



OPPORTUNITY TO BUILD IN THE CENTER OF IT ALL

*For Sale*

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3770 PLEASANT GROVE CHURCH ROAD, CARY, NC 27560

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## Property *Highlights*

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- Approximately 20 acres
- PIN# 0757490828 & 0757-01-49-0900
- Zoned Office/Research/Development (Town of Cary ETJ) and Office & Institutional (City of Durham ETJ)
- Permitted uses include office\*, library, museum, day care, recreation center, educational institutions, veterinary hospital, banks, restaurant, office building, hotel/motel, convenience store, retail services, car dealership, research laboratory, light manufacturing, and warehousing
- Most infrastructure already in place
- Municipal water and sewer on site
- Located just off of the I-540/Aviation Parkway interchange near RDU International Airport and Research Triangle Park

*\*Submitted for approval*

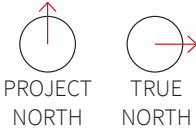


# Conceptual Site Plan



LOT PROPERTY SIZE - - 16 ACRES
BUILDING 1 - 60,534 SF
1ST FLOOR - 30,267 SF
2ND FLOOR - 30,267 SF
BUILDING 2 - 60,534 SF
1ST FLOOR - 30,267 SF
2ND FLOOR - 30,267 SF
BUILDING 3 - 60,534 SF
1ST FLOOR - 30,267 SF
2ND FLOOR - 30,267 SF
TOTAL AREA - 181600 SF
ZONING INFORMATION + REQUIREMENTS
Zoning - ORD
Office use - Business / Profession
Parking Ratio - 1 / 300 SF
Bike Spaces - 1 rack / 50,000 SF

PARKING SPACE MATRIX					
	TOTAL AREA (SF)	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED	ADA ACCESSIBLE SPACES REQUIRED	ADA ACCESSIBLE SPACES PROVIDED
BUILDING 1	60,534 SF	202	209	5	7
BUILDING 2	60,534 SF	202	208	4	5
BUILDING 3	60,534 SF	202	207	4	4
TOTAL		606	624	13	16
2 ADA VAN SPACES / 2 ADA VAN SPACES					



## FEATURED NEARBY AMENITIES

Opportunity to build with convenient access to a concentrated area of the Triangle's market-leading selection of amenities. Located just off Highway 540 and within minutes of the RDU International Airport, 3770 Pleasant Grove Church Road is truly a unique plot in the center of everything.



### BRIER CREEK

#### DINING

Applebee's  
Bar Louie  
Brasa Brazilian Steakhouse  
Brier Creek Beer Garden  
Brixx Wood Fired Pizza  
Bruegger's Bagels  
Caribou Coffee  
Chili's Grill & Bar  
Gigi's Cupcakes  
Greek Fiesta  
Jason's Deli  
Longhorn Steakhouse  
Rise Biscuits & Donuts  
Which Wich?

#### SHOPPING

Barnes & Noble  
Dick's Sporting Goods  
Home Goods  
Men's Wearhouse  
PetSmart  
Pier 1 Imports  
Staples  
T.J. Maxx  
Target  
Total Wine & More  
Verizon Wireless

#### SERVICES

Advance Tailors  
BB&T  
BJ's Wholesale Club & Gas  
Blo Hair Salon  
Brier Creek Cleaners  
Brier Creek Dental Studio  
European Wax Center  
Massage Envy  
MyEyeDr.  
The UPS Store  
Tips 2 Toes

#### ENTERTAINMENT

Movies at Brier Creek



### PARK WEST VILLAGE

#### DINING

Another Broken Egg  
Bad Daddy's Burger Bar  
Blaze Pizza  
Chipotle Mexican Grill  
Firebirds Wood Fired Grill  
Hibachi Blue  
Hickory Tavern  
Noodles & Company  
Panera Bread  
Penn Station Subs  
Rise Biscuits and Donuts  
Smoothie King  
The Full Moon Oyster Bar  
Travinia Italian Kitchen  
Zoe's Kitchen

#### SHOPPING

Ann Taylor LOFT  
Chico's  
Home Goods  
Mattress Firm  
PetSmart  
Target  
TJ Maxx  
ULTA Beauty

#### SERVICES

AT&T  
BB&T  
European Wax Center  
Jay Andrew Salon & Spa  
Massage Envy  
Orangetheory Fitness  
Park West Nail Spa  
Pure Barre  
Sport Clips  
Sprint  
T-Mobile  
The UPS Store  
Triangle Family Eye Care

#### RESIDENTIAL

The Bristol Apartment Homes & Lofts  
District Lofts & Station



### THE ARBORETUM

#### DINING

Bonefish Grill  
BurgerFi  
Cafe Carolina & Bakery  
Jersey Mike's  
Moe's Southwest Grill  
Raleigh Brewing  
Ruckus Pizza, Pasta & Spirits  
Ruth's Chris Steakhouse  
Starbucks

#### SERVICES

A Better Man's Barber  
Carolinas Dentist  
Cary Flow Yoga  
Deluxe Cleaners  
GolfTec  
SoHo Nails Spa  
Title Boxing

#### RESIDENTIAL

The Apartments at The Arboretum



### HARRISON SQUARE

#### DINING

Dame's Chicken & Waffles  
Lucky Chicken  
N.Y. Pizza  
Rallypoint Sport Grill  
Subway  
Tropical Smoothie Cafe  
Yum Yum Thai Cuisine

#### SHOPPING

Ann Taylor LOFT

#### SERVICES

Accupressure Center  
Enterprise Rent-A-Car  
Hair News  
Lovely Nails  
Nationwide Insurance

Contact the JLL RDU Leasing Team to learn more  
[rduleasing@am.jll.com](mailto:rduleasing@am.jll.com) | 919.851.9111

