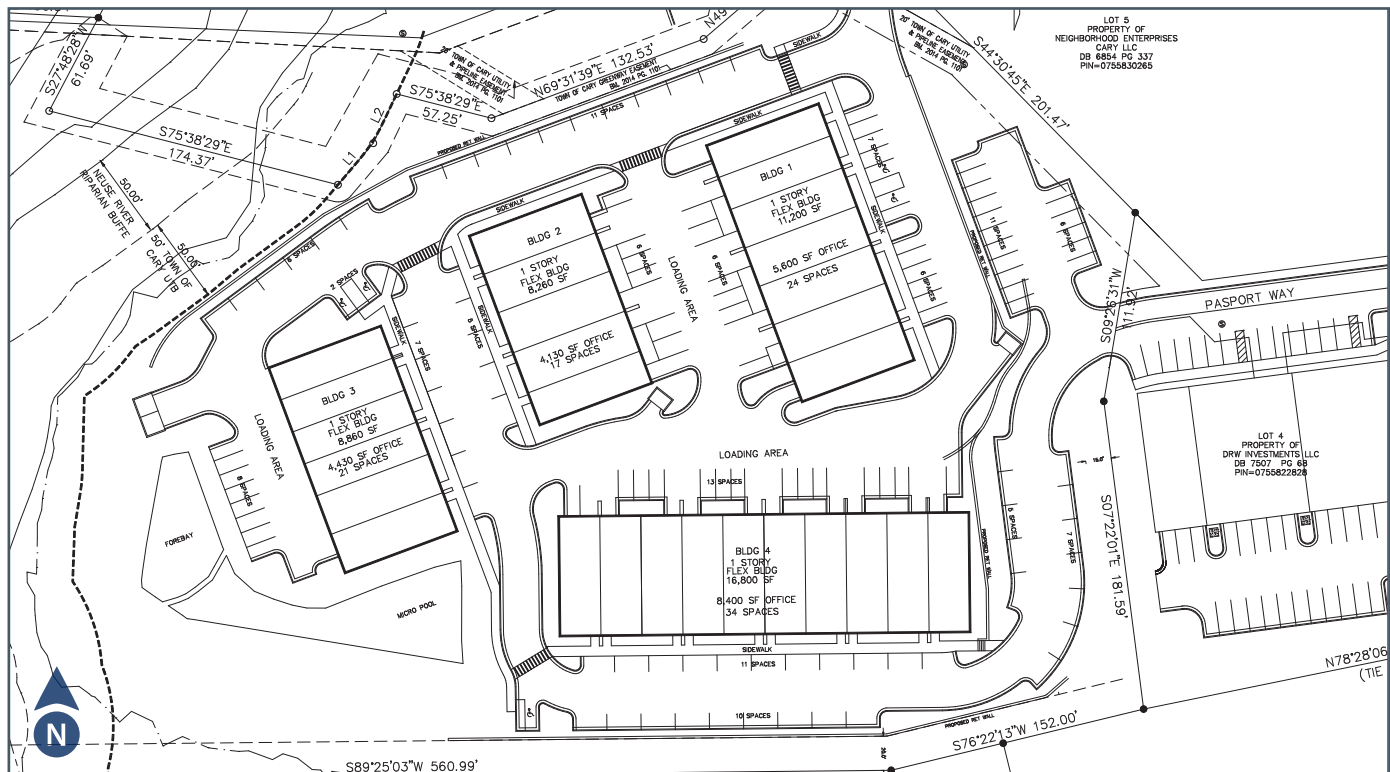
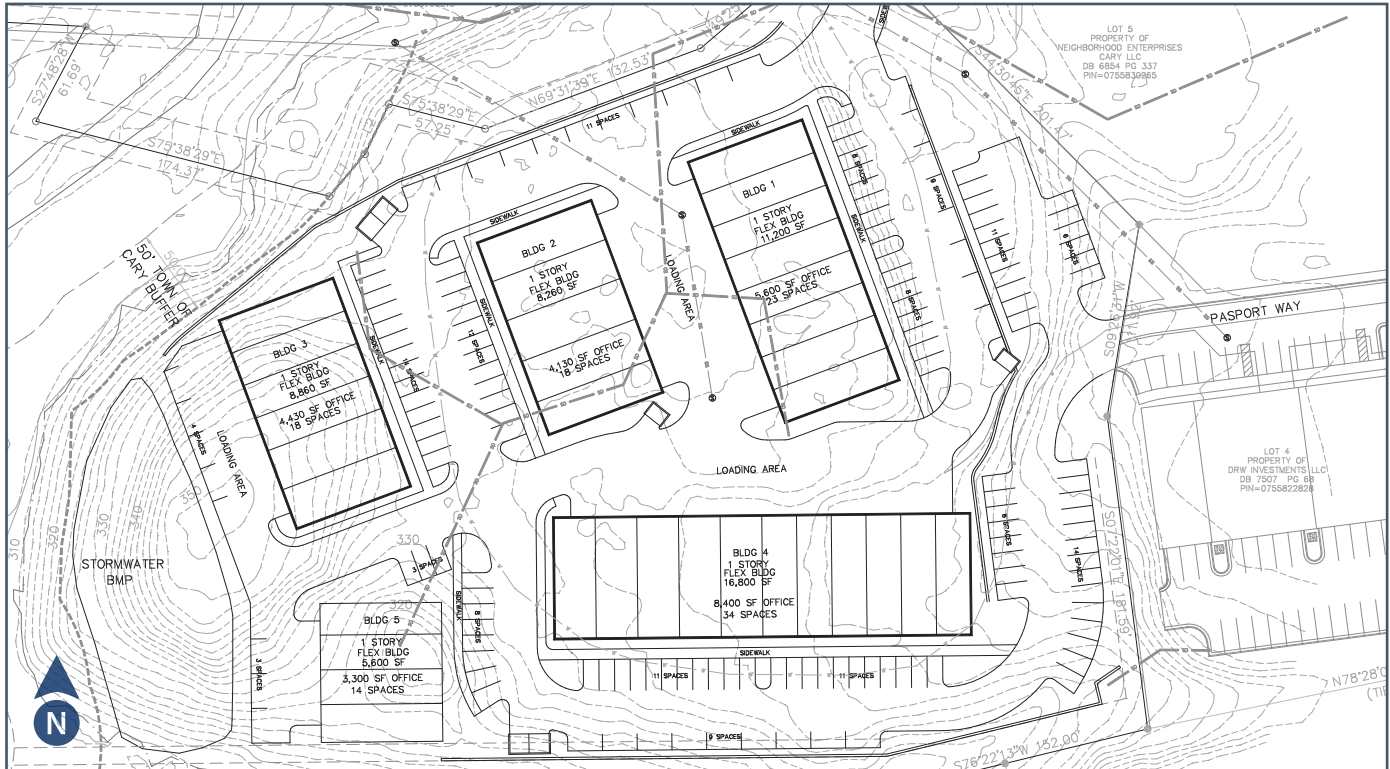
For more information, please contact:

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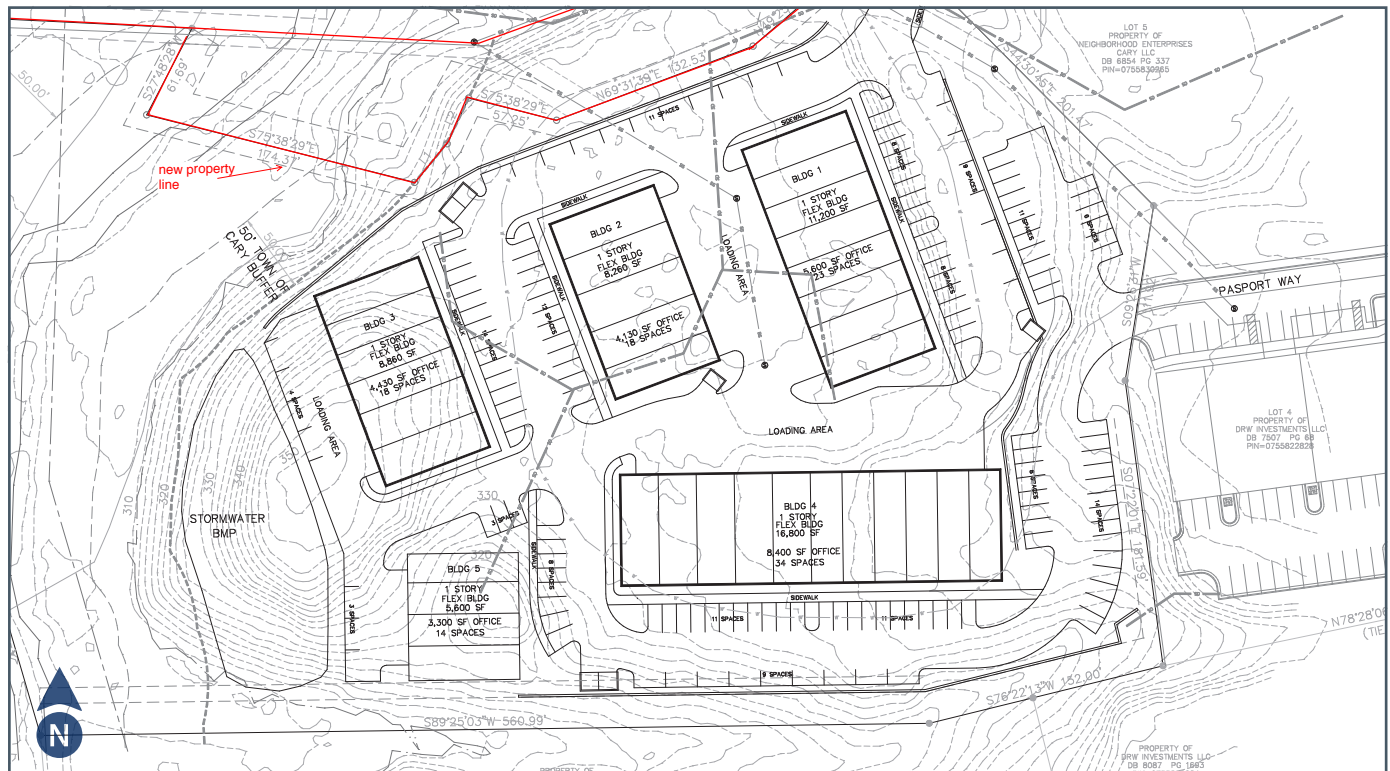
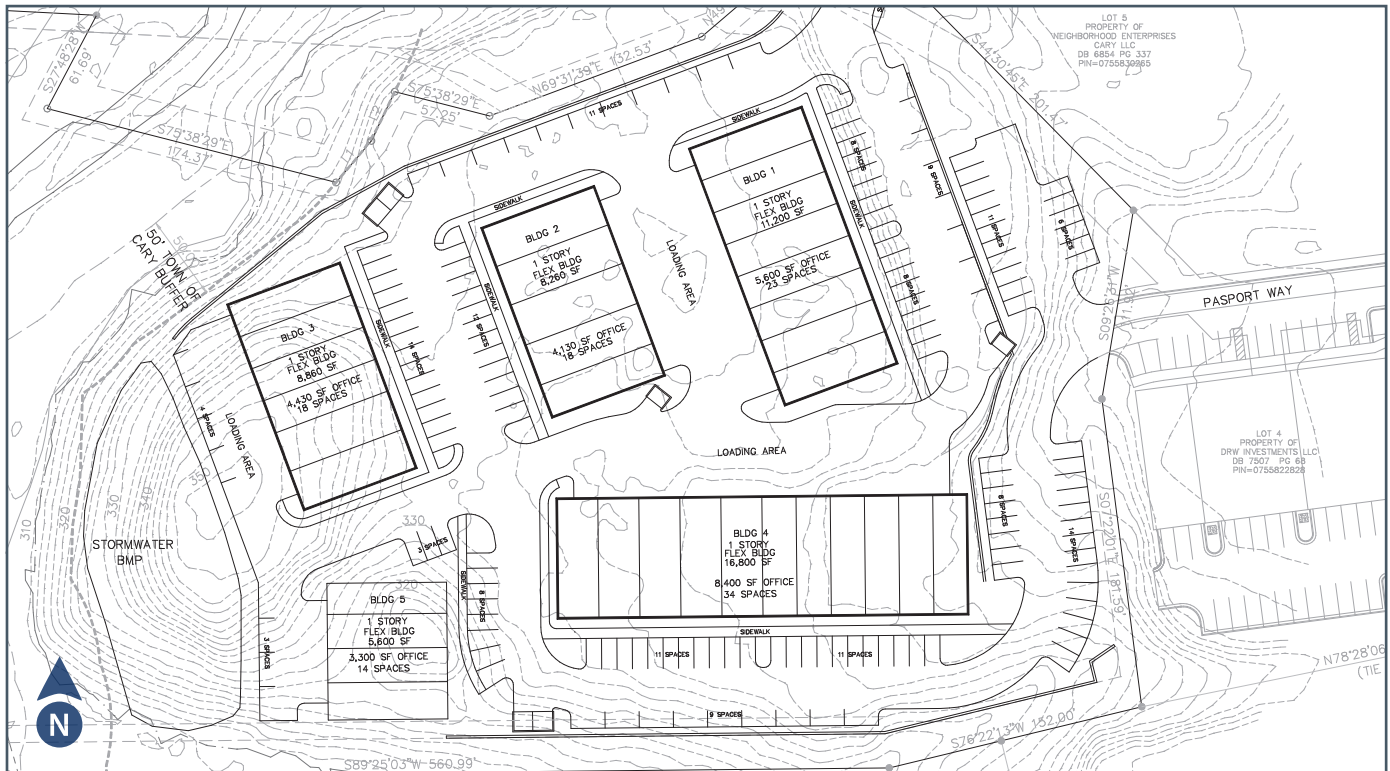


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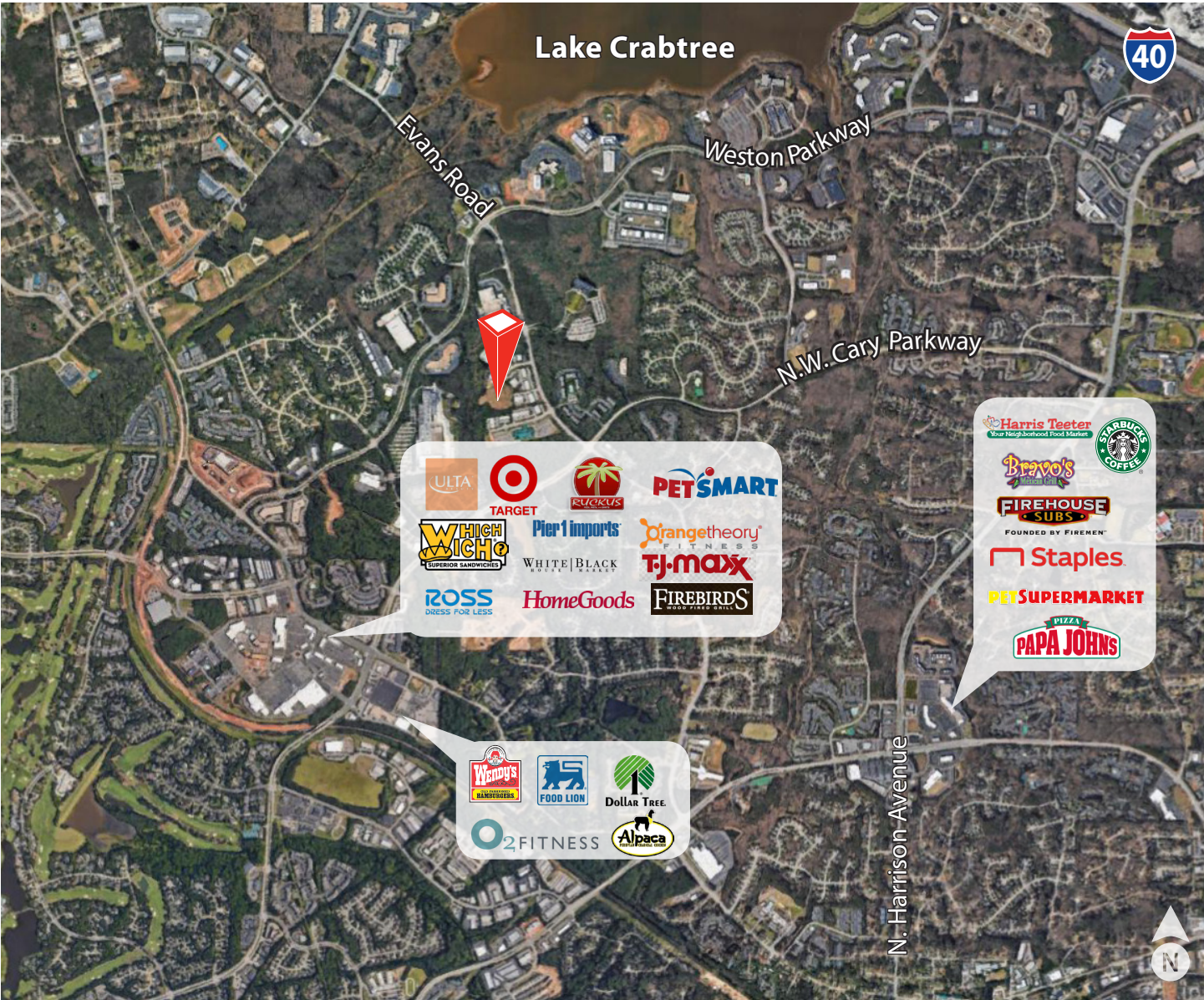


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Demographics

| Esri 2019 | 1 Mile | 3 Miles | 5 Miles |
|-----------------------|-----------|-----------|-----------|
| Population | 8,807 | 64,207 | 158,775 |
| Households | 3,518 | 26,213 | 62,778 |
| Avg. Household Income | \$128,675 | \$120,242 | \$120,588 |

Traffic Counts

| Costar 2018 | Vehicles Per Day (VPD) |
|--------------------|------------------------|
| Evans Road | 17,012 |
| N.W. Cary Parkway | 20,870 |
| N. Harrison Avenue | 31,223 |



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