



LOCATION HIGHLIGHTS

- 2023 estimated population within 5 miles - 168,530*
- 2023 estimated average household income within 1 mile - \$184,391*
- 2023 estimated average household income within 5 miles - \$139,741*

Neighboring office parks, medical centers, and affluent residential areas

**Demographics obtained from Esri*



CURRENTLY AVAILABLE

- Fully Leased



LEASING CONTACT

Vivienne Wraith
vwraith@gfdinc.com
Suite 205
6350 Quadrangle Drive
Chapel Hill, NC 27517



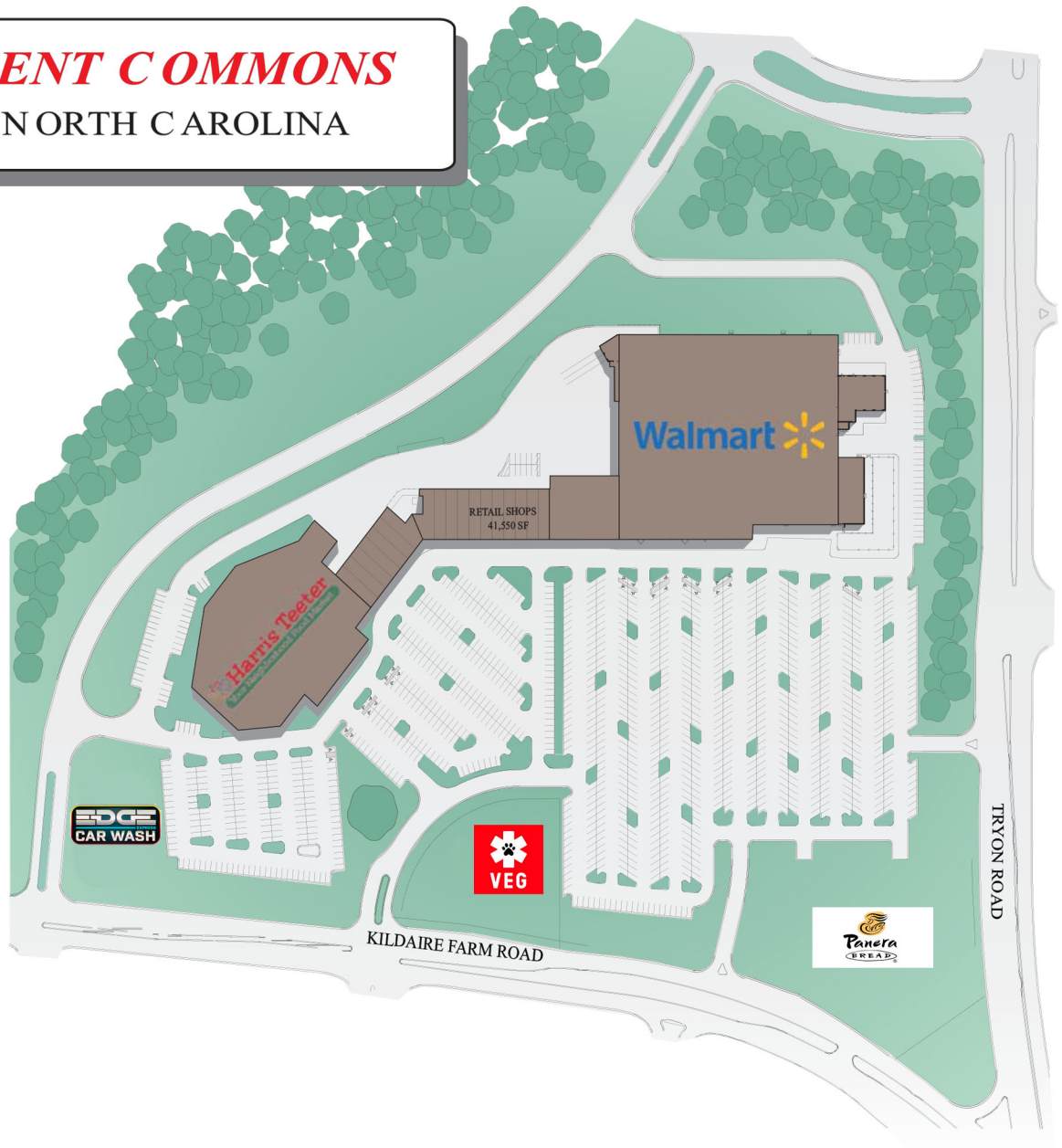
MORE INFO
www.gfdinc.com
919.448.1943



Scan this QR Code with your mobile phone's QR Reader to visit our website, and learn more about this property as well as others available for lease.

CRESCENT COMMONS

CARY, NORTH CAROLINA



CRESCENT COMMONS

CARY, NC

Tenant List

<u>SPACE</u>	<u>STORE</u>	<u>SQ. FT.</u>
STORE A	Harris Teeter	63,873
STORE B	Walmart	130,342
A1, A2	Elements Massage	1,955
A2	LunchboxWax	1,454
A3, A4	Unleashed, the Dog and Cat Store	2,991
A5	Yasini Jewelers	1,600
A6	Beem Light Sauna – Cary	1,600
A7	Frame Masters	1,975
B8	Sally Beauty	1,600
B9	Ombre Nails	1,600
B10	The UPS Store	1,600
B11	Crescent Commons Cleaners	1,600
B12	New York Bagel & Deli	1,600
B13, B14	Saffron Indian Cuisine	3,200
B15	Pure Barre	1,600
B16	MyEyeDr.	1,600
B17	Wild Bird Unlimited	1,600
B18	Tropical Smoothie Café	1,600
B19	A.C.P.'s Mexican Bar and Grill	2,000
B20, B21	Coastal Federal Credit Union	3,200
B21-B23	Learning Express of Cary	4,800
B24	Master Chang's Tiger Den Martial Arts	2,000

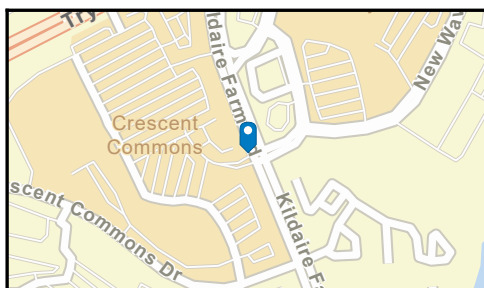
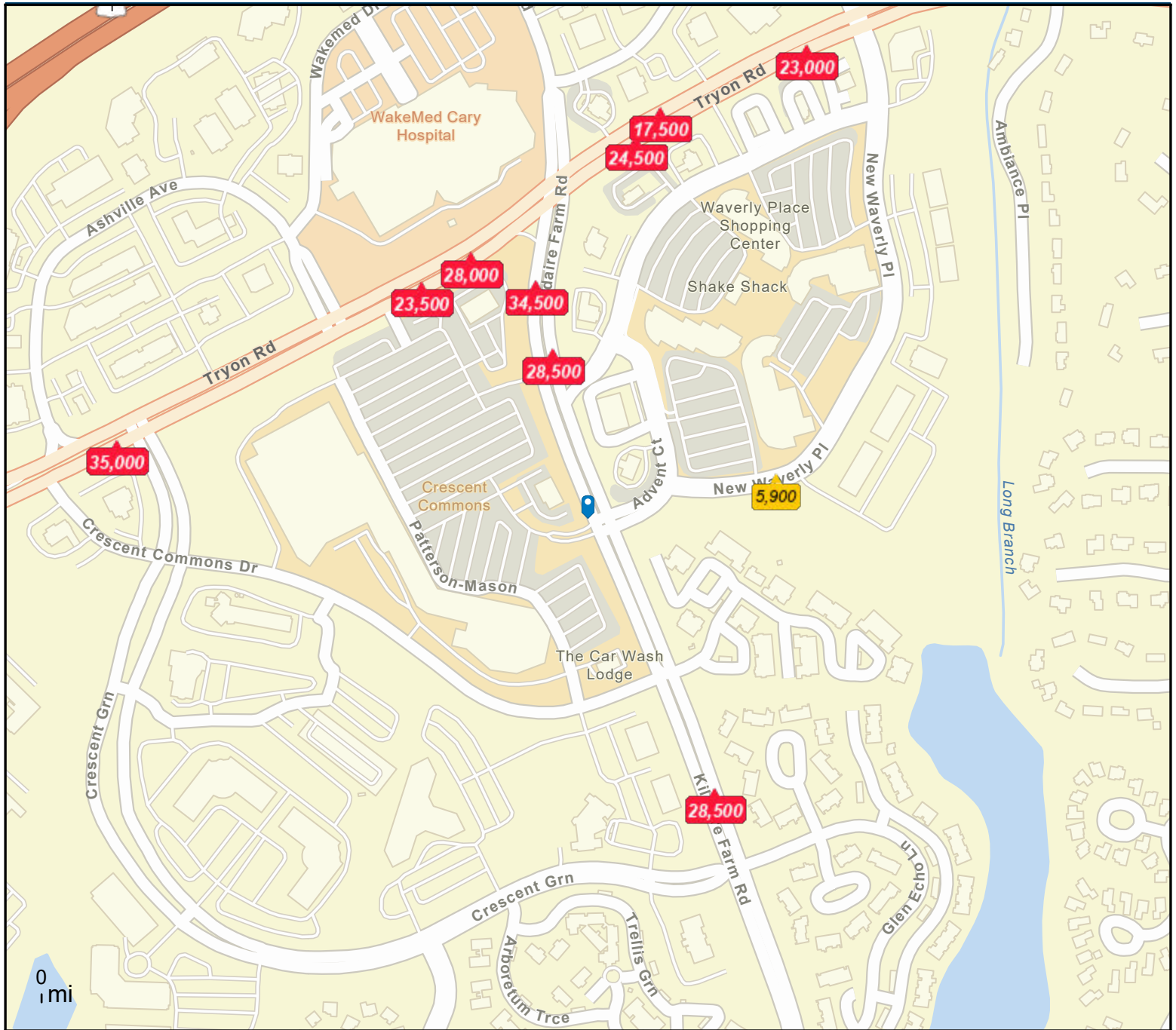
Outparcels:

- OP1 Panera Bread
- OP2 Veterinary Emergency Group (6,000 sq. ft.)
- OP3 Edge Express Car Wash (2,593 sq. ft.)

Traffic Count Map - Close Up

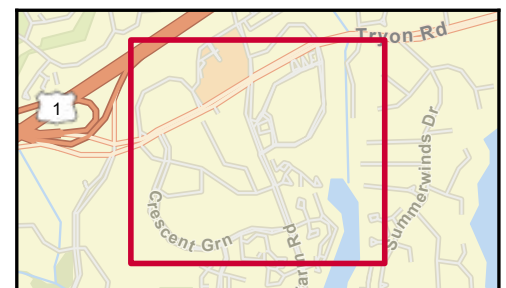
2072 Kildaire Farm Rd, Cary, North Carolina, 27518
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.73641
Longitude: -78.77954



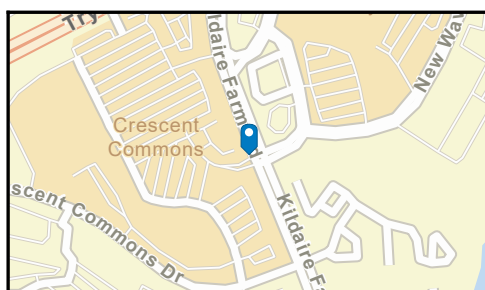
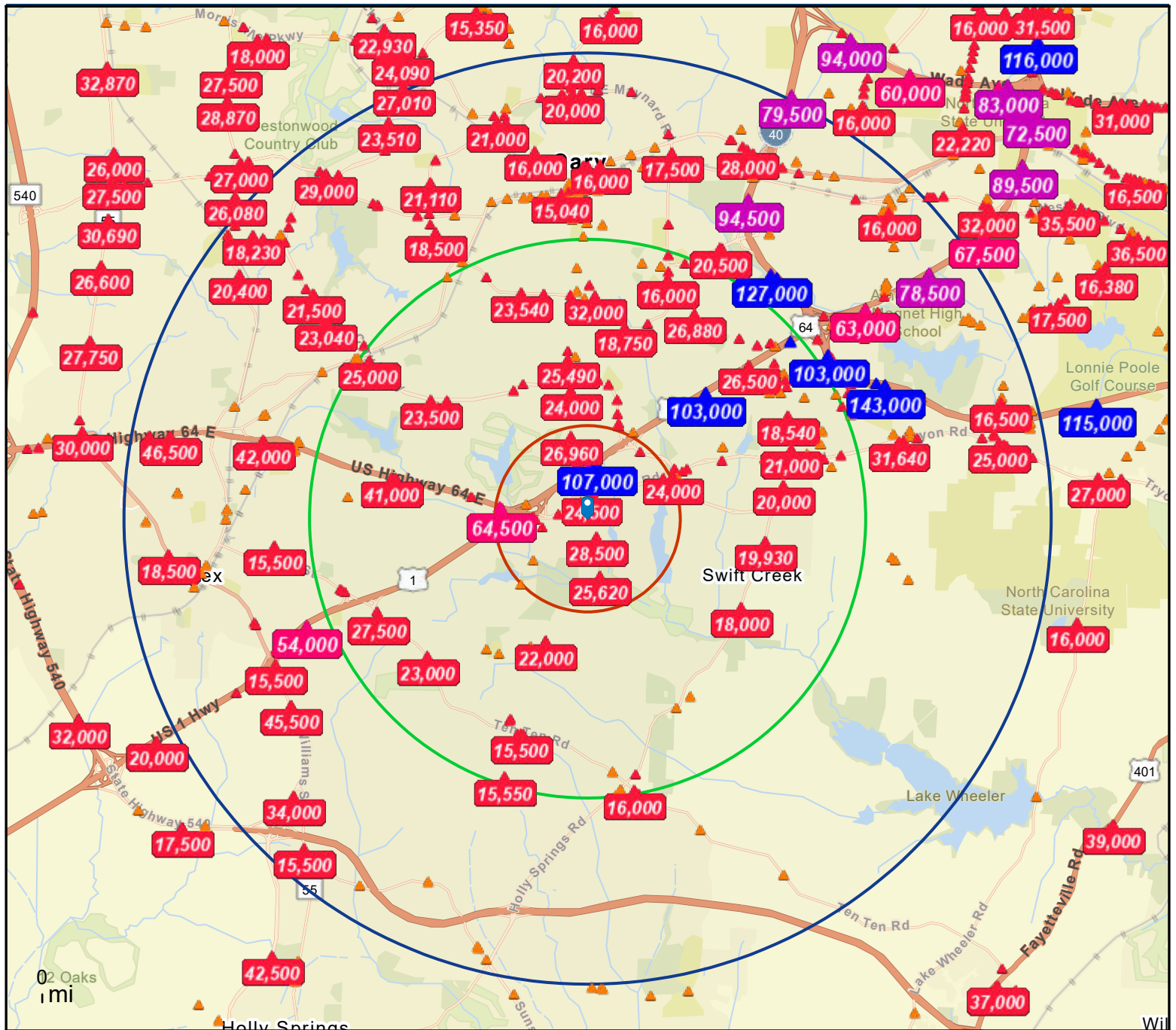
Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



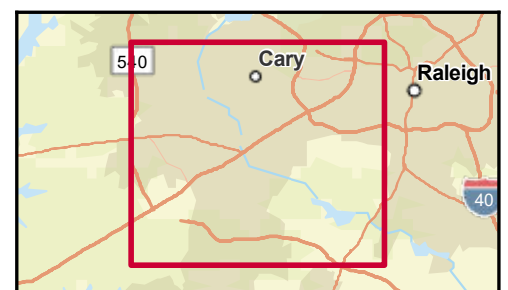
Source: ©2023 Kalibrate Technologies (Q3 2023).

January 04, 2024



Average Daily Traffic Volume

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Source: ©2023 Kalibrate Technologies (Q3 2023).

January 04, 2024



Demographic and Income Profile

2072 Kildaire Farm Rd, Cary, North Carolina, 27518
Ring: 1 mile radius

Prepared by Esri
Latitude: 35.73641
Longitude: -78.77954

Summary	Census 2010	Census 2020	2023	2028
Population	4,494	5,062	5,228	5,297
Households	1,816	2,139	2,210	2,244
Families	1,289	1,415	1,480	1,495
Average Household Size	2.44	2.35	2.35	2.34
Owner Occupied Housing Units	1,372	1,445	1,536	1,599
Renter Occupied Housing Units	444	694	674	645
Median Age	48.6	51.6	52.6	53.0

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.26%	0.53%	0.30%
Households	0.31%	0.68%	0.49%
Families	0.20%	0.60%	0.44%
Owner HHs	0.81%	0.78%	0.66%
Median Household Income	2.90%	3.37%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	101	4.6%	78	3.5%
\$15,000 - \$24,999	60	2.7%	43	1.9%
\$25,000 - \$34,999	92	4.2%	63	2.8%
\$35,000 - \$49,999	128	5.8%	93	4.1%
\$50,000 - \$74,999	248	11.2%	212	9.4%
\$75,000 - \$99,999	252	11.4%	248	11.1%
\$100,000 - \$149,999	360	16.3%	408	18.2%
\$150,000 - \$199,999	291	13.2%	364	16.2%
\$200,000+	677	30.6%	736	32.8%

Median Household Income	\$126,656	\$146,147
Average Household Income	\$184,391	\$204,866
Per Capita Income	\$81,991	\$91,575

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	191	4.3%	192	3.8%	189	3.6%	197	3.7%
5 - 9	253	5.6%	220	4.3%	238	4.6%	239	4.5%
10 - 14	267	5.9%	269	5.3%	269	5.1%	258	4.9%
15 - 19	267	5.9%	235	4.6%	284	5.4%	255	4.8%
20 - 24	166	3.7%	246	4.9%	199	3.8%	194	3.7%
25 - 34	322	7.2%	485	9.6%	398	7.6%	398	7.5%
35 - 44	511	11.4%	490	9.7%	537	10.3%	585	11.0%
45 - 54	825	18.4%	621	12.3%	683	13.1%	657	12.4%
55 - 64	813	18.1%	826	16.3%	993	19.0%	860	16.2%
65 - 74	505	11.2%	781	15.4%	914	17.5%	986	18.6%
75 - 84	264	5.9%	489	9.7%	407	7.8%	538	10.2%
85+	111	2.5%	209	4.1%	118	2.3%	130	2.5%

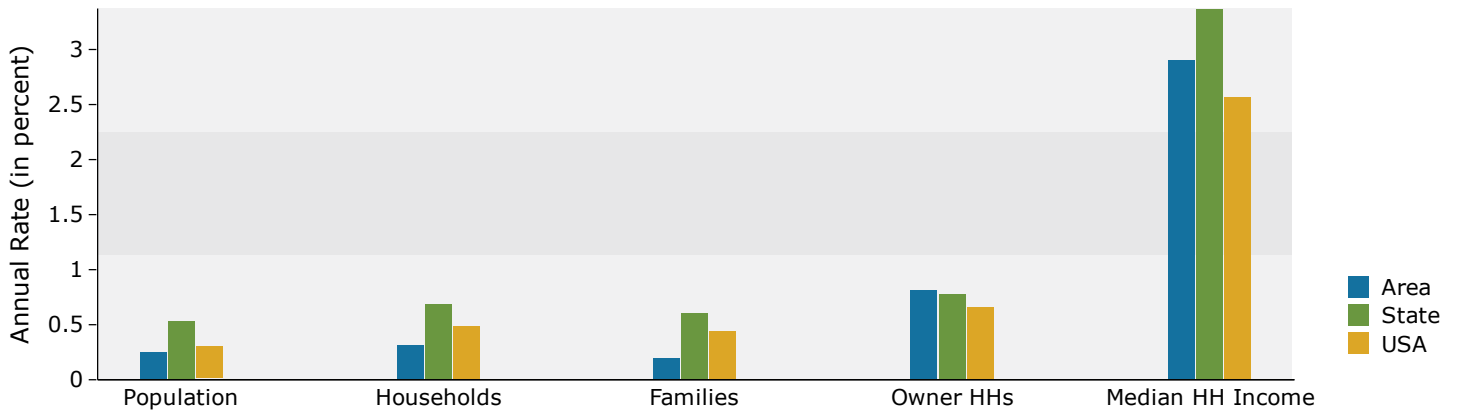
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	3,897	86.7%	4,029	79.6%	4,131	79.0%	4,120	77.8%
Black Alone	206	4.6%	301	5.9%	324	6.2%	336	6.3%
American Indian Alone	5	0.1%	13	0.3%	15	0.3%	16	0.3%
Asian Alone	258	5.7%	376	7.4%	376	7.2%	404	7.6%
Pacific Islander Alone	3	0.1%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	37	0.8%	51	1.0%	57	1.1%	62	1.2%
Two or More Races	87	1.9%	292	5.8%	325	6.2%	359	6.8%
Hispanic Origin (Any Race)	125	2.8%	210	4.1%	238	4.6%	256	4.8%

Data Note: Income is expressed in current dollars.

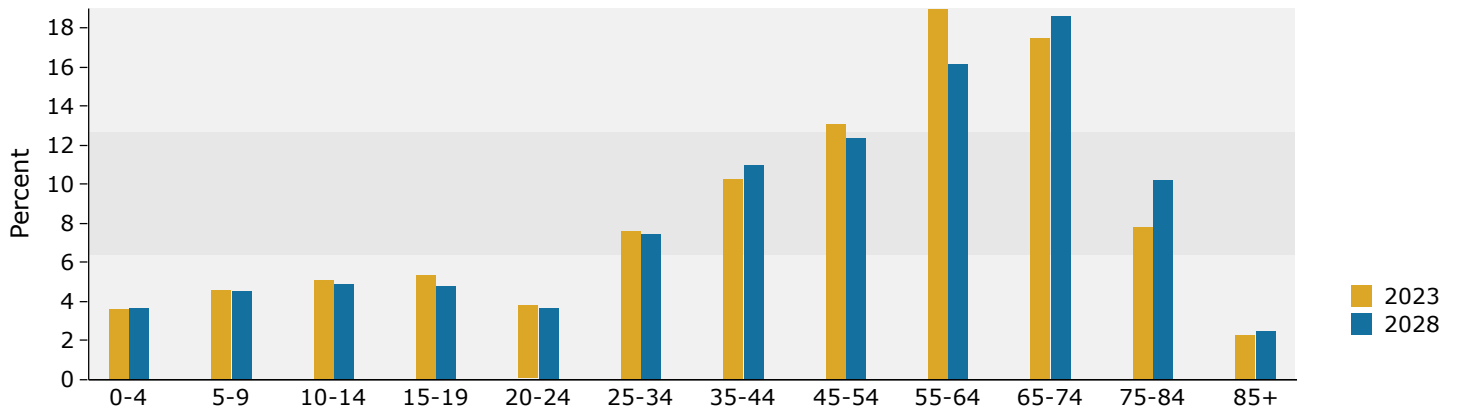
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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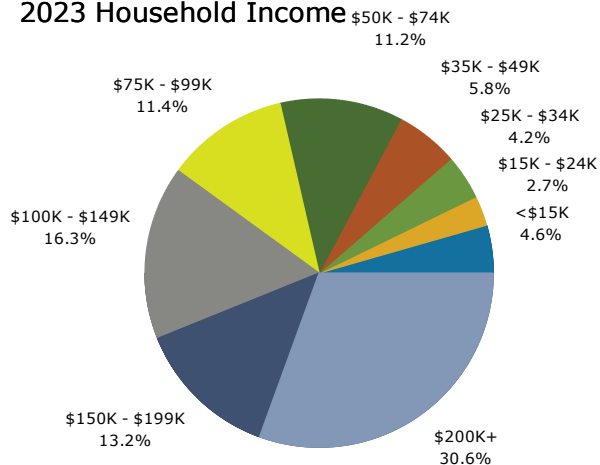
Trends 2023-2028



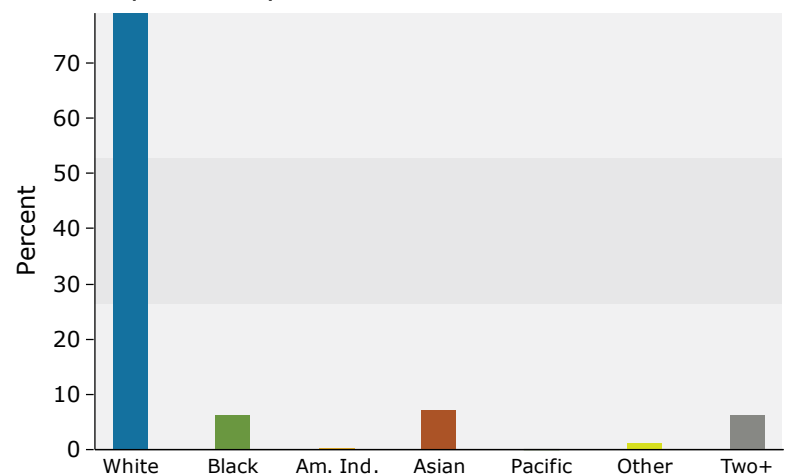
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 4.6%



Demographic and Income Profile

2072 Kildaire Farm Rd, Cary, North Carolina, 27518
Ring: 3 mile radius

Prepared by Esri
Latitude: 35.73641
Longitude: -78.77954

Summary	Census 2010	Census 2020	2023	2028
Population	52,401	57,236	58,418	58,253
Households	21,049	23,420	24,040	24,087
Families	14,679	16,128	16,122	16,120
Average Household Size	2.48	2.43	2.42	2.40
Owner Occupied Housing Units	15,371	16,611	17,079	17,372
Renter Occupied Housing Units	5,678	6,809	6,961	6,715
Median Age	41.5	43.5	43.5	43.8

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.06%	0.53%	0.30%
Households	0.04%	0.68%	0.49%
Families	0.00%	0.60%	0.44%
Owner HHs	0.34%	0.78%	0.66%
Median Household Income	2.36%	3.37%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	1,051	4.4%	808	3.4%
\$15,000 - \$24,999	705	2.9%	517	2.1%
\$25,000 - \$34,999	1,101	4.6%	780	3.2%
\$35,000 - \$49,999	1,387	5.8%	1,056	4.4%
\$50,000 - \$74,999	3,117	13.0%	2,681	11.1%
\$75,000 - \$99,999	3,155	13.1%	3,061	12.7%
\$100,000 - \$149,999	4,982	20.7%	5,265	21.9%
\$150,000 - \$199,999	3,252	13.5%	4,015	16.7%
\$200,000+	5,290	22.0%	5,904	24.5%

Median Household Income	\$110,964	\$124,689
Average Household Income	\$157,951	\$177,616
Per Capita Income	\$64,665	\$73,029

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,849	5.4%	2,824	4.9%	2,695	4.6%	2,778	4.8%
5 - 9	3,467	6.6%	3,093	5.4%	3,018	5.2%	2,888	5.0%
10 - 14	3,697	7.1%	3,463	6.1%	3,487	6.0%	3,134	5.4%
15 - 19	3,491	6.7%	3,389	5.9%	3,649	6.2%	3,094	5.3%
20 - 24	2,589	4.9%	2,983	5.2%	3,193	5.5%	3,251	5.6%
25 - 34	5,693	10.9%	6,853	12.0%	7,295	12.5%	7,739	13.3%
35 - 44	7,255	13.8%	7,033	12.3%	6,880	11.8%	7,097	12.2%
45 - 54	9,428	18.0%	7,635	13.3%	7,674	13.1%	6,948	11.9%
55 - 64	7,252	13.8%	8,632	15.1%	9,327	16.0%	8,201	14.1%
65 - 74	3,734	7.1%	6,521	11.4%	7,015	12.0%	7,732	13.3%
75 - 84	2,040	3.9%	3,375	5.9%	3,101	5.3%	4,101	7.0%
85+	904	1.7%	1,436	2.5%	1,083	1.9%	1,290	2.2%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	43,426	82.9%	43,037	75.2%	43,550	74.6%	42,711	73.3%
Black Alone	3,366	6.4%	3,476	6.1%	3,640	6.2%	3,628	6.2%
American Indian Alone	161	0.3%	178	0.3%	190	0.3%	197	0.3%
Asian Alone	3,010	5.7%	4,554	8.0%	4,510	7.7%	4,776	8.2%
Pacific Islander Alone	24	0.0%	31	0.1%	35	0.1%	36	0.1%
Some Other Race Alone	1,283	2.4%	1,625	2.8%	1,768	3.0%	1,844	3.2%
Two or More Races	1,130	2.2%	4,335	7.6%	4,723	8.1%	5,061	8.7%
Hispanic Origin (Any Race)	3,196	6.1%	4,126	7.2%	4,517	7.7%	4,730	8.1%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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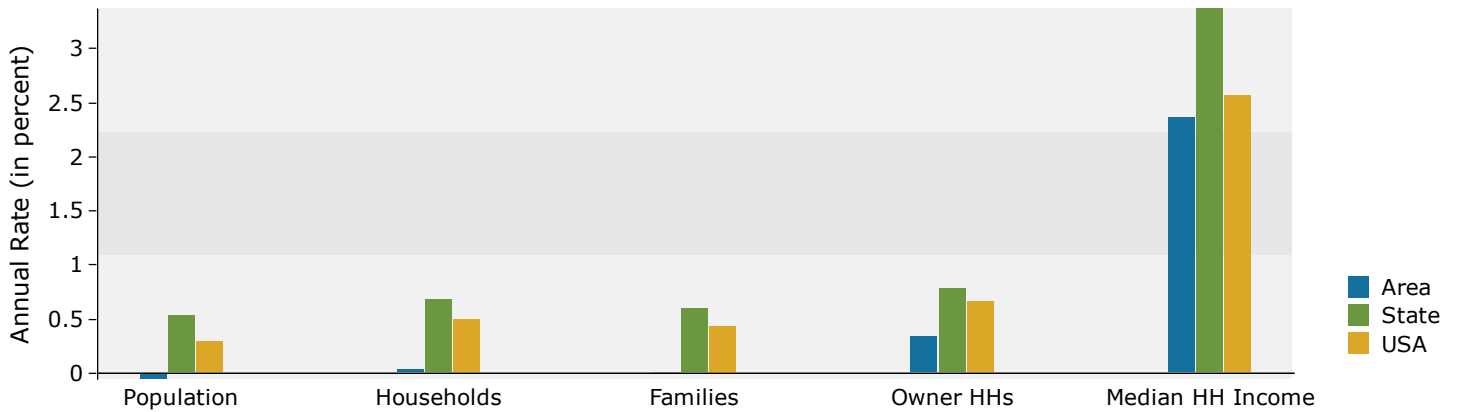


Demographic and Income Profile

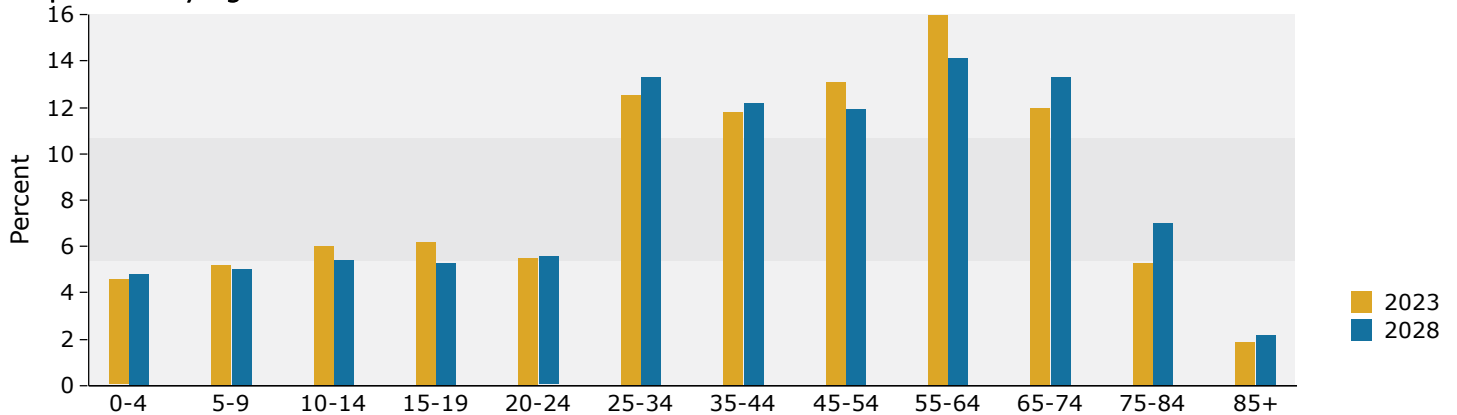
2072 Kildaire Farm Rd, Cary, North Carolina, 27518
Ring: 3 mile radius

Prepared by Esri
Latitude: 35.73641
Longitude: -78.77954

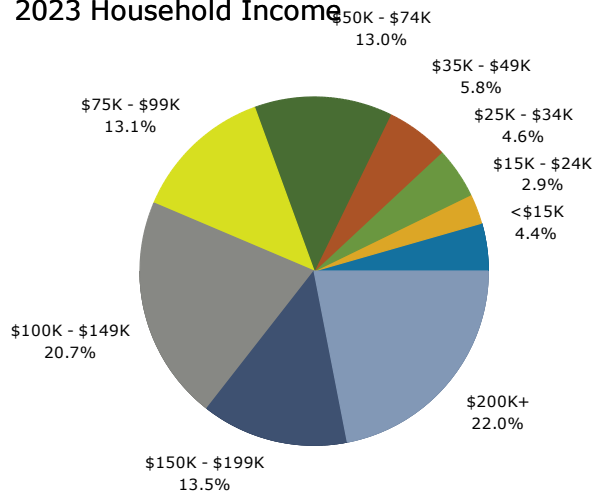
Trends 2023-2028



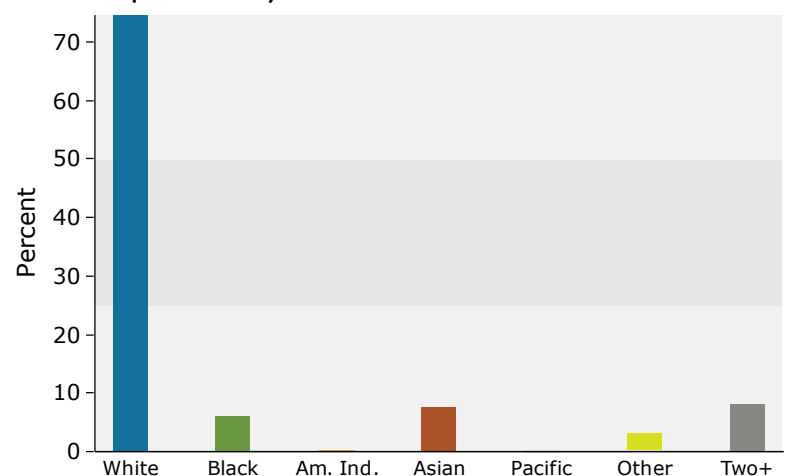
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 7.7%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

January 04, 2024



Demographic and Income Profile

2072 Kildaire Farm Rd, Cary, North Carolina, 27518
Ring: 5 mile radius

Prepared by Esri
Latitude: 35.73641
Longitude: -78.77954

Summary	Census 2010	Census 2020	2023	2028
Population	144,336	165,128	168,530	173,307
Households	57,108	66,632	68,506	70,656
Families	37,122	43,273	42,450	43,677
Average Household Size	2.52	2.47	2.45	2.44
Owner Occupied Housing Units	36,007	40,377	43,494	44,376
Renter Occupied Housing Units	21,101	26,255	25,012	26,280
Median Age	35.5	37.7	37.2	37.1

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.56%	0.53%	0.30%
Households	0.62%	0.68%	0.49%
Families	0.57%	0.60%	0.44%
Owner HHs	0.40%	0.78%	0.66%
Median Household Income	2.29%	3.37%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	3,811	5.6%	3,098	4.4%
\$15,000 - \$24,999	2,867	4.2%	2,251	3.2%
\$25,000 - \$34,999	3,458	5.0%	2,707	3.8%
\$35,000 - \$49,999	5,340	7.8%	4,353	6.2%
\$50,000 - \$74,999	9,254	13.5%	8,407	11.9%
\$75,000 - \$99,999	9,043	13.2%	9,105	12.9%
\$100,000 - \$149,999	13,710	20.0%	15,118	21.4%
\$150,000 - \$199,999	8,457	12.3%	10,764	15.2%
\$200,000+	12,565	18.3%	14,853	21.0%

Median Household Income	\$101,129	\$113,257
Average Household Income	\$139,741	\$158,937
Per Capita Income	\$56,881	\$64,865

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,431	6.5%	8,792	5.3%	9,460	5.6%	10,144	5.9%
5 - 9	10,177	7.1%	9,900	6.0%	10,078	6.0%	9,979	5.8%
10 - 14	10,177	7.1%	10,815	6.5%	10,935	6.5%	10,262	5.9%
15 - 19	9,324	6.5%	10,564	6.4%	10,752	6.4%	10,070	5.8%
20 - 24	11,150	7.7%	11,896	7.2%	13,069	7.8%	13,647	7.9%
25 - 34	20,774	14.4%	24,422	14.8%	24,870	14.8%	27,332	15.8%
35 - 44	22,098	15.3%	22,370	13.5%	23,188	13.8%	23,745	13.7%
45 - 54	23,186	16.1%	22,110	13.4%	22,028	13.1%	20,997	12.1%
55 - 64	15,241	10.6%	21,116	12.8%	21,533	12.8%	20,194	11.7%
65 - 74	7,321	5.1%	13,845	8.4%	14,477	8.6%	16,281	9.4%
75 - 84	3,855	2.7%	6,621	4.0%	6,128	3.6%	8,184	4.7%
85+	1,602	1.1%	2,677	1.6%	2,012	1.2%	2,472	1.4%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	109,145	75.6%	110,536	66.9%	111,641	66.2%	111,830	64.5%
Black Alone	15,053	10.4%	16,124	9.8%	16,805	10.0%	17,259	10.0%
American Indian Alone	704	0.5%	656	0.4%	705	0.4%	778	0.4%
Asian Alone	10,134	7.0%	15,283	9.3%	14,899	8.8%	16,166	9.3%
Pacific Islander Alone	83	0.1%	89	0.1%	98	0.1%	105	0.1%
Some Other Race Alone	5,616	3.9%	8,570	5.2%	9,361	5.6%	10,528	6.1%
Two or More Races	3,600	2.5%	13,870	8.4%	15,021	8.9%	16,641	9.6%
Hispanic Origin (Any Race)	12,975	9.0%	17,277	10.5%	18,880	11.2%	20,976	12.1%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

January 04, 2024

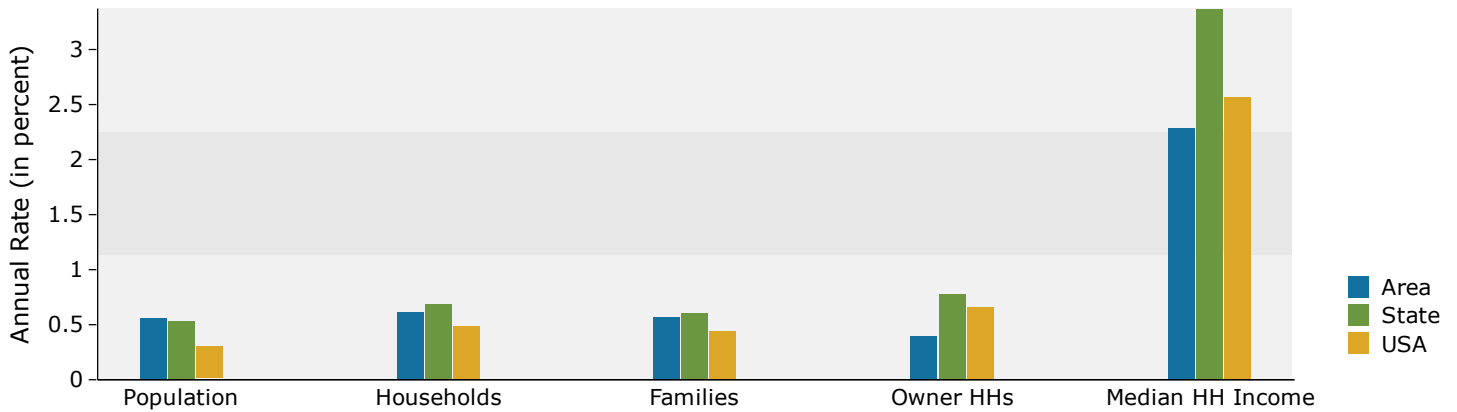


Demographic and Income Profile

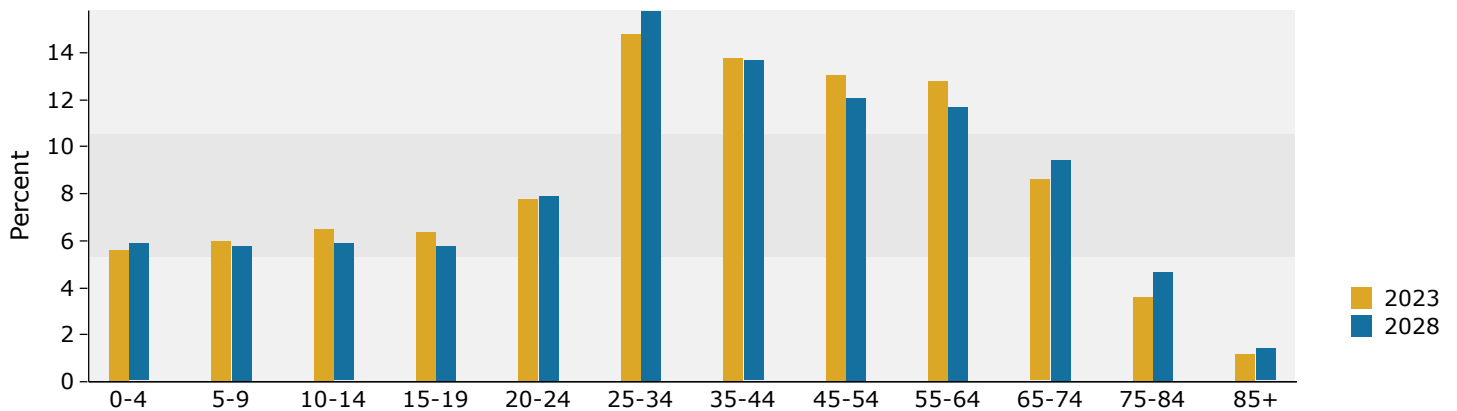
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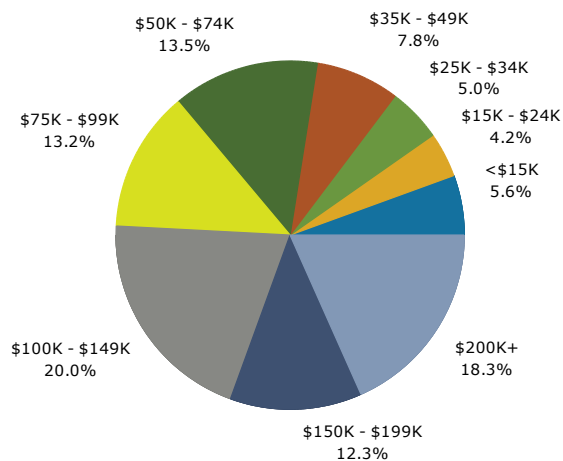
Trends 2023-2028



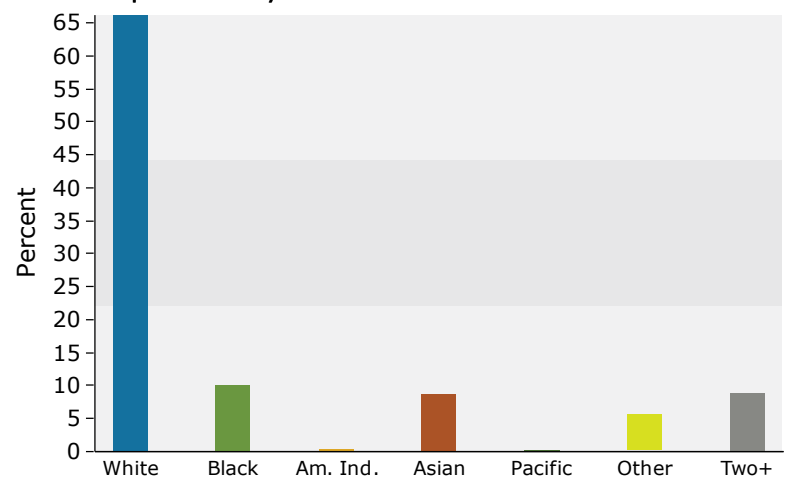
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 11.2%