



LOCATION HIGHLIGHTS

- 2024 estimated population within 5 miles - 169,597*
- 2024 estimated average household income within 1 mile - \$192,750*
- 2024 estimated average household income within 5 miles - \$146,064*

Neighboring office parks, medical centers, and affluent residential areas

**Demographics obtained from Esri*



CURRENTLY AVAILABLE

Fully Leased



LEASING CONTACT

Vivienne Wraith
vwraith@gfdinc.com
222 Cloister Ct
Chapel Hill, NC 27514



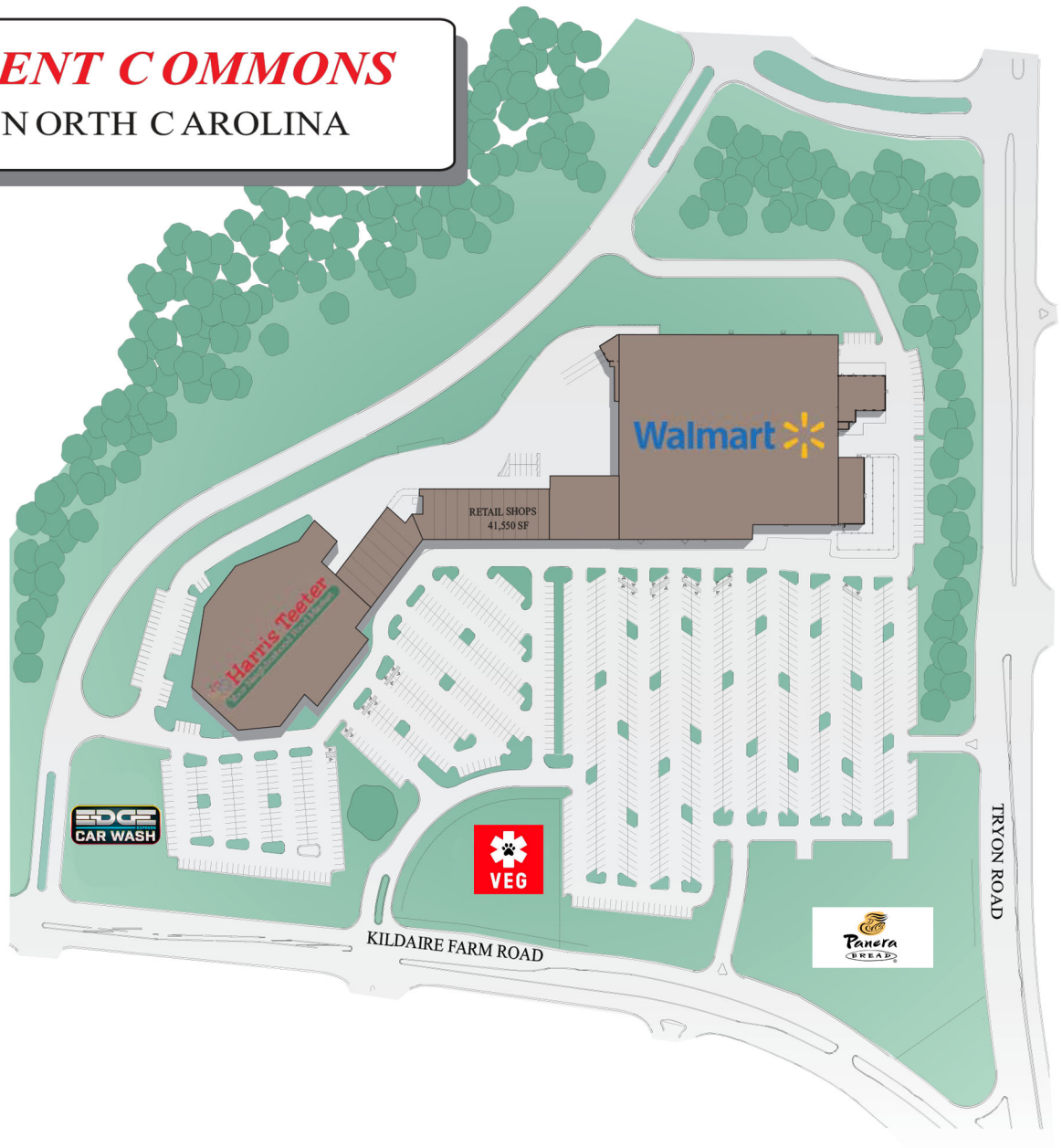
MORE INFO
www.gfdinc.com
919.448.1943



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	Options Medical Weight Loss	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	Los Tres Mexican Restaurant	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

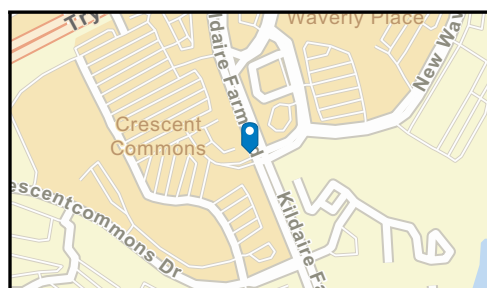
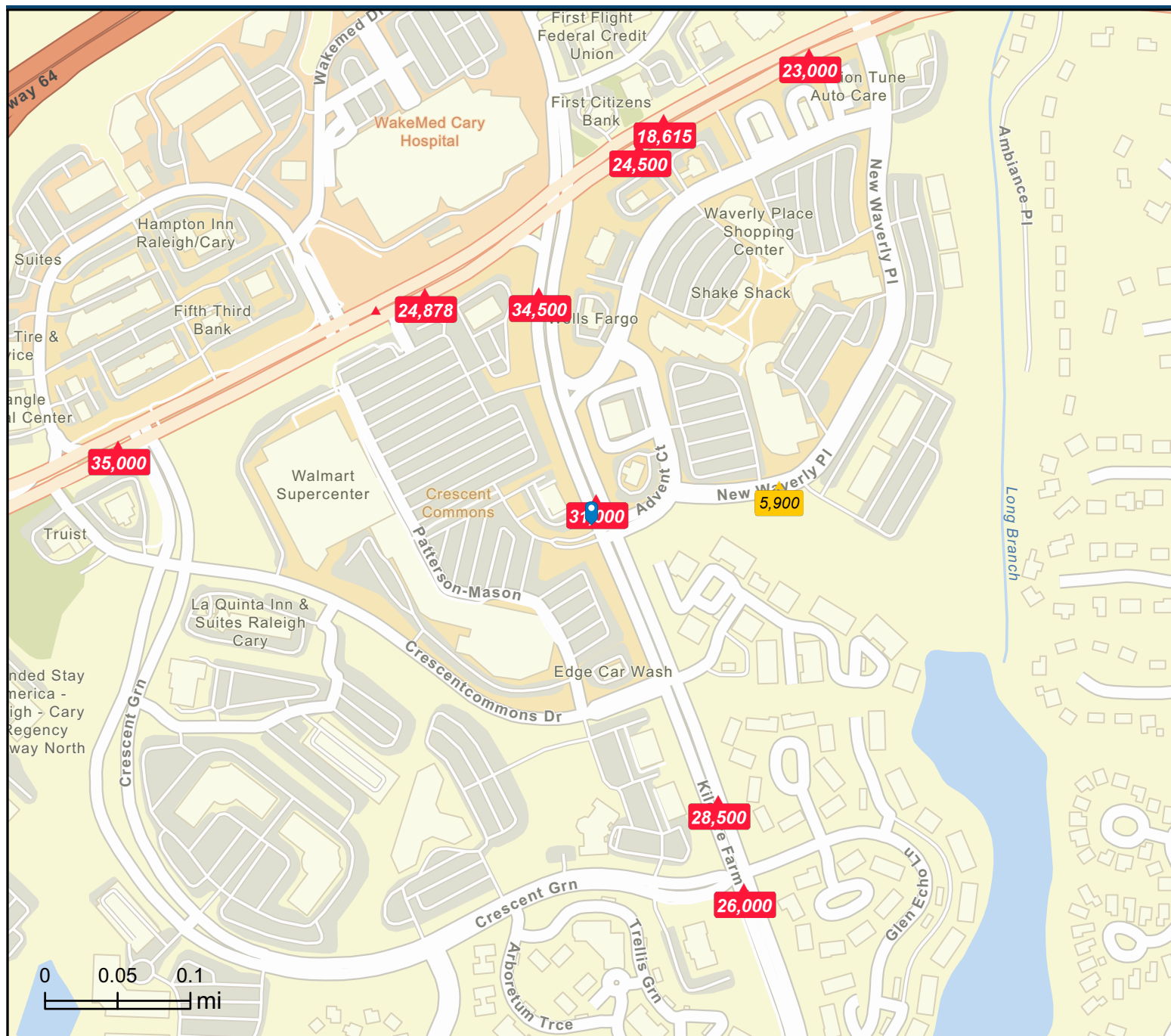
2072 Kildaire Farm Rd, Cary, North Carolina, 27518

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



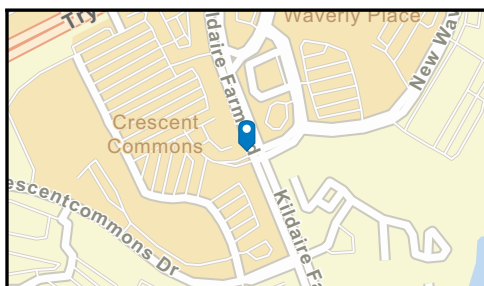
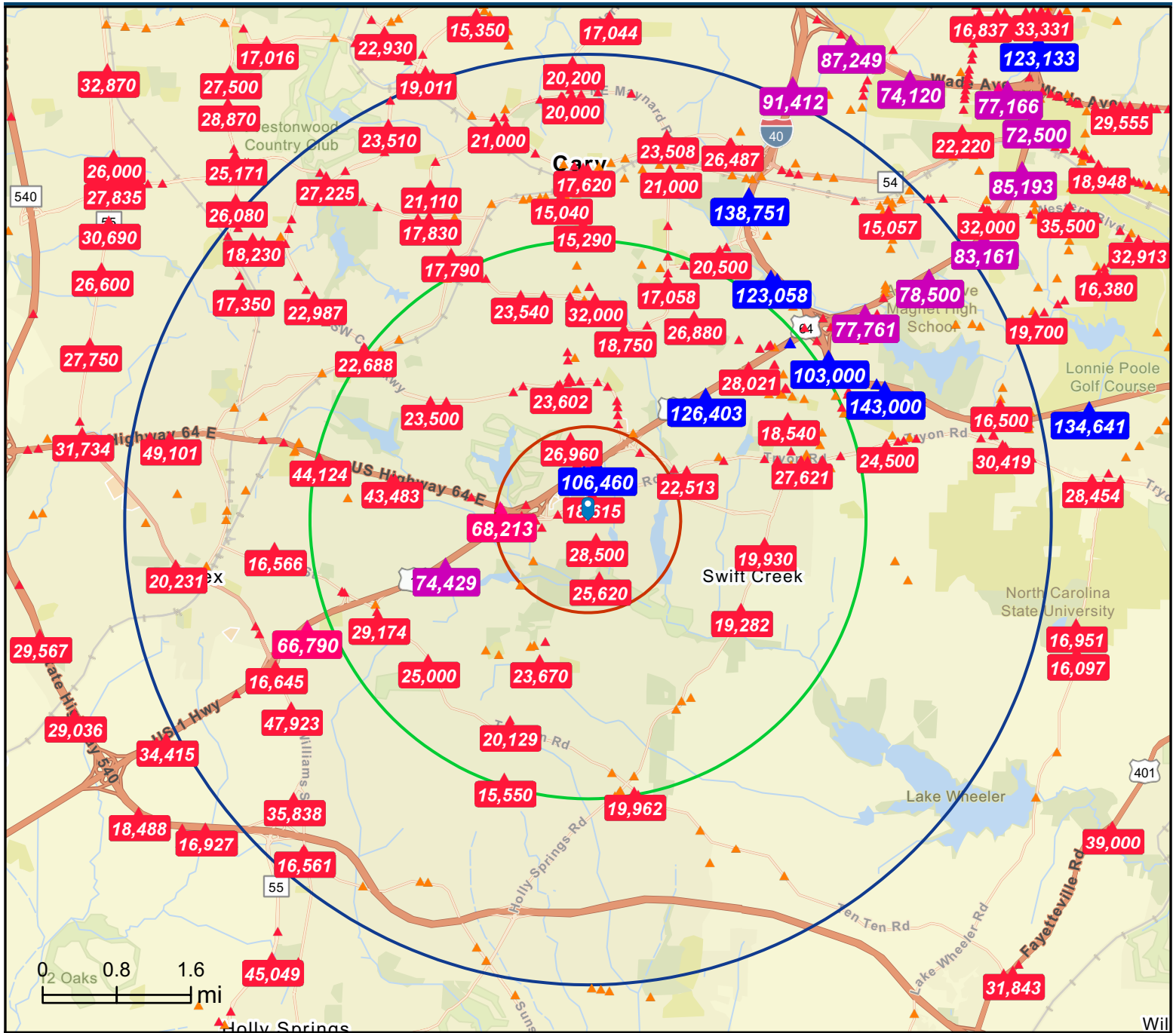
Source: ©2024 Kalibrate Technologies (Q3 2024).

January 22, 2025

Traffic Count Map

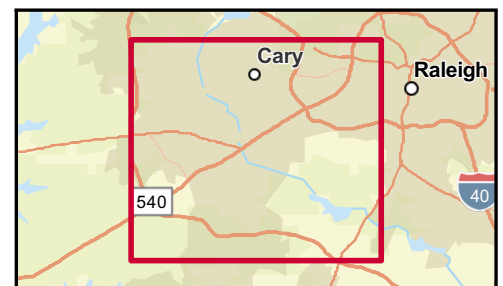
2072 Kildaire Farm Rd, Cary, North Carolina, 27518
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.73641
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Source: ©2024 Kalibrate Technologies (Q3 2024).

January 22, 2025

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

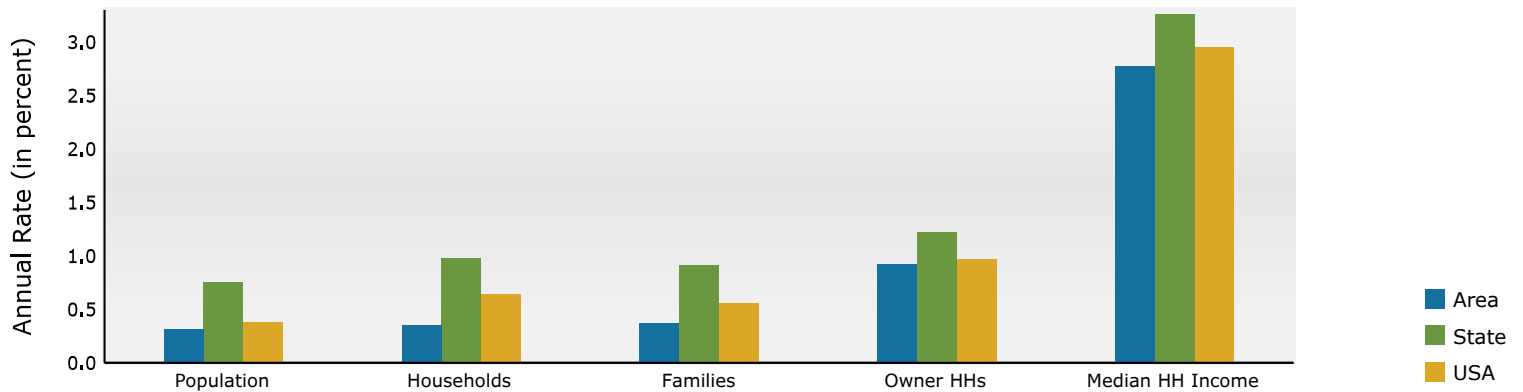
Summary	Census 2010		Census 2020		2024		2029	
Population	4,215		4,733		4,933		5,011	
Households	1,729		2,011		2,104		2,141	
Families	1,212		1,328		1,357		1,382	
Average Household Size	2.40		2.33		2.32		2.32	
Owner Occupied Housing Units	1,288		1,360		1,429		1,496	
Renter Occupied Housing Units	441		651		675		646	
Median Age	48.8		51.9		52.3		53.6	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	0.31%		0.75%		0.38%			
Households	0.35%		0.98%		0.64%			
Families	0.37%		0.91%		0.56%			
Owner HHs	0.92%		1.22%		0.97%			
Median Household Income	2.77%		3.26%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			96	4.6%	73	3.4%		
\$15,000 - \$24,999			30	1.4%	21	1.0%		
\$25,000 - \$34,999			70	3.3%	52	2.4%		
\$35,000 - \$49,999			118	5.6%	94	4.4%		
\$50,000 - \$74,999			274	13.0%	232	10.8%		
\$75,000 - \$99,999			209	9.9%	190	8.9%		
\$100,000 - \$149,999			329	15.6%	358	16.7%		
\$150,000 - \$199,999			284	13.5%	357	16.7%		
\$200,000+			694	33.0%	764	35.7%		
Median Household Income			\$135,456		\$155,279			
Average Household Income			\$192,750		\$214,426			
Per Capita Income			\$85,857		\$95,896			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	176	4.2%	180	3.8%	183	3.7%	178	3.6%
5 - 9	235	5.6%	204	4.3%	217	4.4%	197	3.9%
10 - 14	243	5.8%	250	5.3%	233	4.7%	227	4.5%
15 - 19	247	5.9%	216	4.6%	225	4.6%	226	4.5%
20 - 24	159	3.8%	228	4.8%	211	4.3%	208	4.2%
25 - 34	309	7.3%	452	9.5%	473	9.6%	445	8.9%
35 - 44	472	11.2%	454	9.6%	535	10.8%	558	11.1%
45 - 54	771	18.3%	574	12.1%	554	11.2%	547	10.9%
55 - 64	753	17.9%	772	16.3%	694	14.1%	644	12.9%
65 - 74	483	11.5%	732	15.5%	794	16.1%	822	16.4%
75 - 84	258	6.1%	468	9.9%	576	11.7%	676	13.5%
85+	110	2.6%	202	4.3%	238	4.8%	280	5.6%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	3,678	87.3%	3,775	79.8%	3,852	78.1%	3,822	76.3%
Black Alone	198	4.7%	285	6.0%	308	6.2%	324	6.5%
American Indian Alone	5	0.1%	13	0.3%	14	0.3%	15	0.3%
Asian Alone	218	5.2%	346	7.3%	410	8.3%	467	9.3%
Pacific Islander Alone	3	0.1%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	33	0.8%	48	1.0%	55	1.1%	59	1.2%
Two or More Races	80	1.9%	266	5.6%	295	6.0%	323	6.4%
Hispanic Origin (Any Race)	120	2.8%	197	4.2%	217	4.4%	237	4.7%

Data Note: Income is expressed in current dollars.

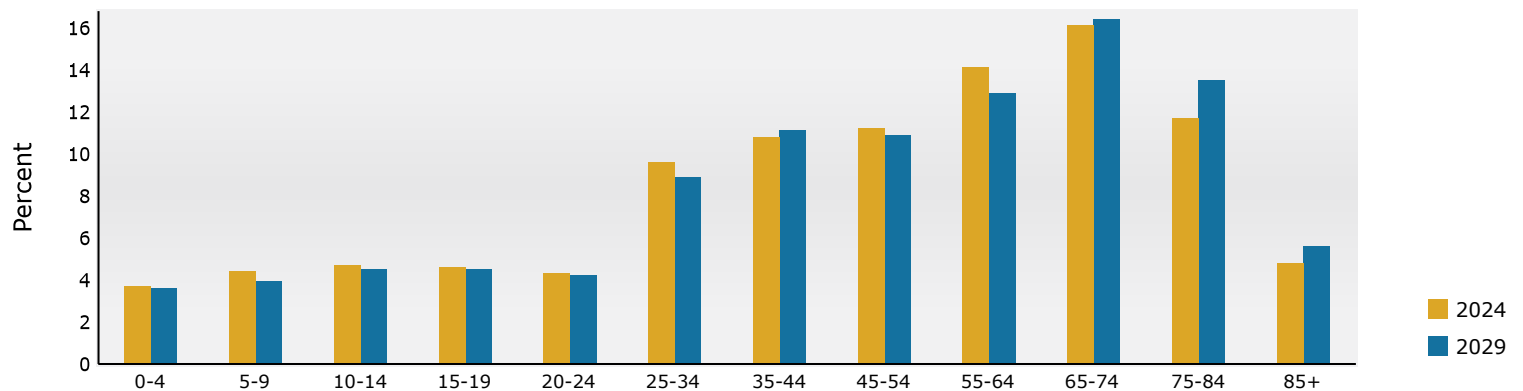
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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Trends 2024-2029

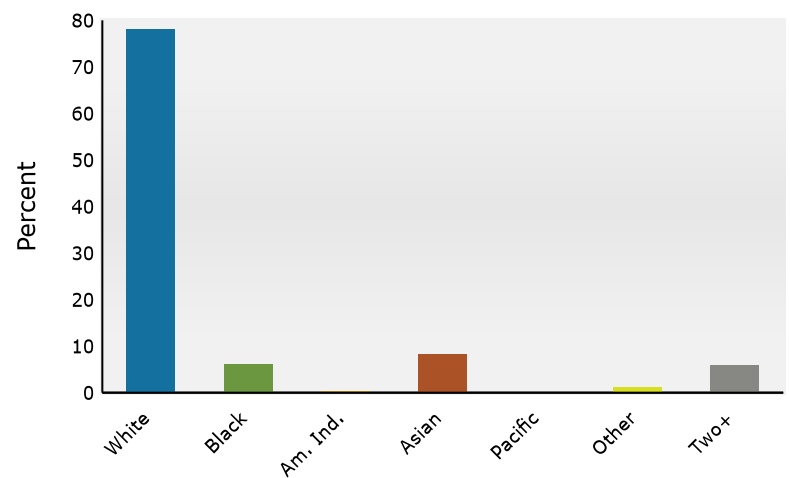
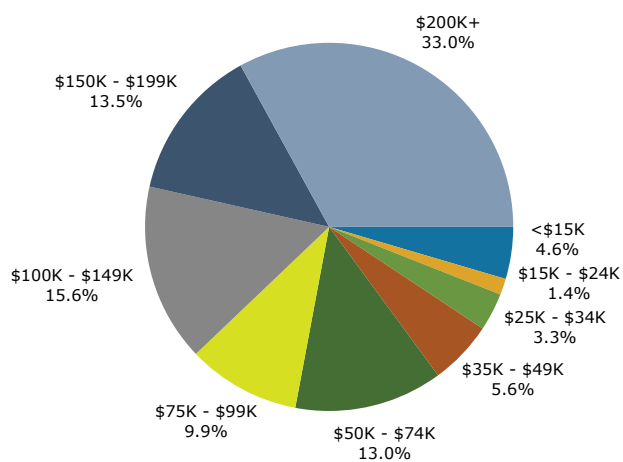


Population by Age



2024 Household Income

2024 Population by Race



2024 Percent Hispanic Origin: 4.4%

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

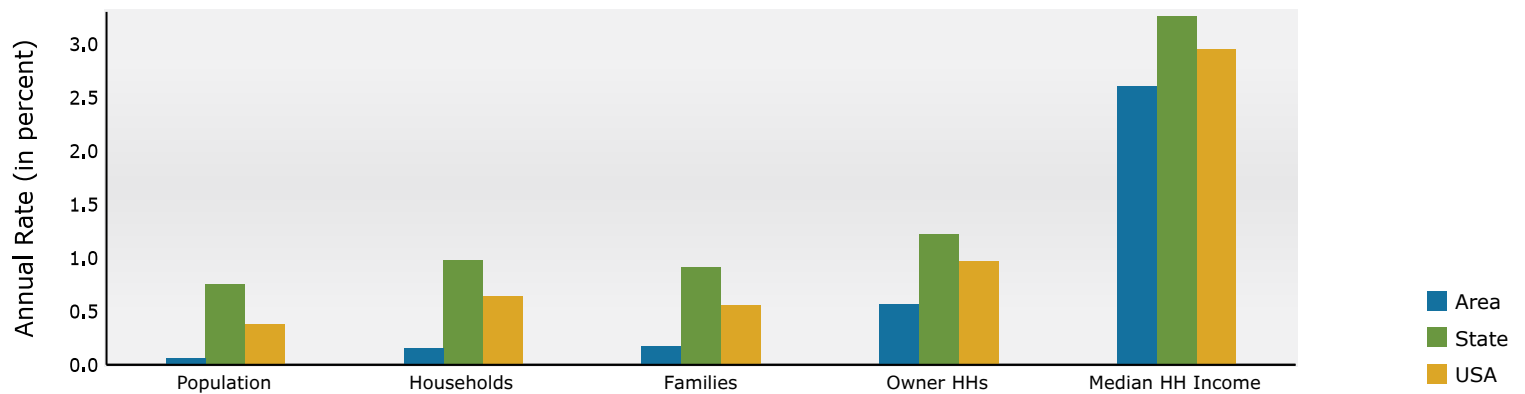
Summary	Census 2010		Census 2020		2024		2029	
Population	52,956		57,577		58,851		59,018	
Households	21,375		23,700		24,428		24,608	
Families	14,800		16,188		16,430		16,566	
Average Household Size	2.47		2.41		2.40		2.38	
Owner Occupied Housing Units	15,267		16,457		17,013		17,507	
Renter Occupied Housing Units	6,108		7,243		7,415		7,102	
Median Age	41.1		43.1		43.2		44.5	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	0.06%		0.75%		0.38%			
Households	0.15%		0.98%		0.64%			
Families	0.17%		0.91%		0.56%			
Owner HHs	0.57%		1.22%		0.97%			
Median Household Income	2.60%		3.26%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			889	3.6%	658	2.7%		
\$15,000 - \$24,999			494	2.0%	314	1.3%		
\$25,000 - \$34,999			843	3.5%	619	2.5%		
\$35,000 - \$49,999			1,335	5.5%	1,036	4.2%		
\$50,000 - \$74,999			3,662	15.0%	3,080	12.5%		
\$75,000 - \$99,999			2,787	11.4%	2,575	10.5%		
\$100,000 - \$149,999			5,074	20.8%	5,434	22.1%		
\$150,000 - \$199,999			3,747	15.3%	4,600	18.7%		
\$200,000+			5,596	22.9%	6,291	25.6%		
Median Household Income			\$116,770		\$132,751			
Average Household Income			\$161,671		\$181,783			
Per Capita Income			\$66,686		\$75,287			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,926	5.5%	2,861	5.0%	2,883	4.9%	2,798	4.7%
5 - 9	3,495	6.6%	3,100	5.4%	3,129	5.3%	2,891	4.9%
10 - 14	3,684	7.0%	3,490	6.1%	3,276	5.6%	3,289	5.6%
15 - 19	3,528	6.7%	3,394	5.9%	3,306	5.6%	3,167	5.4%
20 - 24	2,719	5.1%	3,059	5.3%	3,272	5.6%	3,066	5.2%
25 - 34	5,933	11.2%	7,044	12.2%	7,147	12.1%	6,968	11.8%
35 - 44	7,338	13.9%	7,131	12.4%	7,766	13.2%	7,744	13.1%
45 - 54	9,395	17.7%	7,638	13.3%	7,472	12.7%	7,512	12.7%
55 - 64	7,257	13.7%	8,578	14.9%	7,914	13.4%	7,375	12.5%
65 - 74	3,741	7.1%	6,480	11.3%	7,009	11.9%	7,318	12.4%
75 - 84	2,038	3.8%	3,368	5.8%	4,108	7.0%	5,018	8.5%
85+	901	1.7%	1,437	2.5%	1,569	2.7%	1,871	3.2%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	43,481	82.1%	42,960	74.6%	42,934	73.0%	42,000	71.2%
Black Alone	3,666	6.9%	3,667	6.4%	3,772	6.4%	3,819	6.5%
American Indian Alone	172	0.3%	178	0.3%	191	0.3%	201	0.3%
Asian Alone	3,042	5.7%	4,542	7.9%	5,295	9.0%	5,962	10.1%
Pacific Islander Alone	24	0.0%	35	0.1%	34	0.1%	34	0.1%
Some Other Race Alone	1,387	2.6%	1,790	3.1%	1,893	3.2%	1,954	3.3%
Two or More Races	1,182	2.2%	4,404	7.6%	4,732	8.0%	5,049	8.6%
Hispanic Origin (Any Race)	3,452	6.5%	4,337	7.5%	4,582	7.8%	4,813	8.2%

Data Note: Income is expressed in current dollars.

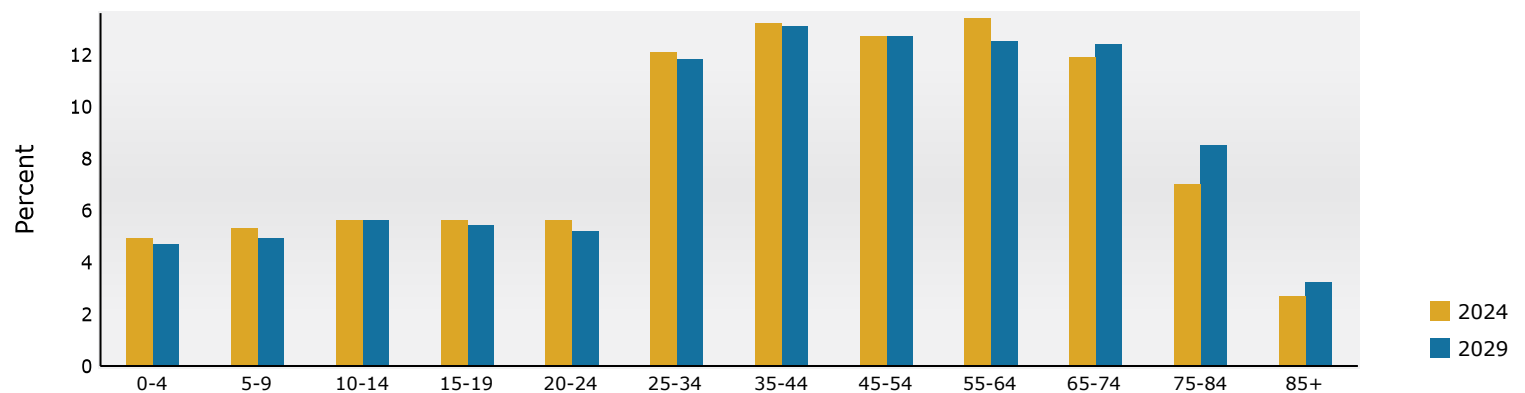
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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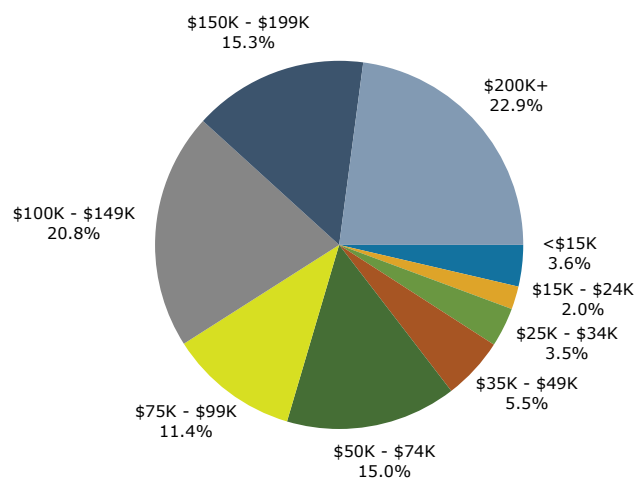
Trends 2024-2029



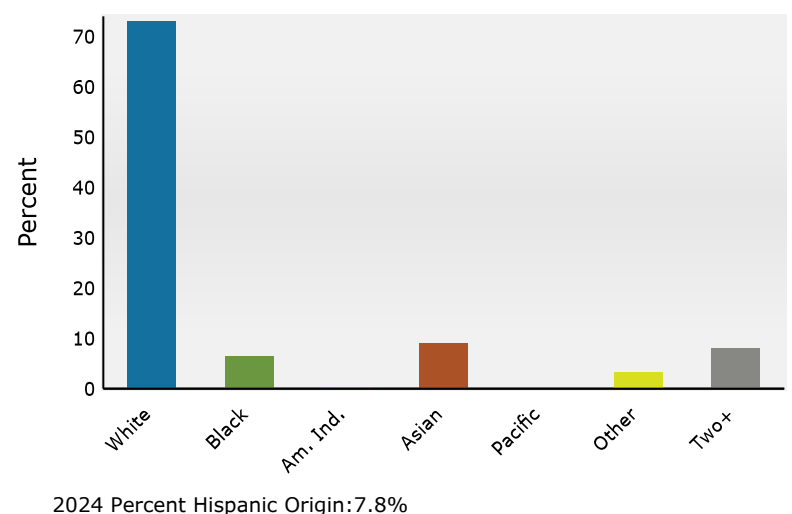
Population by Age



2024 Household Income



2024 Population by Race



Demographic and Income Profile

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

Prepared by Esri
Latitude: 35.73641
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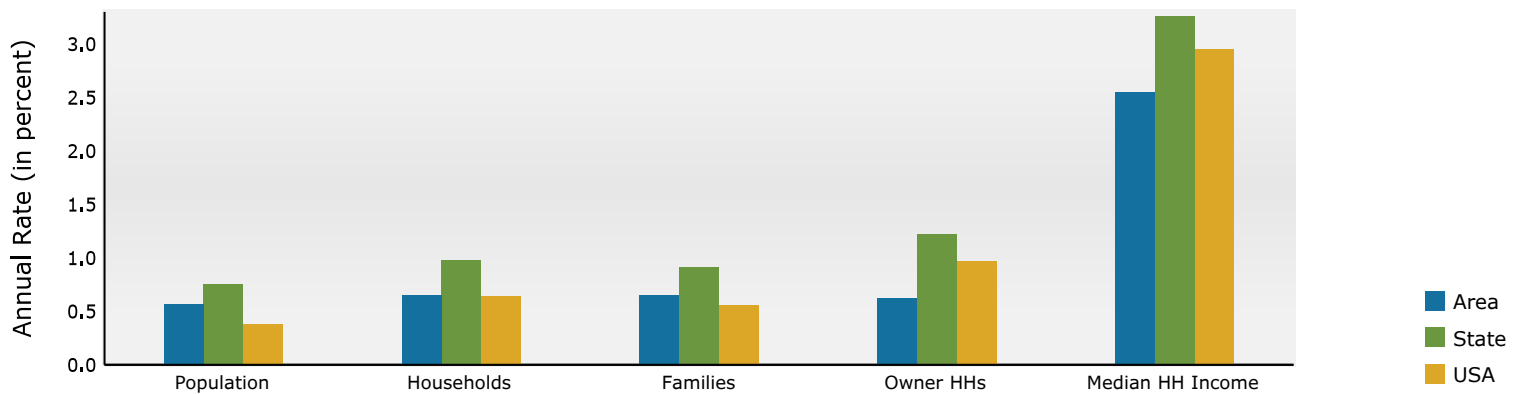
Summary	Census 2010		Census 2020		2024		2029	
Population	144,583		165,178		169,597		174,507	
Households	57,197		66,576		68,974		71,254	
Families	37,176		43,296		44,068		45,528	
Average Household Size	2.52		2.47		2.45		2.44	
Owner Occupied Housing Units	36,024		40,376		42,262		43,592	
Renter Occupied Housing Units	21,173		26,200		26,712		27,662	
Median Age	35.6		37.7		38.2		39.3	
Trends: 2024-2029 Annual Rate	Area		State		State		National	
Population	0.57%		0.75%		0.75%		0.38%	
Households	0.65%		0.98%		0.98%		0.64%	
Families	0.65%		0.91%		0.91%		0.56%	
Owner HHs	0.62%		1.22%		1.22%		0.97%	
Median Household Income	2.55%		3.26%		3.26%		2.95%	
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			3,088	4.5%	2,344	3.3%		
\$15,000 - \$24,999			2,067	3.0%	1,374	1.9%		
\$25,000 - \$34,999			2,577	3.7%	2,008	2.8%		
\$35,000 - \$49,999			4,924	7.1%	4,027	5.7%		
\$50,000 - \$74,999			10,705	15.5%	9,485	13.3%		
\$75,000 - \$99,999			8,150	11.8%	7,917	11.1%		
\$100,000 - \$149,999			14,022	20.3%	15,635	21.9%		
\$150,000 - \$199,999			9,599	13.9%	12,095	17.0%		
\$200,000+			13,842	20.1%	16,370	23.0%		
Median Household Income			\$107,420		\$121,847			
Average Household Income			\$146,064		\$166,280			
Per Capita Income			\$59,519		\$68,018			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,440	6.5%	8,787	5.3%	8,926	5.3%	8,986	5.1%
5 - 9	10,175	7.0%	9,897	6.0%	9,520	5.6%	9,094	5.2%
10 - 14	10,187	7.0%	10,823	6.6%	10,097	6.0%	9,935	5.7%
15 - 19	9,346	6.5%	10,576	6.4%	10,136	6.0%	9,853	5.6%
20 - 24	11,153	7.7%	11,853	7.2%	12,291	7.2%	11,715	6.7%
25 - 34	20,816	14.4%	24,358	14.7%	26,232	15.5%	26,445	15.2%
35 - 44	22,113	15.3%	22,378	13.5%	23,670	14.0%	24,874	14.3%
45 - 54	23,270	16.1%	22,134	13.4%	22,016	13.0%	22,350	12.8%
55 - 64	15,281	10.6%	21,179	12.8%	20,453	12.1%	20,378	11.7%
65 - 74	7,342	5.1%	13,875	8.4%	15,339	9.0%	17,228	9.9%
75 - 84	3,859	2.7%	6,636	4.0%	8,026	4.7%	10,152	5.8%
85+	1,602	1.1%	2,682	1.6%	2,891	1.7%	3,497	2.0%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	109,313	75.6%	110,453	66.9%	110,189	65.0%	109,727	62.9%
Black Alone	15,079	10.4%	16,158	9.8%	16,678	9.8%	17,302	9.9%
American Indian Alone	703	0.5%	659	0.4%	706	0.4%	759	0.4%
Asian Alone	10,164	7.0%	15,345	9.3%	17,617	10.4%	20,187	11.6%
Pacific Islander Alone	83	0.1%	89	0.1%	84	0.0%	90	0.1%
Some Other Race Alone	5,633	3.9%	8,593	5.2%	9,353	5.5%	10,110	5.8%
Two or More Races	3,609	2.5%	13,881	8.4%	14,970	8.8%	16,333	9.4%
Hispanic Origin (Any Race)	13,015	9.0%	17,314	10.5%	18,654	11.0%	20,255	11.6%

Data Note: Income is expressed in current dollars.

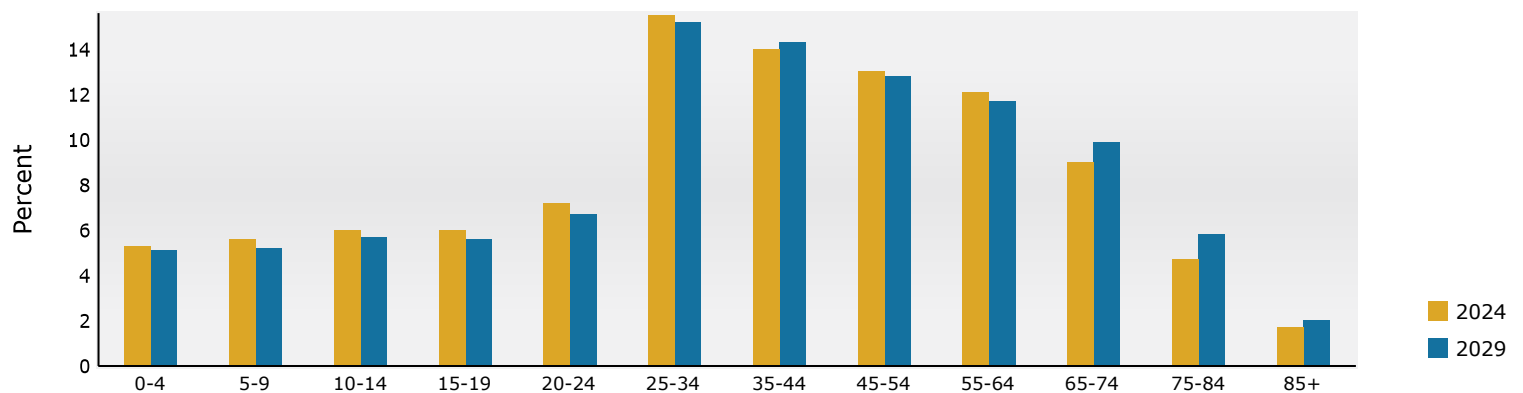
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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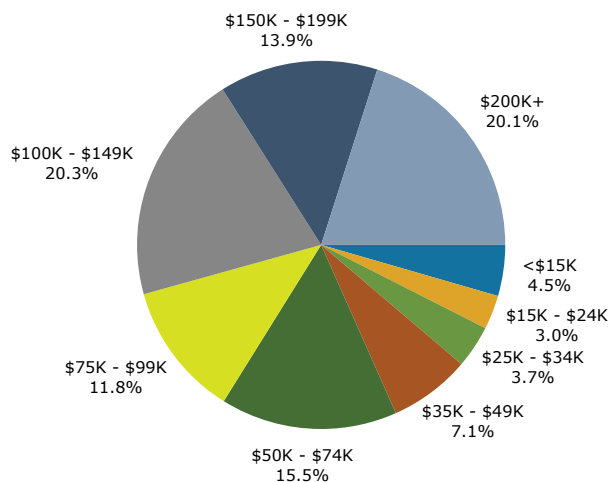
Trends 2024-2029



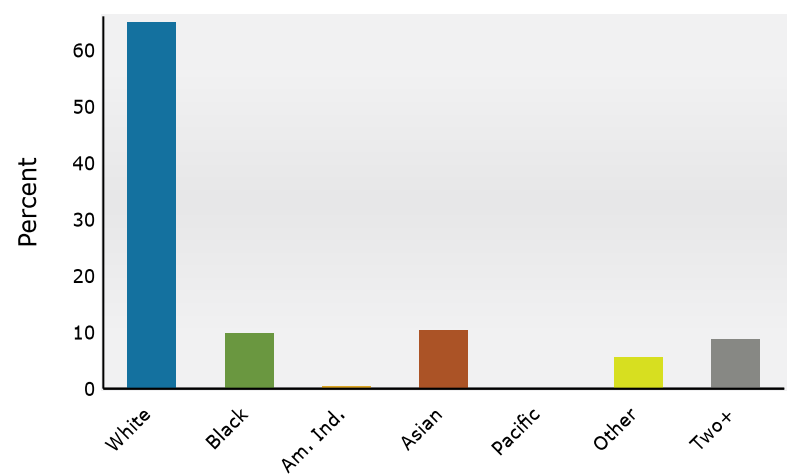
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 11.0%