

Lease | CondoSale

**Mixed-Use Medical Office | Restaurant |  
Retail Development  
Summer 2019 Delivery**

150 Wellesley Trade Ln. | Cary, NC 27519





### Summer 2019 Delivery

1st Generation medical office/retail /restaurant in new 2-story mixed-use building



### Growing Population

Over 3,000 single-family and 600 multi-family units approved and/or currently under construction



**Class A Medical  
Office Space  
(2019 Delivery)**



### Medical Office

±12,650 SF (Can be subdivided)

### Personal Service/Retail

±9,189 SF (Can be subdivided)

### Restaurant + Outdoor Patio

±3,240 SF (Can be subdivided)



### Convenient Location

Only 1 Mile from I-540, easy access to Green Level interchange, and minutes away from Research Triangle Park



**Growing Daytime  
Population with  
Medical / Office  
Users**



### Signage Opportunity

Visible to up to 93,000 VPD at intersection



### High Income Area

Over \$150,000 Average Household Income (3 Mile radius)



**Locally Developed,  
Owned and  
Operated**



**BPG**

Beacon Properties  
Group

Jerry Gambill (919) 287-3047  
jgambill@pickett-sprouse.com

Vernon Averett, CCIM (919) 287-3053  
vaverett@aol.com

**Pickett-Sprouse**  
REAL ESTATE



DukeHealth

Cary  
Skin  
Center



Biscuitville  
FRESH SOUTHERN

55

26,000 VPD

19,000 VPD

High House Rd.

19,000 VPD

Green Level W Rd.

Medical  
Office

Medical  
Office

CVS  
pharmacy

29,000 VPD

Walmart  
Neighborhood Market

Institutional medical user  
in advanced talks  
to take 45K SF

55

SUBWAY

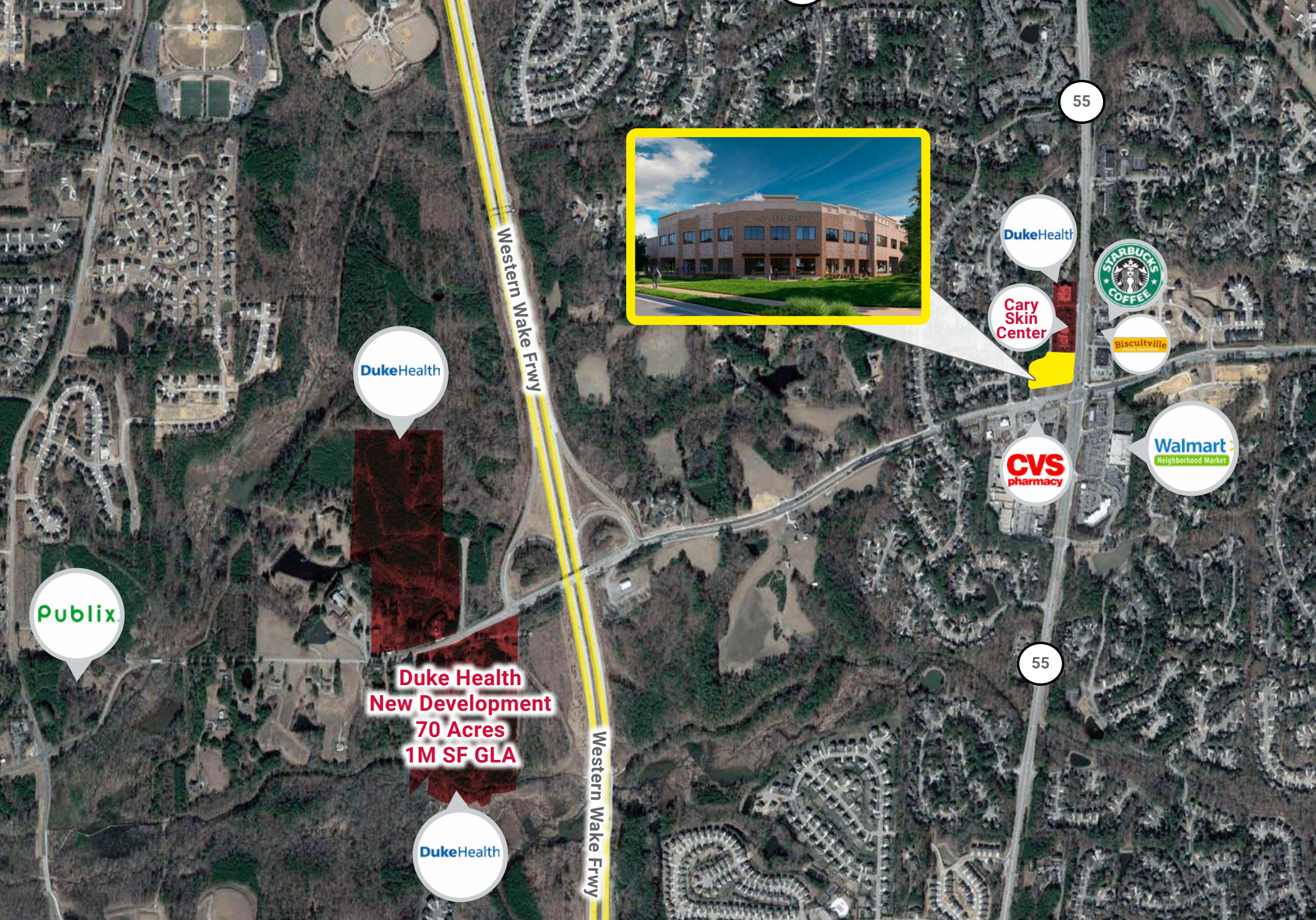
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REAL ESTATE

# 1st Floor

Wellesley Trade Ln.

Green Level W Rd.

19,000 VPD

55

26,000 VPD

High House Rd.

19,000 VPD



29,000 VPD

55

±9,189 SF  
Personal Service/  
Retail

±3,240 SF  
Restaurant

Dining  
Patio

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# 2nd Floor

Wellesley Trade Ln.

Green Level W Rd.

19,000 VPD

±12,650 SF  
Medical Office/Office  
(can be subdivided)

55

26,000 VPD

High House Rd.

19,000 VPD



29,000 VPD

55

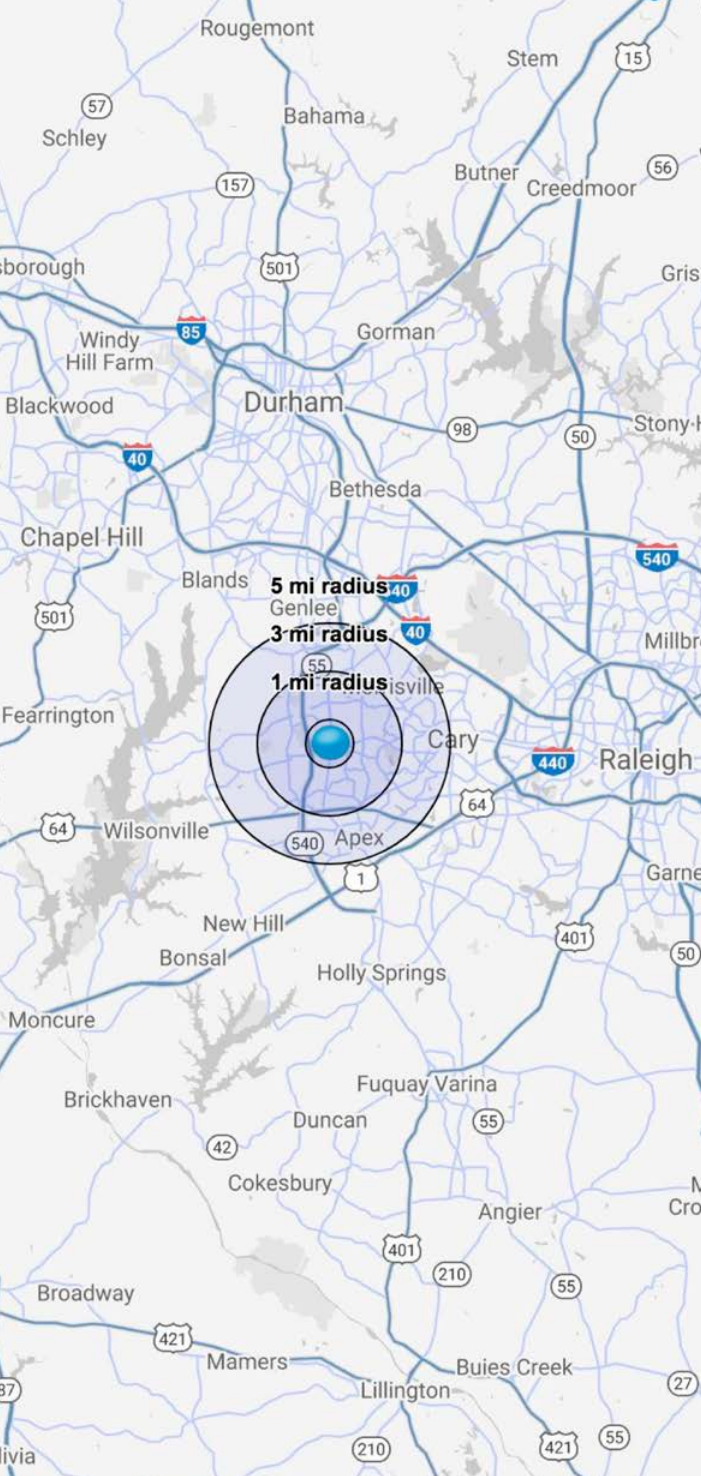
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1 Mile	3 Mile	5 Mile	
10,598	70,656	178,809	2018 Estimated Population
11,746	78,007	197,320	2023 Projected Population
35.4	36.9	36.7	2018 Est. Median Age
49.4%	49.2%	48.8%	2018 Est. Male Population
50.6%	50.8%	51.2%	2018 Est. Female Population

## Population



3,357	24,880	67,425	2018 Estimated Households
3,706	27,468	74,387	2023 Projected Households
2.1%	2.1%	2.1%	Projected Annual Growth 2018 to 2023
4.4%	6.4%	7.0%	Historical Annual Growth 2000 to 2018
3,397	25,248	68,608	2018 Est. Total Housing Units
81.1%	78.0%	72.8%	2018 Est. Owner-Occupied
17.8%	20.5%	25.5%	2018 Est. Renter-Occupied
\$356,879	\$339,315	\$311,276	Median Home Value
\$1,137	\$1,132	\$1,025	Median Rent

## Households & Housing



\$164,558	\$154,378	\$131,613	2018 Est. Average Household Income
183	1,503	4,782	2018 Est. Total Businesses
1,517	12,515	47,954	2018 Est. Total Employees
87.1%	84.0%	81.2%	White Collar Workers
12.9%	16.0%	18.8%	Blue Collar Workers

## Businesses & Employees



\$336 M	\$2.39 B	\$5.79 B	2018 Est. Total Household Expenditure
\$12.1 M	\$85.6 M	\$206 M	2018 Est. Apparel
\$19.4 M	\$138 M	\$331 M	2018 Est. Entertainment
\$47.4 M	\$339 M	\$834 M	2018 Est. Food, Beverages
\$26.5 M	\$191 M	\$471 M	2018 Est. Health Care, Insurance
\$4.28 M	\$30.5 M	\$74.2 M	2018 Est. Personal Care

## Consumer Expenditures



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**Beacon Properties Group has developed, managed, bought, and sold commercial real estate in the Research Triangle Region of North Carolina for over 30 years**

**[www.beaconpropertiesgroup.com](http://www.beaconpropertiesgroup.com)**



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