

# GFD

MANAGEMENT INC.

222 CLOISTER COURT CHAPEL HILL, NC 27514

*Welcome to*

## CRESCENT COMMONS CARY, NORTH CAROLINA



### ■ LOCATION HIGHLIGHTS

- 2025 estimated population within 5 miles - 168,504\*
- 2025 estimated average household income within 1 mile - \$195,487\*
- 2025 estimated average household income within 5 miles - \$152,921\*
- Neighboring office parks, medical centers, and affluent residential areas

\* Demographics obtained from Esri



Scan this QR code to learn more about this property as well as others available for lease.

### ■ AVAILABLE

- Space A2 +/- 1,454 Sq. Ft. (can be made available)
- Space B8 +/- 1,600 Sq. Ft. (available November 2026)

CALL US TODAY :

**(919) 636-2351**

HENRY CLINE • [hcline@gfdinc.com](mailto:hcline@gfdinc.com)



GET MORE INFO HERE :

[WWW.GFDINC.COM](http://WWW.GFDINC.COM)

**CRESCENT COMMONS**  
CARY, NORTH CAROLINA

**B8 +/- 1,600 Sq. Ft.**  
*Available November 2026*

**A2 +/- 1,454 Sq. Ft.**

RETAIL SHOPS  
41,550 SF

**Walmart**

**Harris Teeter**

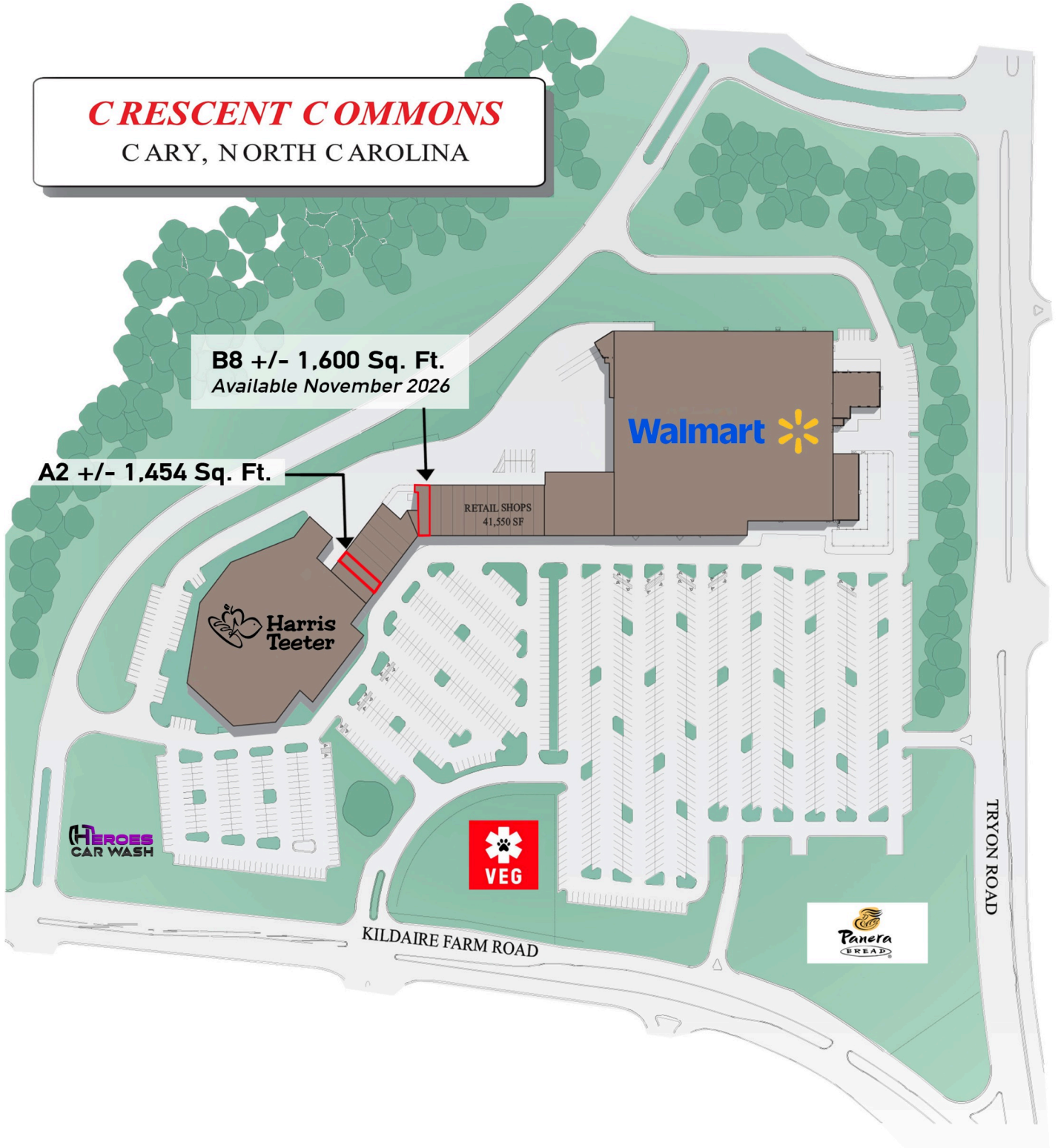
**HEROES**  
CAR WASH

**VEG**

**Panera**  
BREAD

KILDAIRE FARM ROAD

TRYON ROAD



# ▶ TENANT LIST

<u>SPACE</u>	<u>STORE</u>	<u>SQ. FT.</u>
STORE A	Harris Teeter	63,873
STORE B	Walmart	130,342
A1	New Store Coming Soon	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	JOY Nail Bar	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 Cafe	1,600
B19	Comal MX Mexican 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	VEG ER for Pets	(+/- 6,000 sq. ft.)
OP3	Heroes Car Wash	(2,593 sq. ft.)

\*B8 AVAILABLE November 2026

\*\*A2 Can be made available

# GFD

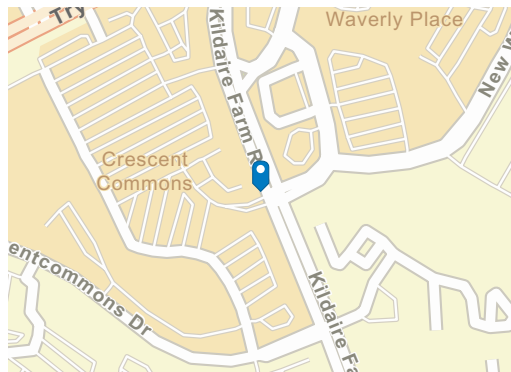
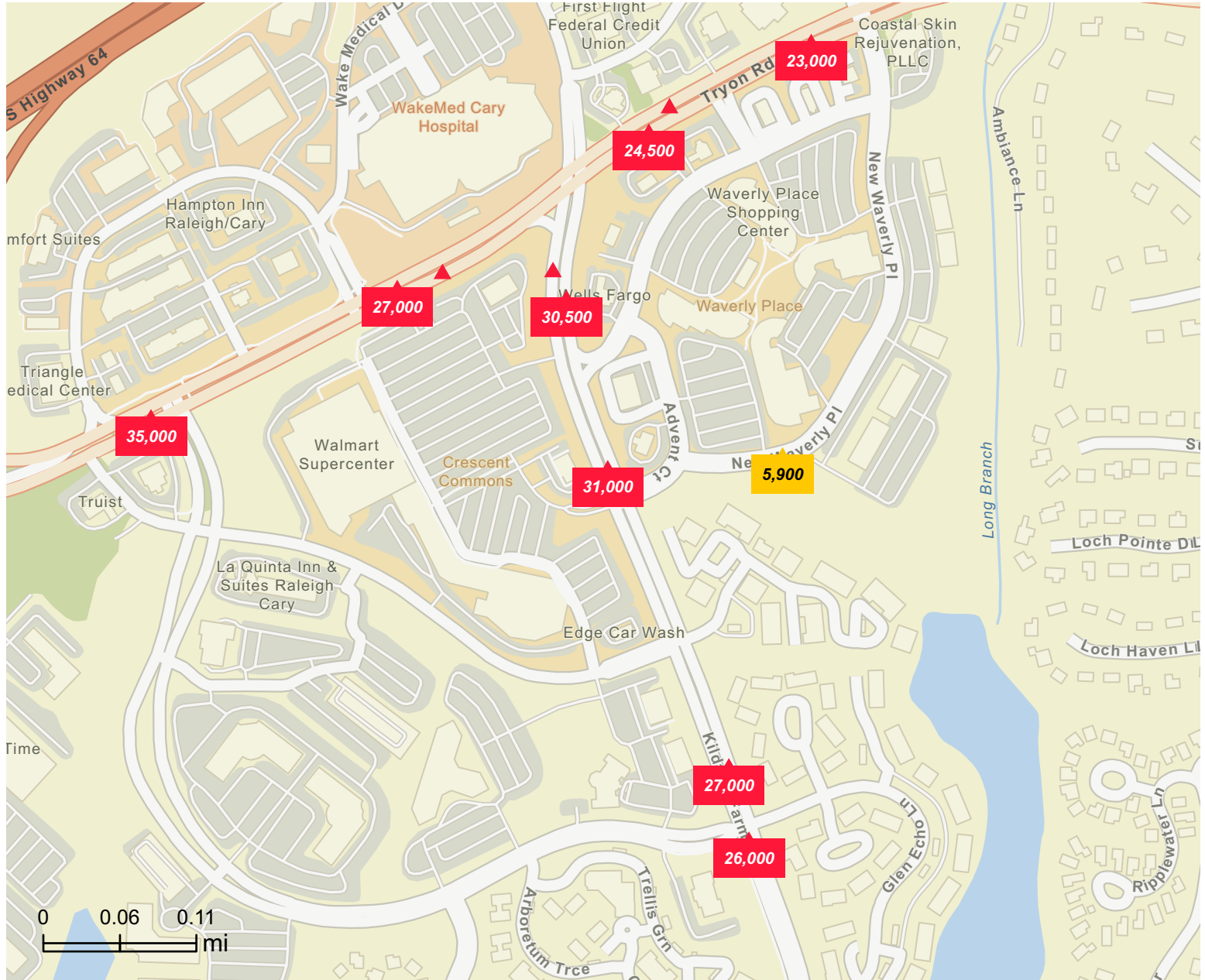
MANAGEMENT INC.

CRESCENT COMMONS, CARY, NORTH CAROLINA

# Traffic Count Map - Close Up

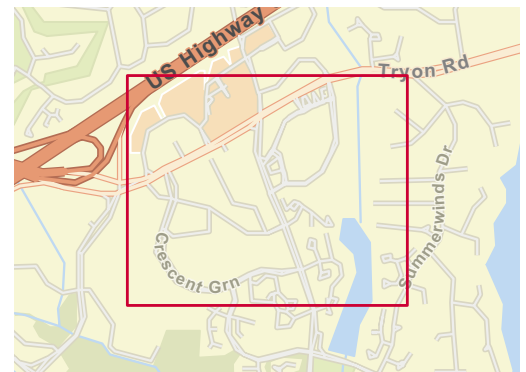
2072 Kildaire Farm Rd, Cary, North Carolina, 27518

Rings: 1, 3, 5 mile radii



## Average Daily Traffic Volume

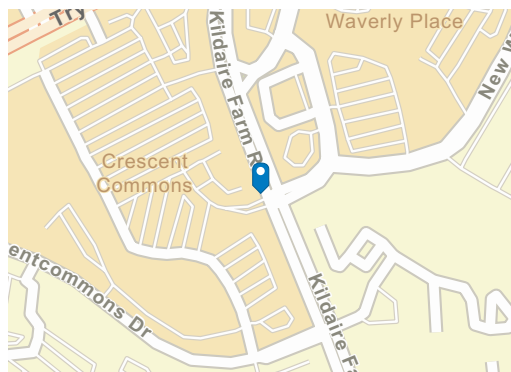
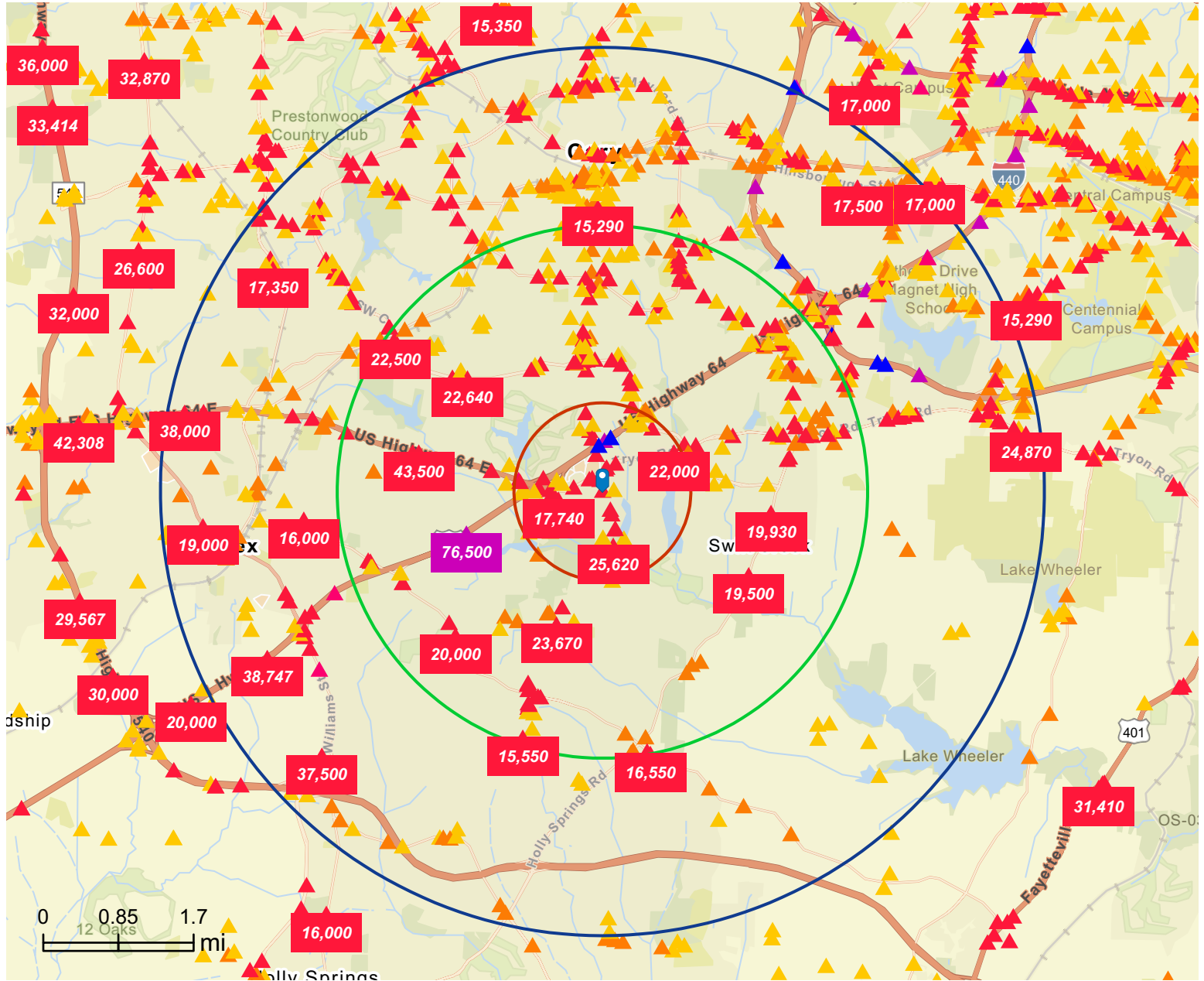
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



# Traffic Count Map

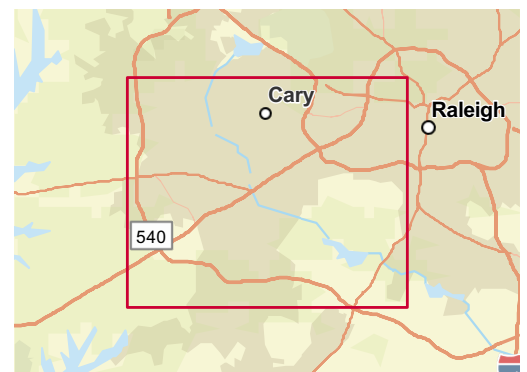
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Rings: 1, 3, 5 mile radii



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# 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	2025	2030
Population	4,215	4,733	4,945	4,981
Households	1,729	2,011	2,157	2,200
Families	1,212	1,328	1,366	1,380
Average Household Size	2.40	2.33	2.27	2.25
Owner Occupied Housing Units	1,288	1,360	1,446	1,514
Renter Occupied Housing Units	441	651	711	686
Median Age	48.8	51.9	52.5	53.3

Trends: 2025-2030 Annual Rate	Area	State	National
Population	0.15%	0.80%	0.42%
Households	0.40%	1.10%	0.64%
Families	0.20%	0.94%	0.54%
Owner HHs	0.92%	1.21%	0.91%
Median Household Income	2.68%	2.61%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	118	5.5%	99	4.5%
\$15,000 - \$24,999	37	1.7%	27	1.2%
\$25,000 - \$34,999	68	3.2%	51	2.3%
\$35,000 - \$49,999	116	5.4%	88	4.0%
\$50,000 - \$74,999	247	11.5%	218	9.9%
\$75,000 - \$99,999	195	9.0%	174	7.9%
\$100,000 - \$149,999	316	14.6%	311	14.1%
\$150,000 - \$199,999	288	13.4%	315	14.3%
\$200,000+	773	35.8%	917	41.7%

Median Household Income	\$146,695	\$167,436
Average Household Income	\$195,487	\$212,991
Per Capita Income	\$88,713	\$98,049

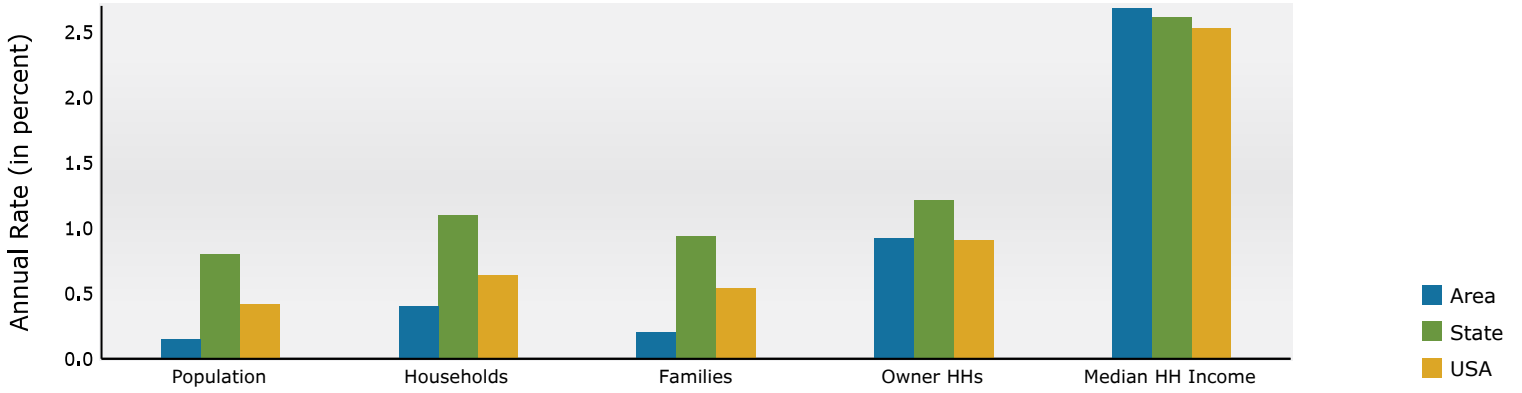
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	176	4.2%	180	3.8%	184	3.7%	180	3.6%
5 - 9	235	5.6%	204	4.3%	197	4.0%	189	3.8%
10 - 14	243	5.8%	250	5.3%	244	4.9%	226	4.5%
15 - 19	247	5.9%	216	4.6%	236	4.8%	225	4.5%
20 - 24	159	3.8%	228	4.8%	223	4.5%	234	4.7%
25 - 34	309	7.3%	452	9.5%	493	10.0%	494	9.9%
35 - 44	472	11.2%	454	9.6%	485	9.8%	489	9.8%
45 - 54	771	18.3%	574	12.1%	559	11.3%	551	11.1%
55 - 64	753	17.9%	772	16.3%	732	14.8%	673	13.5%
65 - 74	483	11.5%	732	15.5%	793	16.0%	800	16.1%
75 - 84	258	6.1%	468	9.9%	568	11.5%	642	12.9%
85+	110	2.6%	202	4.3%	231	4.7%	279	5.6%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	3,678	87.3%	3,775	79.8%	3,837	77.6%	3,768	75.6%
Black Alone	198	4.7%	285	6.0%	309	6.2%	323	6.5%
American Indian Alone	5	0.1%	13	0.3%	14	0.3%	16	0.3%
Asian Alone	218	5.2%	346	7.3%	433	8.8%	493	9.9%
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%	54	1.1%	59	1.2%
Two or More Races	80	1.9%	266	5.6%	297	6.0%	322	6.5%
Hispanic Origin (Any Race)	120	2.8%	197	4.2%	215	4.3%	234	4.7%

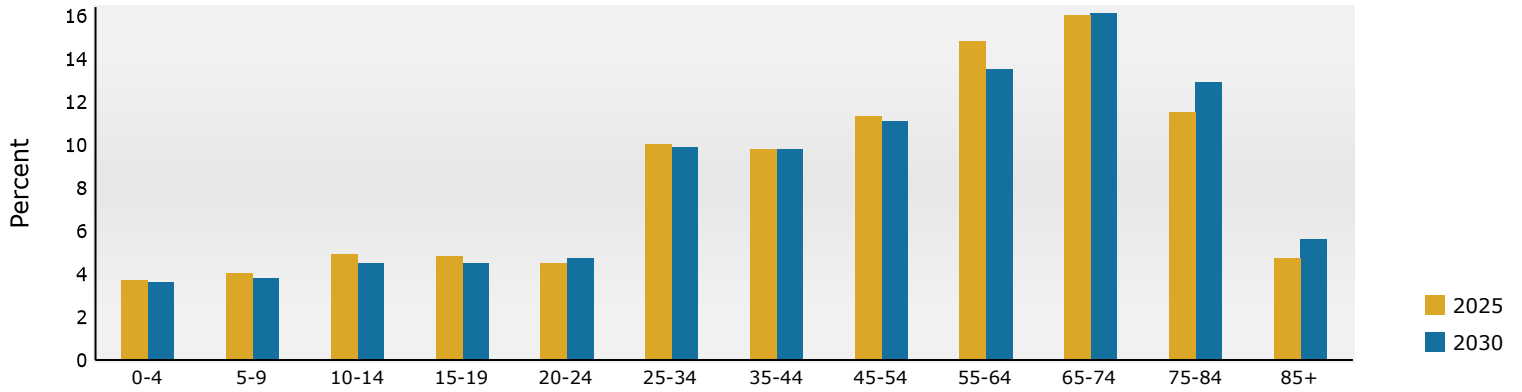
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

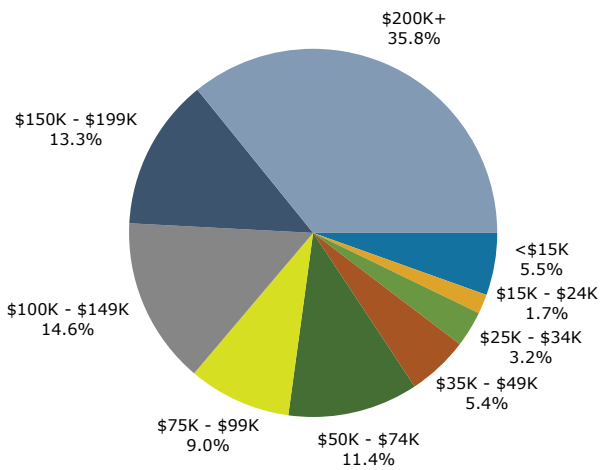
## Trends 2025-2030



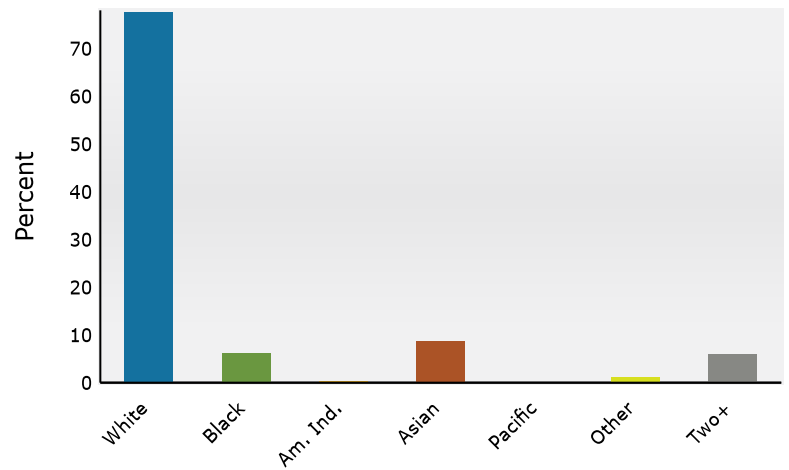
## Population by Age



## 2025 Household Income



## 2025 Population by Race



2025 Percent Hispanic Origin: 4.3%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

# 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	2025	2030
Population	52,956	57,577	58,258	59,416
Households	21,375	23,700	24,635	25,546
Families	14,800	16,188	16,346	16,764
Average Household Size	2.47	2.41	2.35	2.32
Owner Occupied Housing Units	15,267	16,457	17,006	17,610
Renter Occupied Housing Units	6,108	7,243	7,629	7,937
Median Age	41.1	43.1	43.7	44.5

Trends: 2025-2030 Annual Rate	Area	State	National
Population	0.39%	0.80%	0.42%
Households	0.73%	1.10%	0.64%
Families	0.51%	0.94%	0.54%
Owner HHs	0.70%	1.21%	0.91%
Median Household Income	2.69%	2.61%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	889	3.6%	762	3.0%
\$15,000 - \$24,999	480	1.9%	358	1.4%
\$25,000 - \$34,999	807	3.3%	627	2.5%
\$35,000 - \$49,999	1,346	5.5%	1,107	4.3%
\$50,000 - \$74,999	3,198	13.0%	2,858	11.2%
\$75,000 - \$99,999	2,629	10.7%	2,443	9.6%
\$100,000 - \$149,999	4,983	20.2%	5,086	19.9%
\$150,000 - \$199,999	3,534	14.3%	3,935	15.4%
\$200,000+	6,770	27.5%	8,370	32.8%

Median Household Income	\$126,142	\$144,030
Average Household Income	\$167,051	\$183,724
Per Capita Income	\$70,186	\$78,444

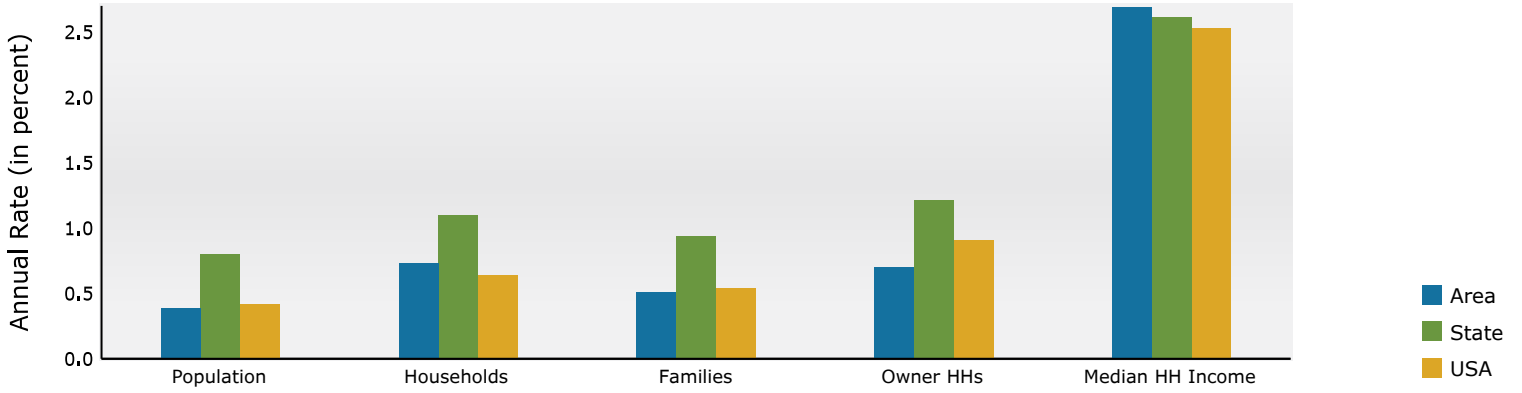
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,926	5.5%	2,861	5.0%	2,791	4.8%	2,773	4.7%
5 - 9	3,495	6.6%	3,100	5.4%	3,080	5.3%	2,885	4.9%
10 - 14	3,684	7.0%	3,490	6.1%	3,237	5.6%	3,206	5.4%
15 - 19	3,528	6.7%	3,394	5.9%	3,260	5.6%	3,085	5.2%
20 - 24	2,719	5.1%	3,059	5.3%	3,208	5.5%	3,213	5.4%
25 - 34	5,933	11.2%	7,044	12.2%	6,970	12.0%	7,332	12.3%
35 - 44	7,338	13.9%	7,131	12.4%	7,528	12.9%	7,605	12.8%
45 - 54	9,395	17.7%	7,638	13.3%	7,122	12.2%	7,260	12.2%
55 - 64	7,257	13.7%	8,578	14.9%	7,974	13.7%	7,440	12.5%
65 - 74	3,741	7.1%	6,480	11.3%	7,193	12.3%	7,384	12.4%
75 - 84	2,038	3.8%	3,368	5.8%	4,357	7.5%	5,268	8.9%
85+	901	1.7%	1,437	2.5%	1,539	2.6%	1,963	3.3%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	43,481	82.1%	42,960	74.6%	42,276	72.6%	41,790	70.3%
Black Alone	3,666	6.9%	3,667	6.4%	3,671	6.3%	3,875	6.5%
American Indian Alone	172	0.3%	178	0.3%	188	0.3%	203	0.3%
Asian Alone	3,042	5.7%	4,542	7.9%	5,562	9.5%	6,454	10.9%
Pacific Islander Alone	24	0.0%	35	0.1%	31	0.1%	32	0.1%
Some Other Race Alone	1,387	2.6%	1,790	3.1%	1,836	3.2%	1,943	3.3%
Two or More Races	1,182	2.2%	4,404	7.6%	4,693	8.1%	5,119	8.6%
Hispanic Origin (Any Race)	3,452	6.5%	4,337	7.5%	4,456	7.6%	4,800	8.1%

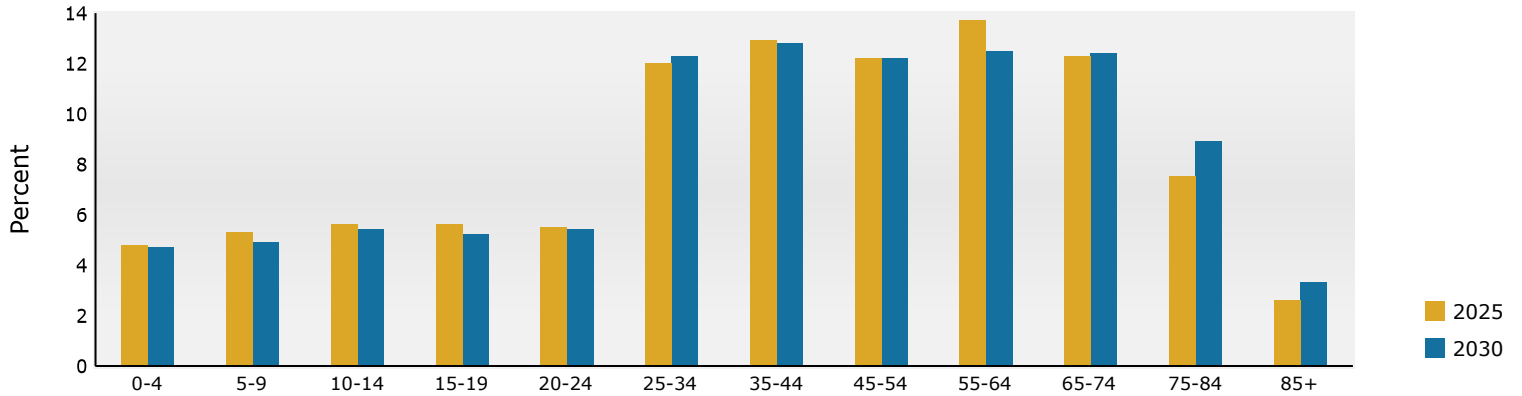
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**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

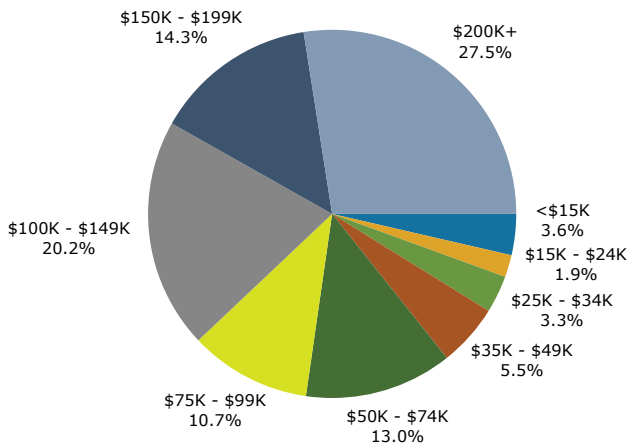
## Trends 2025-2030



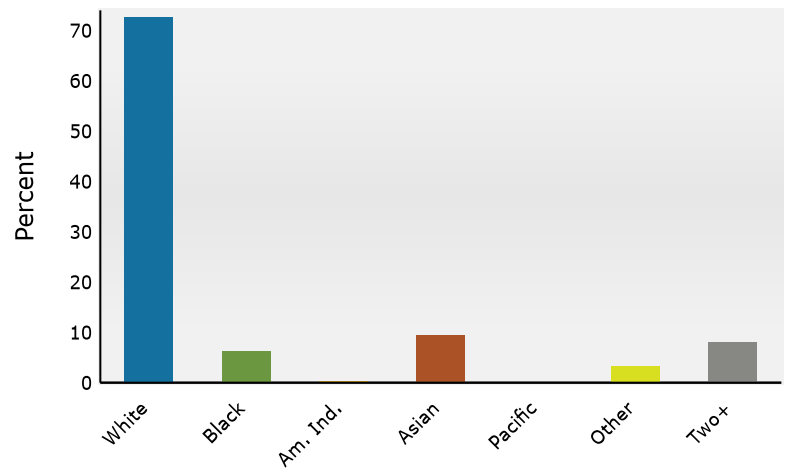
## Population by Age



## 2025 Household Income



## 2025 Population by Race



2025 Percent Hispanic Origin: 7.6%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

# 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	2025	2030
Population	144,583	165,178	168,504	174,397
Households	57,197	66,576	69,807	73,077
Families	37,176	43,296	43,895	45,669
Average Household Size	2.52	2.47	2.41	2.38
Owner Occupied Housing Units	36,024	40,376	42,044	43,715
Renter Occupied Housing Units	21,173	26,200	27,763	29,363
Median Age	35.6	37.7	38.4	39.1

Trends: 2025-2030 Annual Rate	Area	State	National
Population	0.69%	0.80%	0.42%
Households	0.92%	1.10%	0.64%
Families	0.80%	0.94%	0.54%
Owner HHs	0.78%	1.21%	0.91%
Median Household Income	2.71%	2.61%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	2,901	4.2%	2,454	3.4%
\$15,000 - \$24,999	2,077	3.0%	1,572	2.2%
\$25,000 - \$34,999	2,449	3.5%	1,919	2.6%
\$35,000 - \$49,999	4,943	7.1%	4,239	5.8%
\$50,000 - \$74,999	9,719	13.9%	8,975	12.3%
\$75,000 - \$99,999	7,748	11.1%	7,453	10.2%
\$100,000 - \$149,999	13,866	19.9%	14,639	20.0%
\$150,000 - \$199,999	9,262	13.3%	10,563	14.5%
\$200,000+	16,842	24.1%	21,265	29.1%

Median Household Income	\$115,285	\$131,757
Average Household Income	\$152,921	\$170,244
Per Capita Income	\$63,442	\$71,442

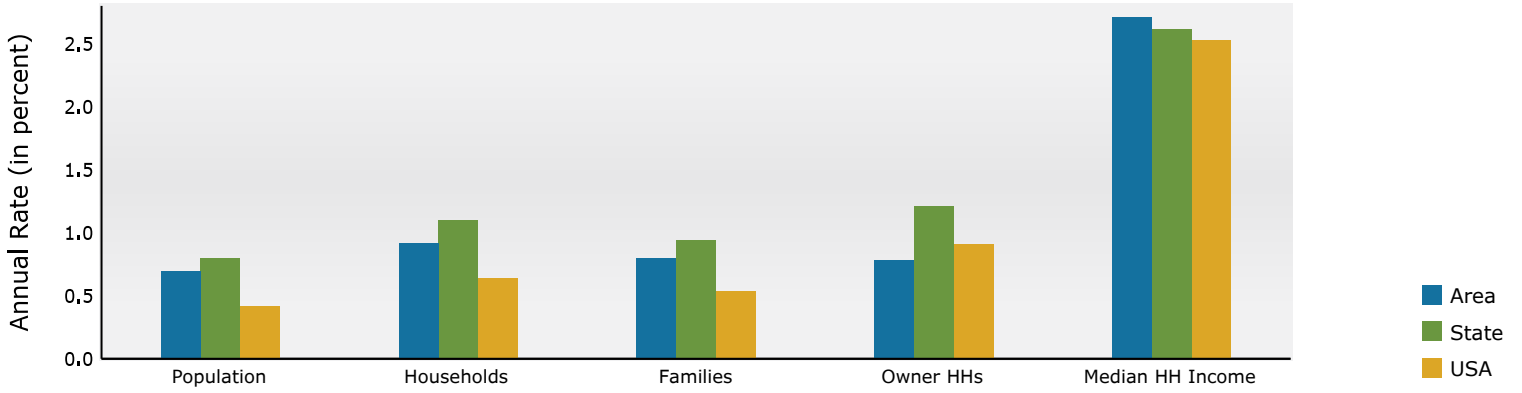
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,440	6.5%	8,787	5.3%	8,663	5.1%	8,895	5.1%
5 - 9	10,175	7.0%	9,897	6.0%	9,315	5.5%	8,933	5.1%
10 - 14	10,187	7.0%	10,823	6.6%	9,999	5.9%	9,644	5.5%
15 - 19	9,346	6.5%	10,576	6.4%	10,058	6.0%	9,655	5.5%
20 - 24	11,153	7.7%	11,853	7.2%	12,879	7.6%	12,846	7.4%
25 - 34	20,816	14.4%	24,358	14.7%	25,443	15.1%	27,179	15.6%
35 - 44	22,113	15.3%	22,378	13.5%	22,799	13.5%	23,642	13.6%
45 - 54	23,270	16.1%	22,134	13.4%	21,277	12.6%	21,477	12.3%
55 - 64	15,281	10.6%	21,179	12.8%	20,778	12.3%	20,398	11.7%
65 - 74	7,342	5.1%	13,875	8.4%	16,011	9.5%	17,647	10.1%
75 - 84	3,859	2.7%	6,636	4.0%	8,464	5.0%	10,468	6.0%
85+	1,602	1.1%	2,682	1.6%	2,821	1.7%	3,613	2.1%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	109,313	75.6%	110,453	66.9%	108,554	64.4%	108,362	62.1%
Black Alone	15,079	10.4%	16,158	9.8%	16,364	9.7%	17,083	9.8%
American Indian Alone	703	0.5%	659	0.4%	684	0.4%	736	0.4%
Asian Alone	10,164	7.0%	15,345	9.3%	18,698	11.1%	21,741	12.5%
Pacific Islander Alone	83	0.1%	89	0.1%	81	0.0%	86	0.0%
Some Other Race Alone	5,633	3.9%	8,593	5.2%	9,234	5.5%	10,043	5.8%
Two or More Races	3,609	2.5%	13,881	8.4%	14,888	8.8%	16,346	9.4%
Hispanic Origin (Any Race)	13,015	9.0%	17,314	10.5%	18,333	10.9%	20,036	11.5%

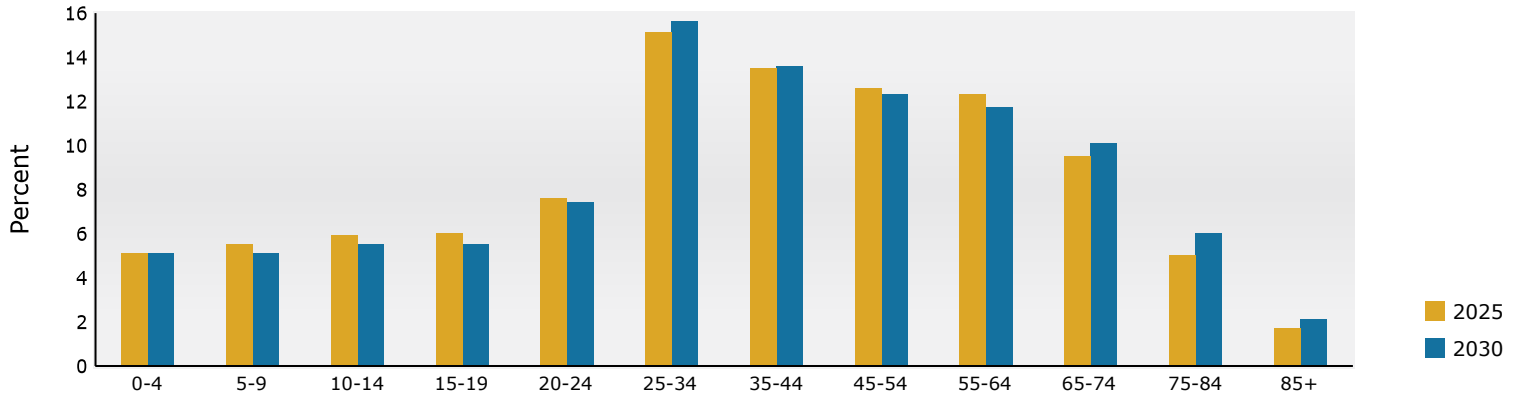
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**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

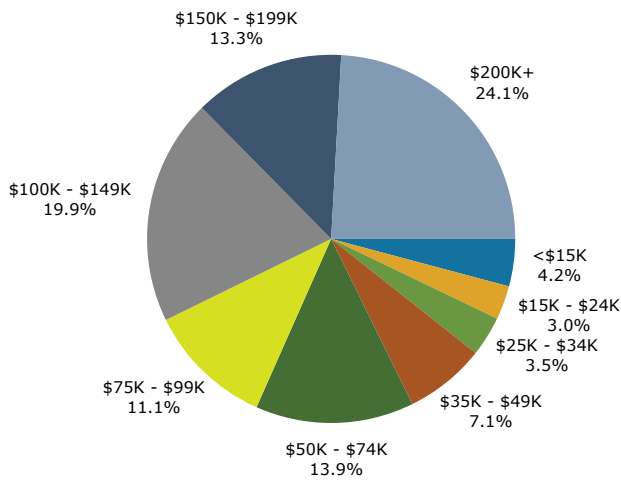
## Trends 2025-2030



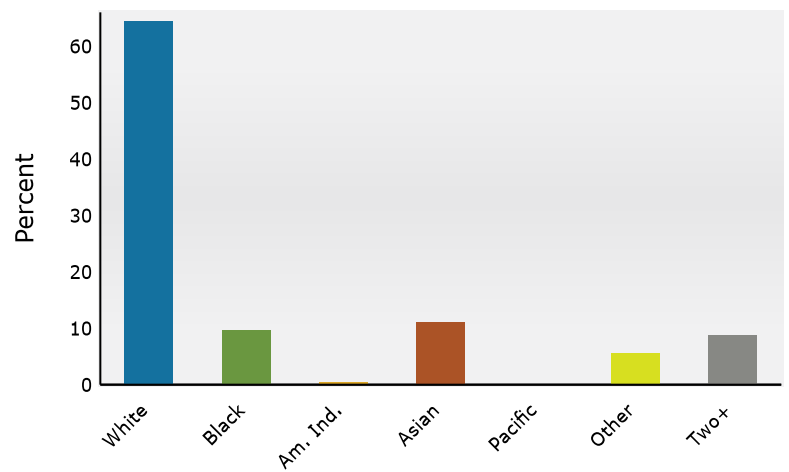
## Population by Age



## 2025 Household Income



## 2025 Population by Race



2025 Percent Hispanic Origin: 10.9%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.