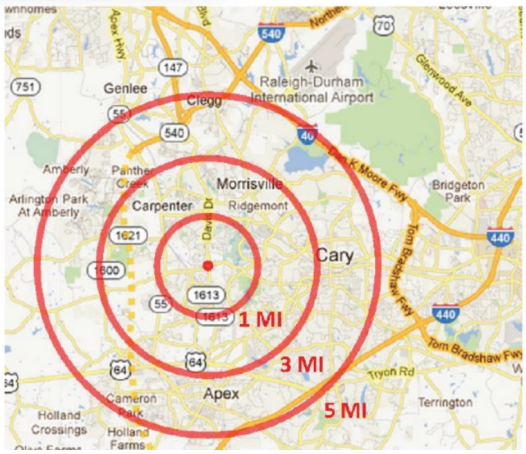
COMMERCIAL/MULTI-USE DEVELOPMENT

BRADFORD

PRESTON SUBMARKET, CARY NC

DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	10,626	73,635	166,355
AVERAGE HH INCOME	$141,899	$115,244	$105,586
MEDIAN HH INCOME	$128,482	$99,530	$88,449
DAYTIME EMPLOYMENT	2,800	29,676	100,569
PROJECTED ANNUAL GROWTH 2013-2018	4.40%	3.86%	3.49%



100% LEASED / NEW 5,600 RETAIL SHOP BUILDING AVAILABLE Q4 2016

Site Description: Multi-Use Development at the demographic center of Cary, NC, with convenient access from I-40, I-540, Hwy 55, US Hwy 64, and US Hwy 1

Location: Northeast corner of Davis Drive and High House Road

Traffic Counts: Davis Dr: 27,000 Cars/Day; High House Rd: 26,000 Cars/Day

Size: 42 acre project includes: 50K SF Publix Grocery Store; 4 Retail Pads; 28K SF of Retail Shops; 370 Luxury Rental Apartments (95%+ leased); 20 Luxury Rental Townhomes (95%+ leased)

Anchored by the Raleigh/Durham Region's very first Publix grocery store, Bradford is a multi-use village designed to serve one of the most affluent and well-educated populations in the Southeast. Bradford combines upscale apartments and retail in a lively urban format. Publix has been embraced by the community and achieving tremendous sales volumes. The proximity of Research Triangle Park combined with surrounding commercial and residential density delivers strong consumer populations both daytime and nighttime. Bradford's uniquely integrated site plan is infused with public art and green space, creating a dynamic environment where customers stroll and neighbors gather.

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CROSLAND SOUTHEAST
Commercial Pads Marketed By: Crosland Southeast

NORTHWOOD RAVIN
Master Development By: Northwood Ravin

MAGNESS DR
DAVIS DR
HIGH HOUSE RD
SHOPS "C"
5,600 SF
AVAILABLE
2016 DELIVERY
CAN SUBDIVIDE TO
1,300 SF MIN
PAD 1
UnionBank
FUTURE
PARKING
TIJUANA FLATS
ThinSculpting
HAND & STONE
MASSAGE AND FACIAL SPA
POSTAL ANNEX+
Brixx
wood fired pizza
BURGER 21
BRILLIANT
NAIL BAR
Publix
SHOPS "D" - LEASED
NIGHT & DAY
DENTAL
FirstWatch
The Daytime Café
PAD 4
(UNDER
CONTRACT/
BANK)
PAD 5
Wendy's
PAD 6
1.9 AC
(SOLD/
RESTAURANT)
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SOUTHEAST
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