

BETHANY VILLAGE

3603 Davis Drive • Morrisville, NC 27560

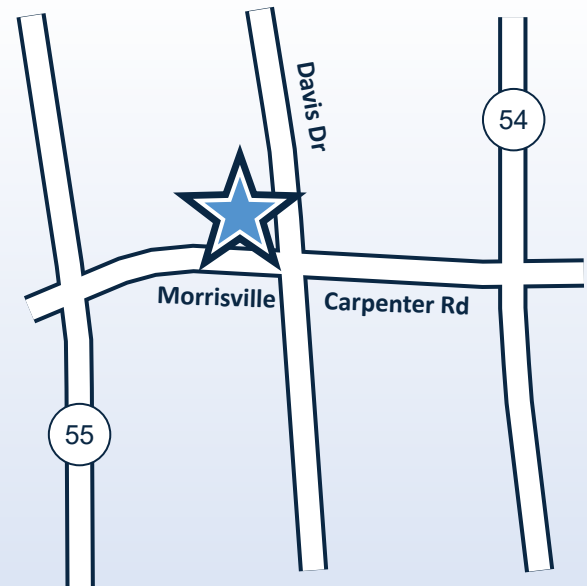
FOR LEASE



Retail Space Available in Popular Bethany Shopping Center

HIGHLIGHTS

- Available: 1,070 RSF (Suite 106)
- Anchored by new concept Food Lion, Walgreens, Taco Bell
- Wake County's fastest growing area with over 15,000 new homes either under construction or in planning
- Located at the highly-trafficked intersection of Morrisville Carpenter Road and Davis Drive
- 31,500 VPD traffic count in front of the center
- 1.5 Miles from RTP and the Town of Cary, and minutes from I-540 and Hwy 55
- **Lease Rate: \$29/SF/Year**



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PROPERTY INFORMATION

Property Size: 100,000 SF (Entire Center)

Parking: 376 Spaces

Available: 1,070 RSF

Rental Rate: \$29 / SF/ Year (TICAM: \$6.00)

Property Type: Retail Space

Lease Term: 5-10 Years



ANCHOR TENANTS

Food Lion
Walgreens
Taco Bell

3607 DAVIS DRIVE

FIRST FLOOR

Rajbhog Cafe
Eye Level Learning Center
JJ China
Apna Bazar

SECOND FLOOR

Edward D. Jones & Co.

3605 DAVIS DRIVE

FIRST FLOOR

Rosati's Pizza
H&R Block
SLV Food Service
SECOND FLOOR
Lightwave Dental Mgmt.

3603 DAVIS DRIVE

FIRST FLOOR

AVAILABLE

My Eye Dr
Dry Clean X-Press
Raj Jewels
Bella's Nail Salon

SECOND FLOOR

Cary OB/GYN

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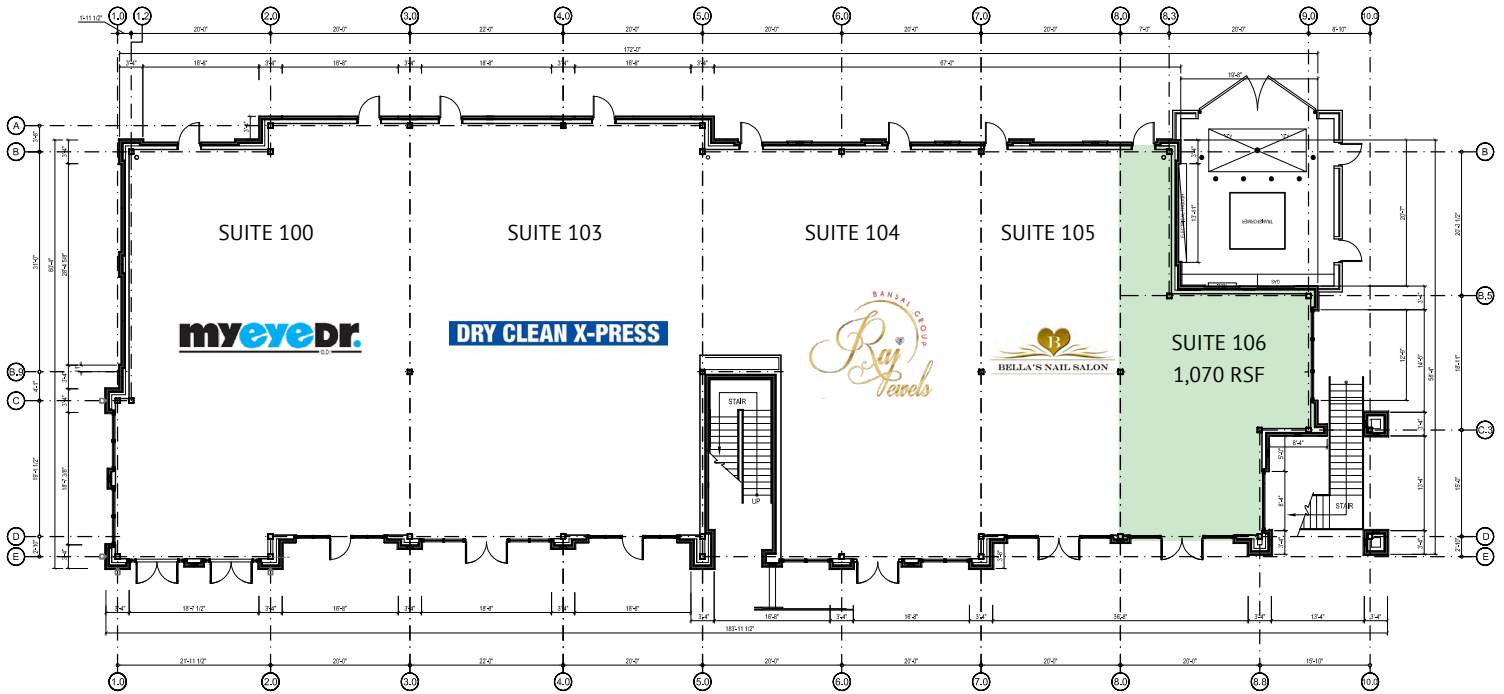


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FOR LEASE

FLOOR PLAN



AVAILABLE
SUITE 106
1,070 RSF

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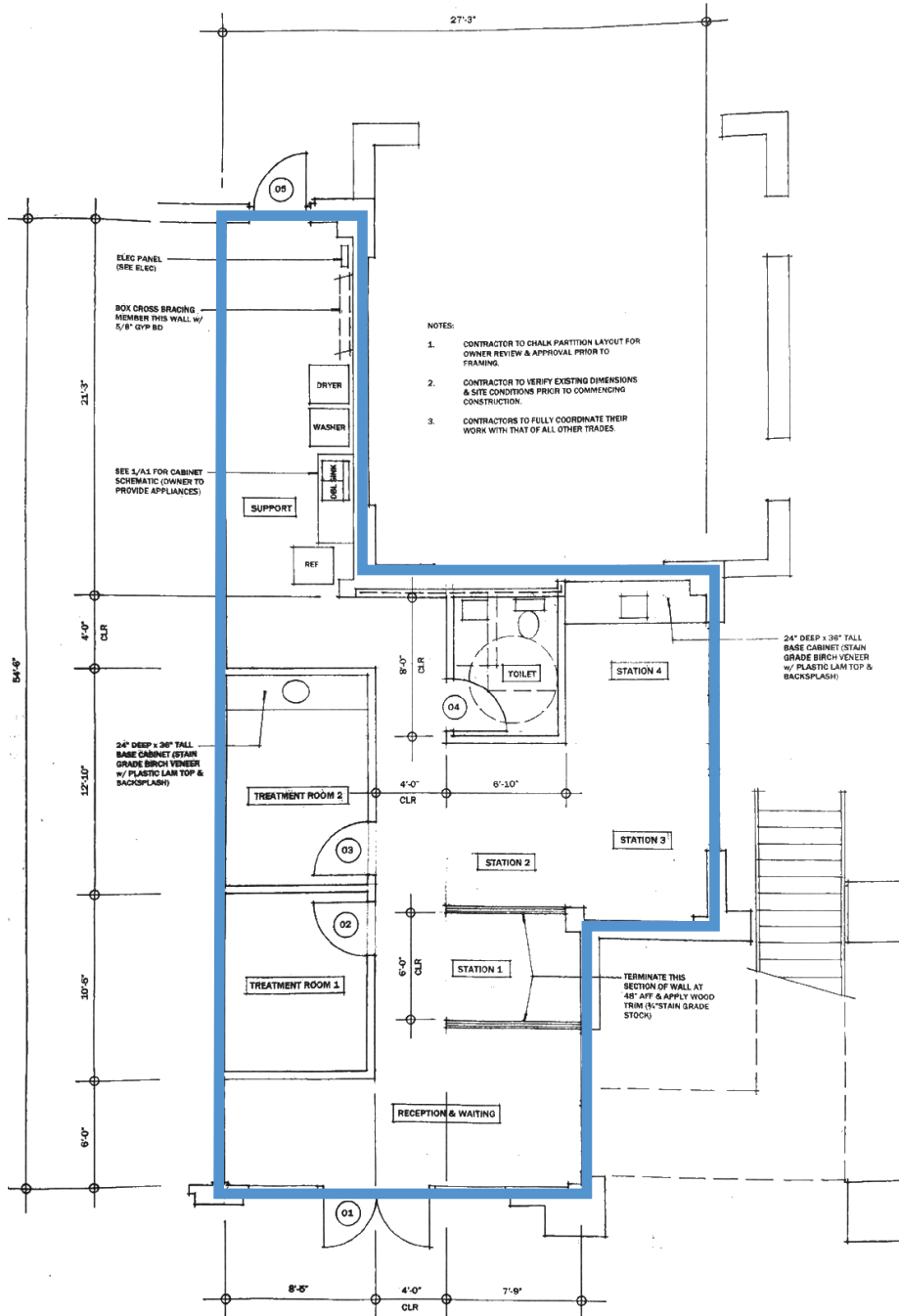


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AVAILABLE SPACE PLAN



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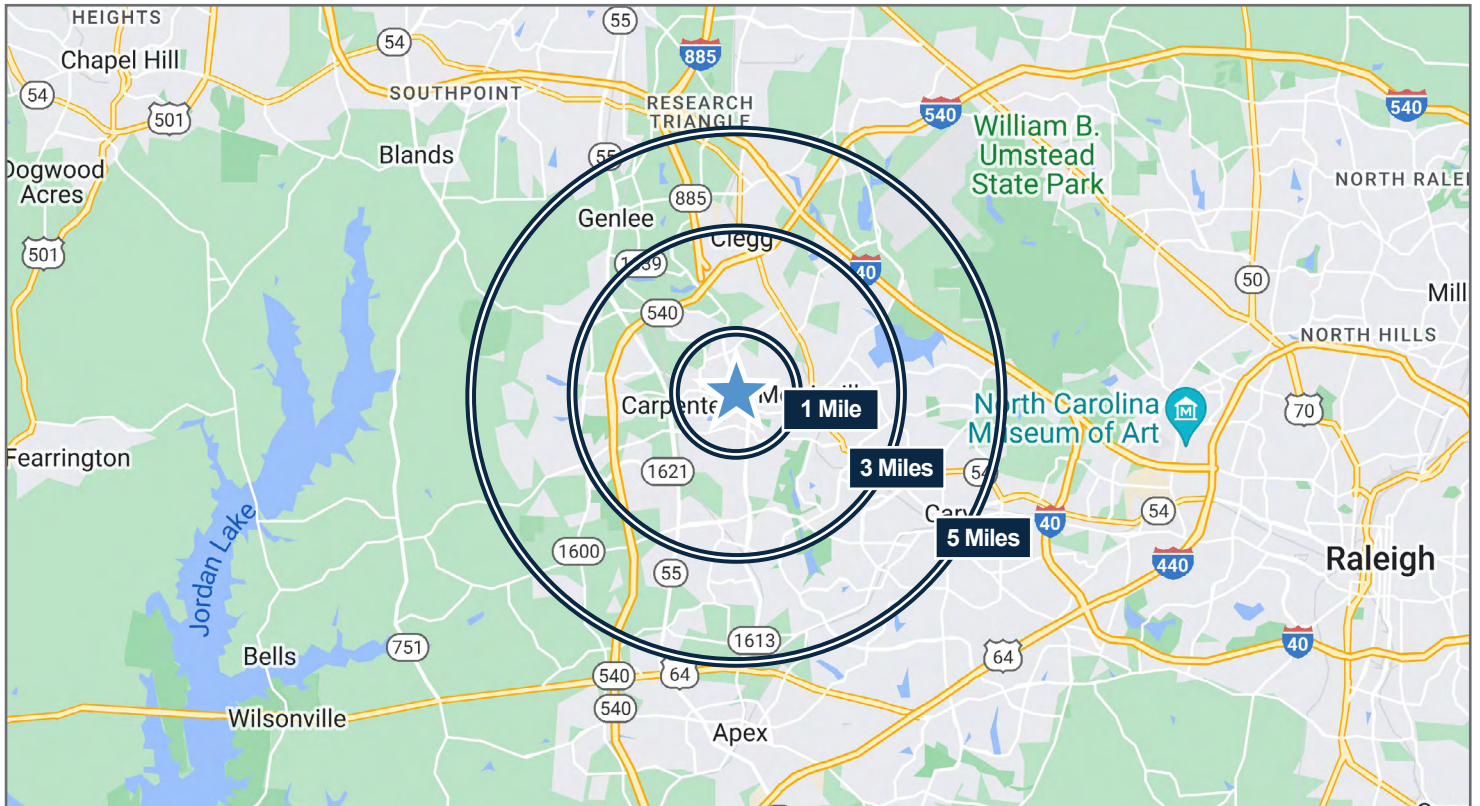
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DEMOGRAPHICS

| | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
|------------------------|---------------|----------------|----------------|
| 2022 Population | 16,271 | 81,483 | 178,914 |
| 2027 Population | 17,230 | 86,491 | 189,631 |
| Annual Pop Growth | 1.15% | 1.20% | 1.17% |
| 2022 Households | 5,825 | 29,601 | 68,344 |
| 2027 Households | 6,144 | 31,368 | 72,639 |
| Avg HH Size | 2.79 | 2.75 | 2.62 |
| 2022 Median Age | 36.0 | 35.4 | 36.1 |
| 2022 Average HH Income | \$153,073 | \$166,630 | \$149,420 |
| 2022 Median HH Income | \$122,586 | \$131,949 | \$115,127 |



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LOCATION AERIAL



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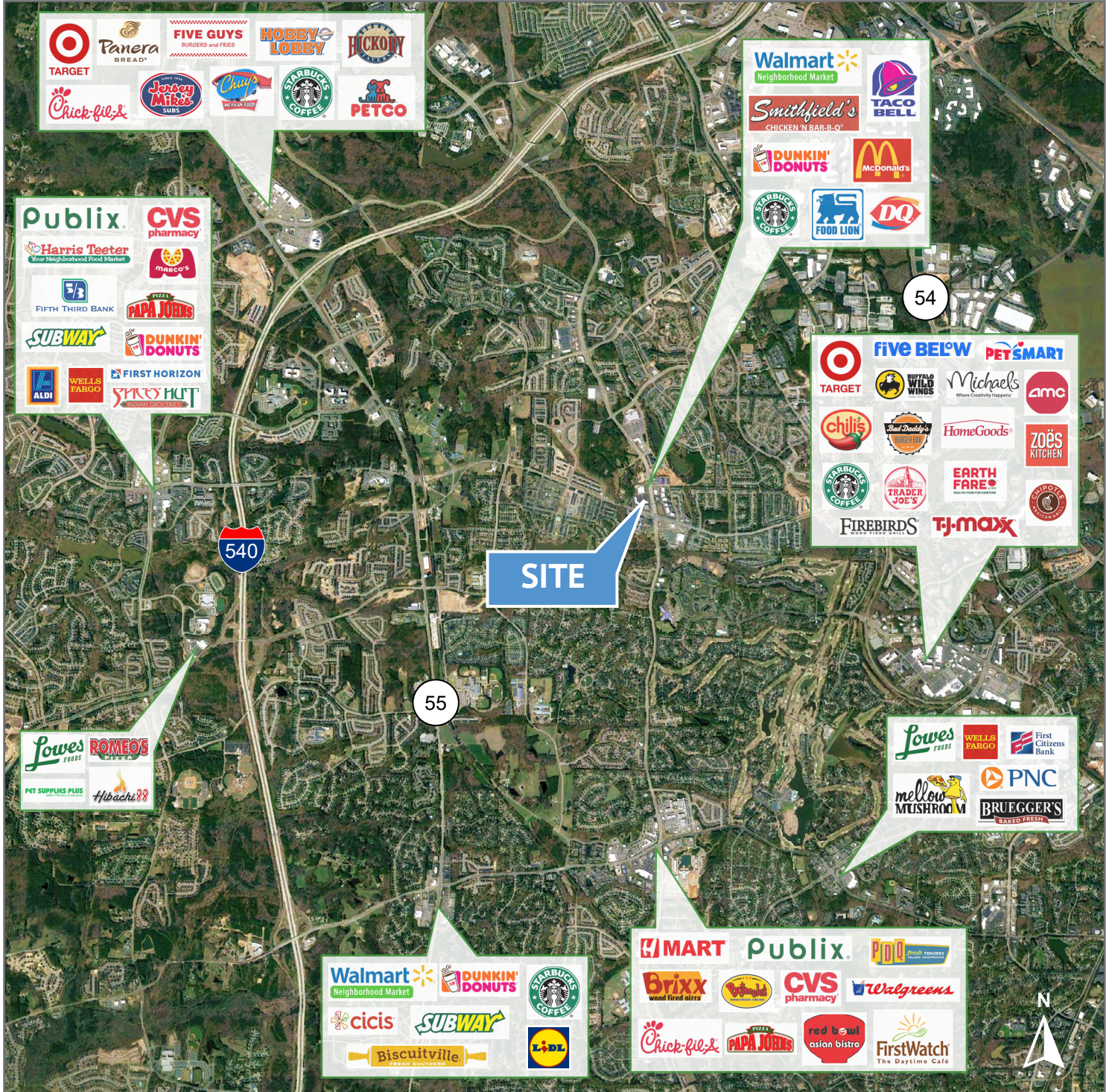


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AREA AERIAL



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