

COMMERCIAL SPACE FOR LEASE

Legacy Cary Commercial

6100 Morrisville Pkwy, Cary, North Carolina 27519



PROPERTY HIGHLIGHTS

- » Prime commercial space with frontage on Morrisville Parkway for lease in west Cary, ideal for office, retail, and medical uses
- » Legacy Cary is an approved master planned community with up to 395 multifamily units (first units anticipated first half of 2025)
- » Rapidly growing area with hundreds of existing and 2,700+ planned rooftops nearby
- » Building C: 5,000 SF (outdoor patio opportunity)
- » Delivering cold dark shell Q4 2024
- » Approved Planned Development District zoning permits kennel, veterinary hospital, bank, restaurant, office, hotel, indoor recreation, retail, personal service establishment, convenience store, postal center, wellness center, and small shopping center.
- » Convenient to NC 540 Hwy and NC 55 Hwy; minutes from Research Triangle Park, Apple's \$1+ billion campus, and Duke Hospital's new medical campus.
- » Lease Rate: Contact brokers

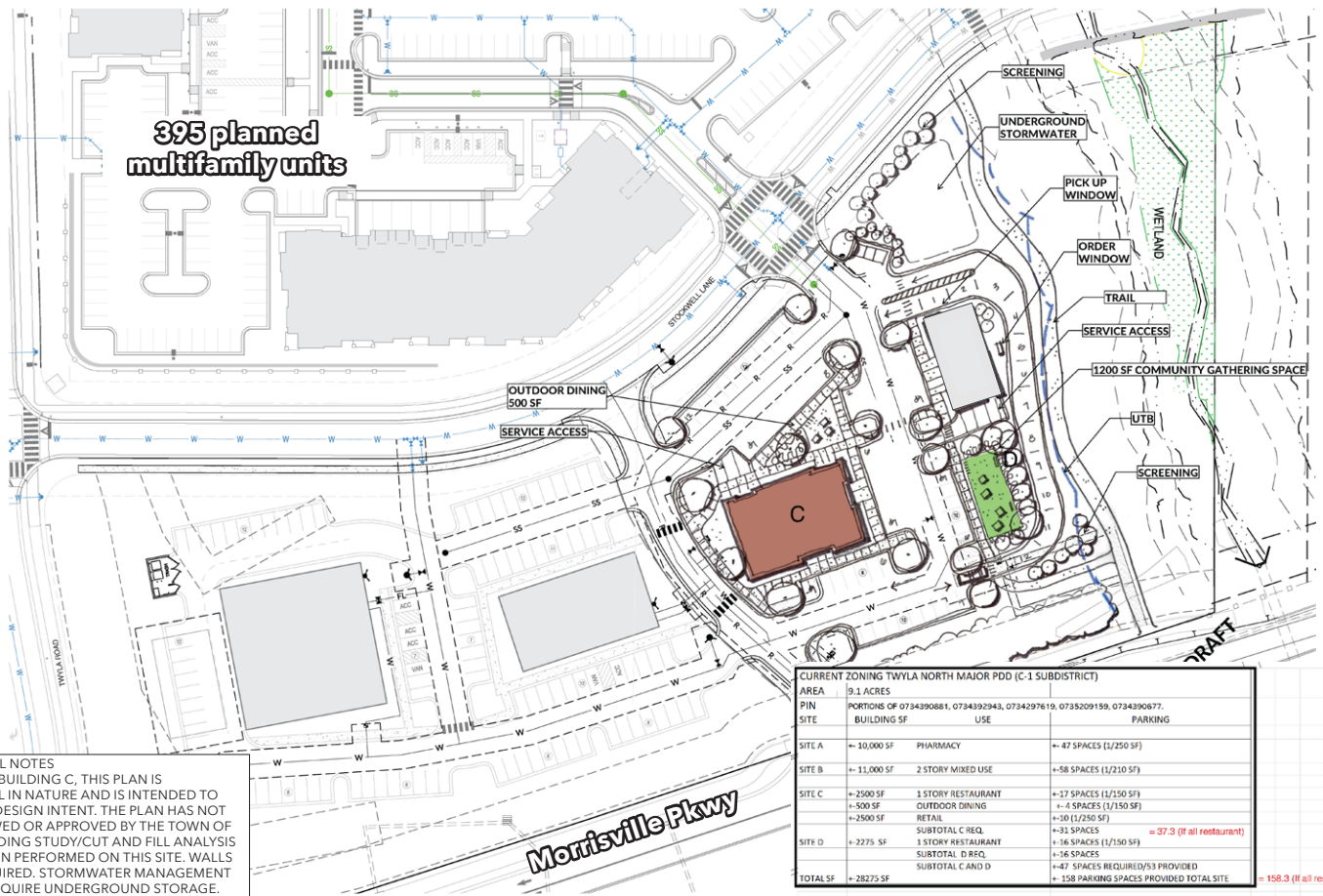
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Conceptual Retail Site Plan

LEGACY CARY COMMERCIAL
CARY, NORTH CAROLINA 27519



SITE GENERAL NOTES
EXCEPT FOR BUILDING C, THIS PLAN IS CONCEPTUAL IN NATURE AND IS INTENDED TO ILLUSTRATE DESIGN INTENT. THE PLAN HAS NOT BEEN REVIEWED OR APPROVED BY THE TOWN OF CARY. A GRADING STUDY/CUT AND FILL ANALYSIS HAS NOT BEEN PERFORMED ON THIS SITE. WALLS MAY BE REQUIRED. STORMWATER MANAGEMENT PLAN MAY REQUIRE UNDERGROUND STORAGE. GREENWAY TRAIL WILL IMPACT THE UTB BUFFER.

CURRENT ZONING TWYLA NORTH MAJOR PDD (C-1 SUBDISTRICT)			
AREA	9.1 ACRES		
PIN	PORTIONS OF 0734390881, 0734392943, 0734297619, 0735209159, 0734390677.		
SITE	BUILDING SF	USE	PARKING
SITE A	+ 10,000 SF	PHARMACY	+ 47 SPACES (1/250 SF)
SITE B	+ 11,000 SF	2 STORY MIXED USE	+ 58 SPACES (1/210 SF)
SITE C	+ 2500 SF	1 STORY RESTAURANT	+ 27 SPACES (1/210 SF)
	+ 500 SF	OUTDOOR DINING	+ 4 SPACES (1/150 SF)
	+ 2500 SF	RETAIL	+ 50 (1/250 SF)
SITE D	+ 2275 SF	SUBTOTAL C REQ.	+ 31 SPACES
		1 STORY RESTAURANT	+ 16 SPACES (1/150 SF)
		SUBTOTAL D REQ.	+ 16 SPACES
		SUBTOTAL C AND D	+ 47 SPACES REQUIRED/53 PROVIDED
TOTAL SF	+ 28275 SF		+ 158.3 (If all restaurant)

NOTE: PARKING RATIOS FOR SITE C ARE BASED ON ASSUMED INDOOR AND OUTDOOR DINING AREAS. SITE D ASSUMES NO OUTDOOR DINING AREA. FINAL BUILDING AREAS MAY BE LIMITED BY THE NUMBER OF ACTUAL PARKING SPACES PROVIDED DURING DESIGN DEVELOPMENT. ACTUAL BUILDING USES TO BE DETERMINED DURING DESIGN DEVELOPMENT. COMMUNITY GATHERING PLACE WILL UTILIZE ADDITIONAL PARKING ON SITES C AND D.



Multifamily Renderings



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2023 Population	10,511	83,436	157,977
2028 Population	11,967	87,619	165,911
2023-2028 Annual Growth Rate	2.65%	0.98%	0.98%
Daytime Population	7,456	63,466	144,073
Median Age	34.8	35.9	36.4
Average Household Income	\$223,572	\$189,526	\$178,278
Average Home Value	\$643,992	\$565,123	\$533,972
Number of Homes	3,075	30,622	60,434

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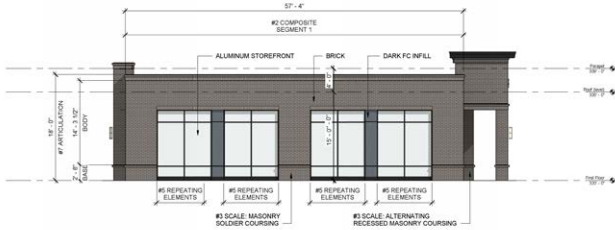
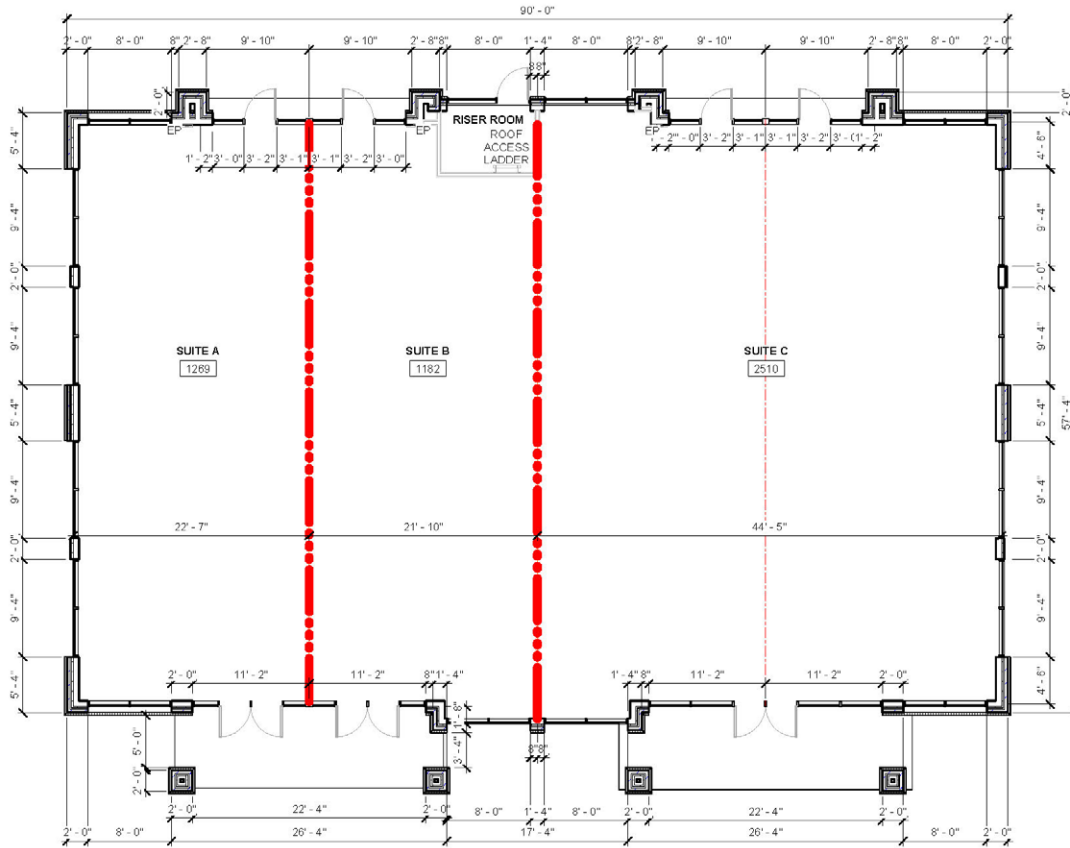
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Building C Floor Plan

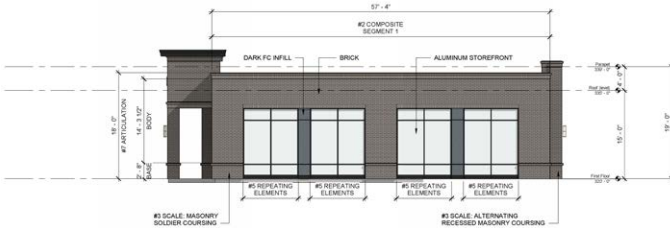
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LEFT SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



RIGHT SIDE ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"

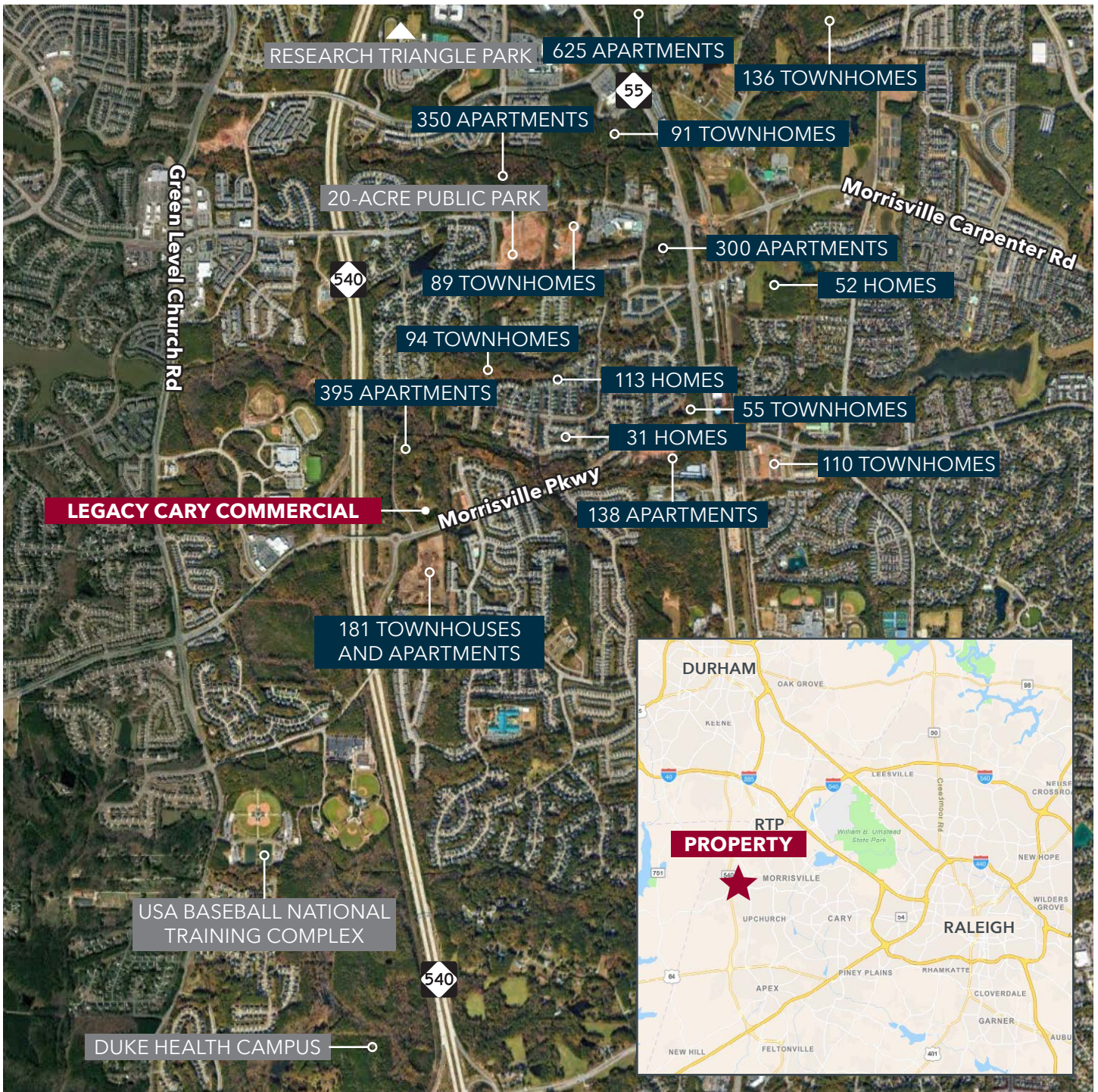
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Nearby Development

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