

DEVONSHIRE PLACE

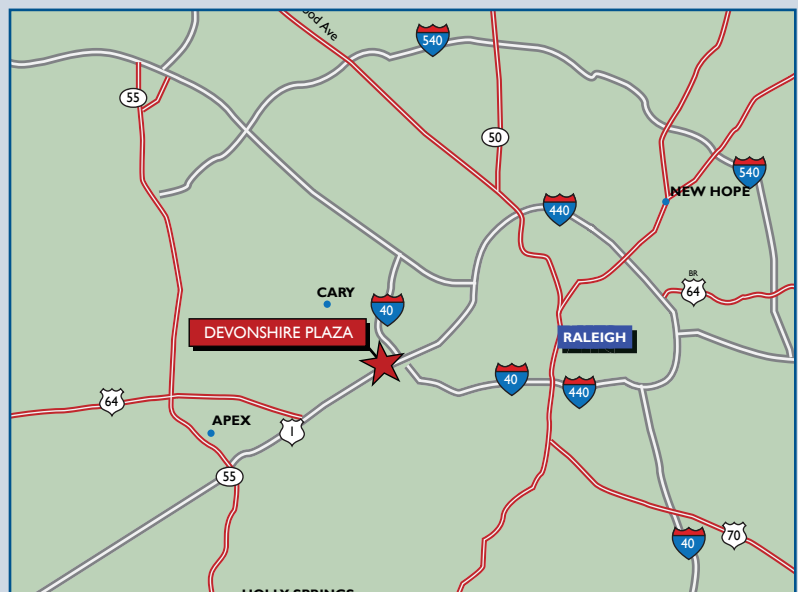
104,441± Square Foot Community Shopping Center in Cary, NC

PROPERTY SPECIFICATIONS:

Location:	1721 - 1751 Walnut Street Cary, NC 27511
GLA:	104,441± square feet
Acreage:	11.38± acres
Year Built:	1994
Major Tenants:	Borders Books, Lifestyle Fitness & Monkey Joe's (Lowe's Foods credit), Golf Galaxy, Dollar Tree, and a 50s-style Gypsy's Shiny Diner.
Stabilized NOI:	\$693,140
Occupancy:	100%
Price:	\$8,200,000

INVESTMENT HIGHLIGHTS:

- **Strong Location** right off I-40 in Cary, an affluent and young close-in suburb of Raleigh, located in between two of the MSAs most high profile retail projects, Cary Towne Center and Crossroads Plaza.
- **Population Growth** – Cary is the 8th fastest growing city in the United States with an annual average increase of 5%. Excellent Demographics with 75,000± residents within 5-miles representing an average household income of \$75,900±
- **High traffic location** – 26,000± cars on Walnut St at the Buck Jones Rd. intersection and 17,000± cars on Buck Jones Rd. at the Walnut St. intersection.



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FOR PRINCIPALS ONLY

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SITE PLAN



DRIVETIMES (MINUTES)	5-MIN	10-MIN	15-MIN
Population			
2008 Estimated Population	27,945	140,400	328,153
2013 Projected Population	30,240	154,064	367,973
Median Age	36.8	33.1	34.3
Income			
Average Household Income	\$74,985	\$72,114	\$76,695
Median Household Income	\$70,726	\$65,639	\$70,020
Per Capita Income	\$29,053	\$27,762	\$29,444
Households			
2008 Est. Households	10,912	53,855	121,998
2013 Proj. Households	11,669	58,156	134,881

