

Retail Parcels

NEC Carpenter Fire Station Road &
Green Level Church Road
Cary, NC
Wake County

Lat. 35.823608 Long -78.901015

Contact: Bob Brett
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NEC Carpenter Fire Station Rd. & Green Level Church Rd. – Executive Summary

Property Description:

The proposed site is located at the Northeast corner of the signalized intersection of Carpenter Fire Station Road and Green Level Church Road. The concept plans include a 19,000sf building with minimum 85 parking spaces. Visibility from 2 public roadways is excellent and access includes a RI/RO/LI and a RI access on Carpenter Fire Station Road and a Full movement and RI/RO access points on Green Level Church Road. A traffic signal is proposed at the full median access point on Green Level Church. Monument signage on both roads is in place.

Trade Area:

A trade area demographic report was performed on a 1,2 and 3-mile radius from the proposed location. Based on this trade area, current population counts are 10,065 (1-mile), 22,447 (2-mile), 41,420 (3-mile), with a median household income of \$111,019 and median age of 34.6 in the 3-mile trade area.

Site Traffic Counts:

Traffic counts on Green Level Church Rd. are currently approximated at 11,300 ADT

Traffic counts on Carpenter Fire Station Rd. are currently approximated at 10,100 ADT

Area Retailers:

Harris Teeter, CVS, McDonalds, Wells Fargo, located at the SEC of the intersection

Walgreens – Same Development

Publix – Approved on NWC of the same intersection

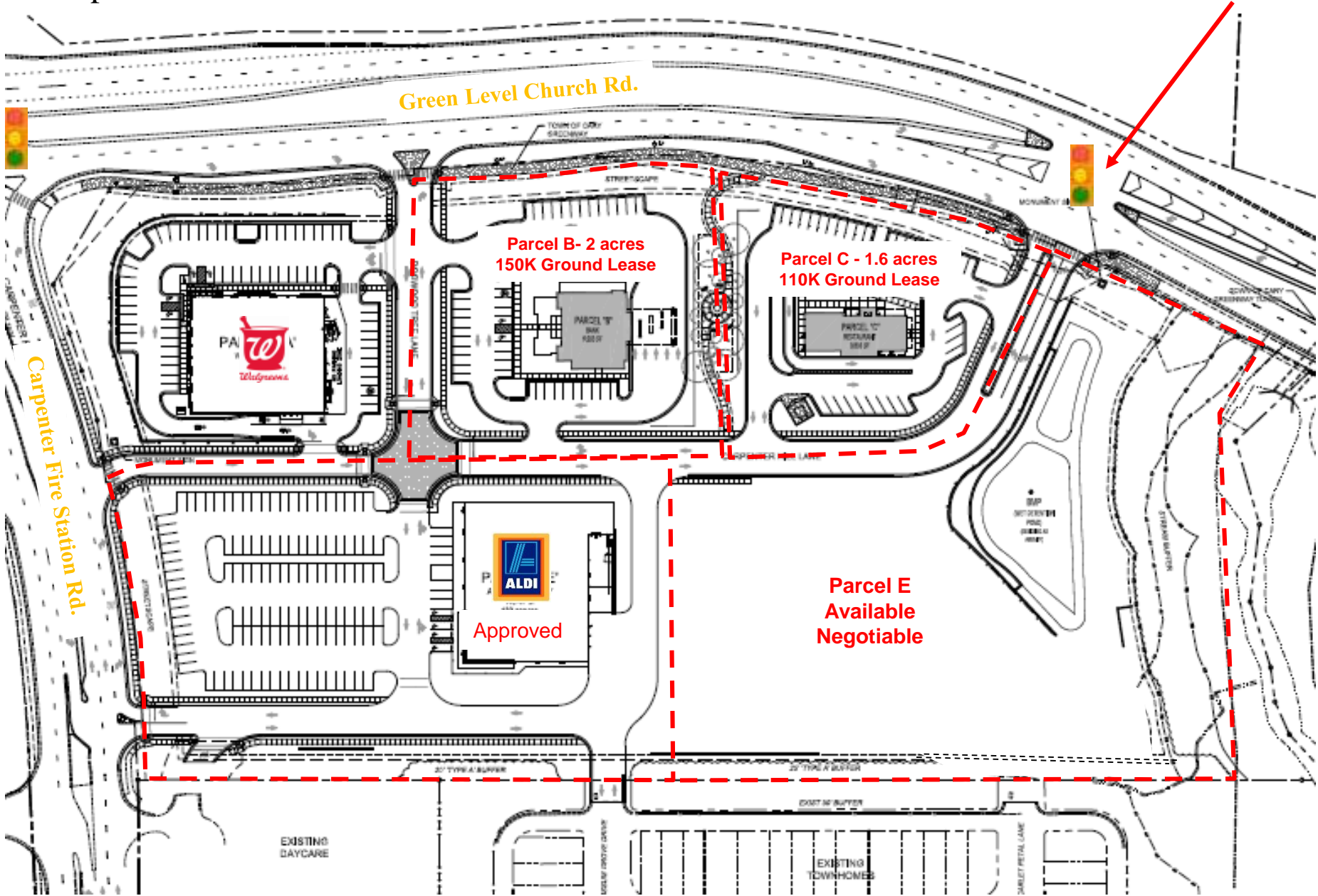
Whole Foods Market – Hwy 55 (not open yet) 2 miles northeast

Conclusion:

Due to growing rapidly growing demographics and lack of services in the west Cary area we feel this site is a fantastic option for underserved food, banking or other retail services.

Concept Site Plan

Approved Signal



NEC Carpenter Fire Station Rd. & Green Level Church Rd - Area Retail



Aerial View Looking Overhead



CVS

WELLS FARGO

Carpenter Fire Station Rd.

Kids R Kids
SCHOOLS OF QUALITY LEARNING



Approved



Parcel B
2 acres
150K Ground Lease

Parcel C
1.6 acres
110K Ground Lease

Parcel E
Available
Negotiable

Approved Signal

Green Level Church Rd.

Aerial View Looking North



Approved Signal

Approved



Publix

Parcel C
1.6 acres
110K Ground Lease

Parcel E
Available
Negotiable

Parcel B
2 acres
150K Ground Lease



Approved



Green Level Church Rd.


Carpenter Fire Station Rd.

Aerial View Looking East



Aerial View Looking West



Approved

Publix

Approved Signal

Green Level Church Rd.

Parcel B
2 acres
150K Ground Lease

Parcel C
1.6 acres
110K Ground Lease

Parcel E
Available
Negotiable


ALDI

Approved

WELLS FARGO

CVS


kids R kids
SCHOOLS OF QUALITY LEARNING

Carpenter Fire Station Rd.

High Aerial View Looking West



High Aerial View Looking North



High Aerial View Looking East



High Aerial View Looking South



Triangle Expressway (540)



Carpenter Fire Station Rd.

SITE



McCrimmon Pkwy.

Green Level Church Rd.

Panther Creek H.S.