

FOR LEASE



1115 WALNUT STREET

Cary, NC 27511

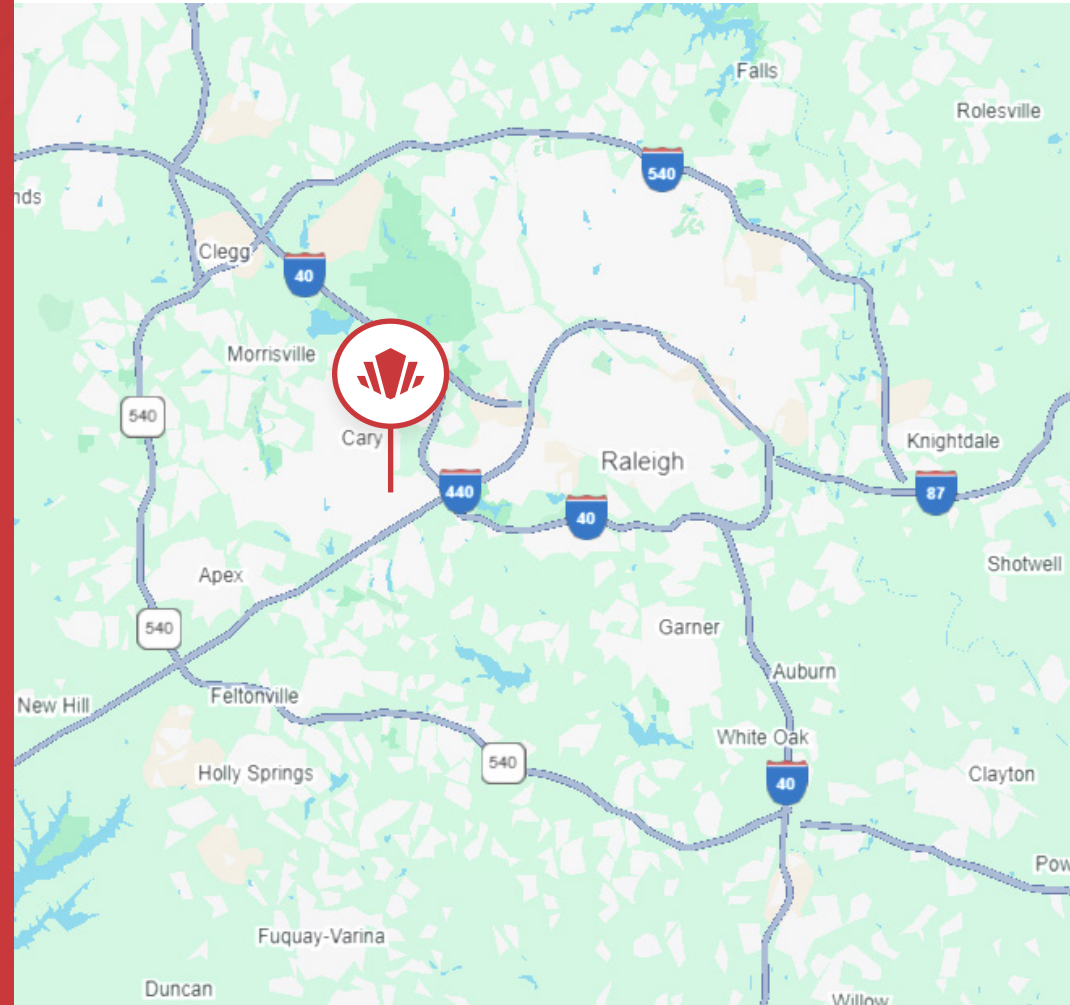


**CAPITAL
ASSOCIATES®**

1115 WALNUT STREET

Cary NC 27511

PROPERTY TYPE	Retail Restaurant
BUILDING SIZE	6,936 SF
FLOORS	1
LOT SIZE	1.76 acres
LEASE RATE	Contact Broker
ZONING	GCCU
YEAR BUILT	2009
COUNTY	Wake
LOCATION	Cary, NC
PARKING	74 spaces shared with adjacent AT&T store



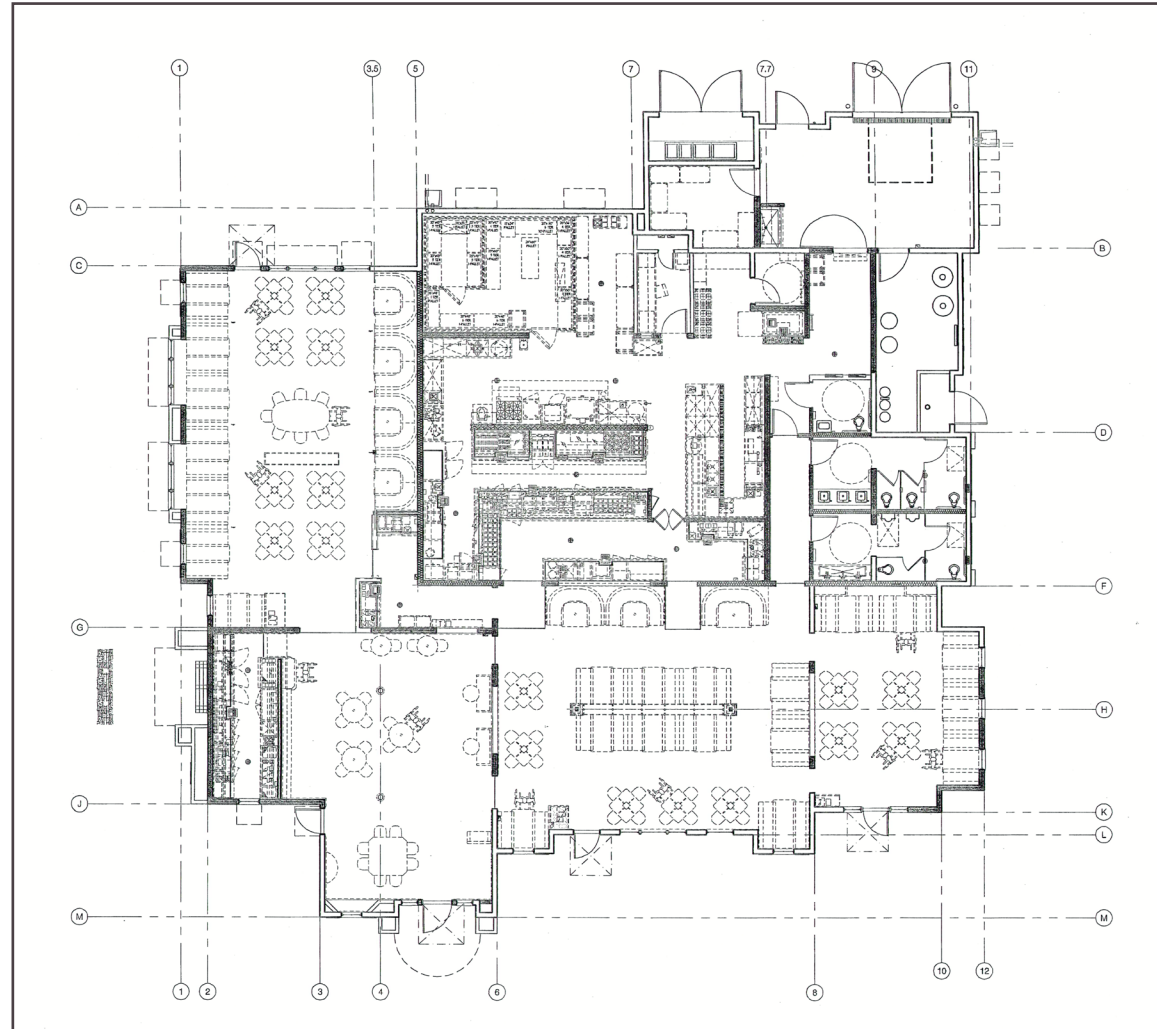
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Floor Plan

6,936 SF



PROPERTY HIGHLIGHTS

1115 Walnut Street is a freestanding, 6,936 SF second-generation restaurant building in Cary's primary retail corridor. Highlights include:

- Immediate access off I-40
- 74 dedicated parking spaces
- Fully built-out restaurant layout
- Less than 2 miles from Fenton, Cary's premier mixed-use development which sees 16,000–20,000 vehicles per day with volumes projected to grow significantly over the next decade

RESIDENTIAL MARKET INSIGHTS

- The adjacent Walnut Hills neighborhood has a population density of approximately 3,444 people per square mile
- 38 apartment communities are located within a 2-mile radius
- Over 7,500 single-family homes and vibrant neighborhoods are also within 2 miles, creating a strong and growing residential customer base





POINTS OF INTEREST

DINING

- Doc B's
- Colletta
- Outback Steakhouse
- Penn Station
- Brewery Bhavana
- Crawford Brothers
- Chick-fil-A
- Jason's Deli
- Starbucks
- CAVA
- Chipotle
- Red Robin
- Noodles & Company
- Brunches
- Dram & Draught

CONVENIENCE

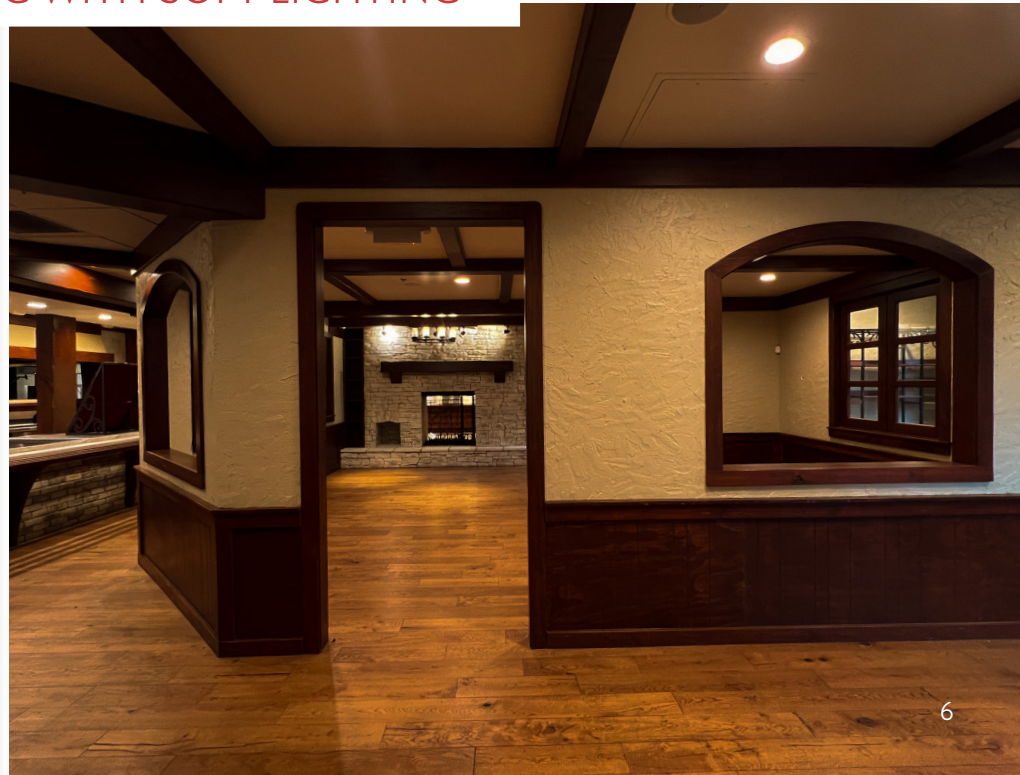
- Truist
- Verizon
- Harris Teeter
- Sephora
- Williams Sonoma
- Lowe's
- Target
- Warby Parker
- Pottery Barn
- Athleta

LODGING

- Courtyard Marriott
- Double Tree by Hilton
- Homewood Suites by Hilton



COMFORTABLE DINING WITH SOFT LIGHTING





EFFICIENT BACK-OF-HOUSE SETUP

