

Retail Out Parcels

Site Submission Package

NEC Carpenter Fire Station Road &
Green Level Church Road
Cary, NC
Wake County

Lat. 35.823608 Long -78.901015

Presented by
Bob Brett
R.K.M. Development Corp.
147 2nd Ave. S., St. Petersburg, FL 33701
Phone: 727-895-2150

Retail Out Parcels

Table of Contents

- Executive Summary
- Aerials / Property Info
- Aerial Competition Map
- Site plan
- Demographics

NEC Carpenter Fire Station Rd. & Green Level Church Rd. – Executive Summary

Property Description:

The proposed site is located at the Northeast corner of the signalized intersection of Carpenter Fire Station Road and Green Level Church Road. Visibility from 2 public roadways is excellent and access includes a RI/RO/LI and a RI access on Carpenter Fire Station Road and a Full movement and RI/RO access points on Green Level Church Road. Monument signage on both roads is proposed for the center occupants.

Trade Area:

A trade area demographic report was performed on a 1,3 and 5 mile radius from the proposed location. Based on this trade area, current population counts are 8,605 (1-mile), 35,053 (3-mile), 90,653 (5-mile), with a average household income of \$134,298 and median age of 35.1 in the 3-mile trade area. There are approximately 18,473 single family & multi-family housing units approved, existing, or under construction within a 2.5 mile radius. Based on current growth estimates, population within the 3 mile trade area could exceed 50,000 within the next several years.

Site Traffic Counts:

Carpenter Fire Station Rd. has a traffic count of 7,900 ADT

Green Level Church Rd. has a traffic count of 9,600 ADT

Competition (3 miles):

Food - Harris Teeter and CVS located on Green Level Church Rd., SEC of the intersection

Gas and Food - Texaco Snack Shop – Hwy 55 and Carpenter Fire Station Rd. Cary, NC 1.7 miles east

Gas and Food - Dolphins – Hwy 55 and Green Hope School Rd., Cary, NC 3.5 miles southeast

Gas and Food - Proposed Sheetz - Hwy 55 and Kit Creek Rd., Cary NC, 3 miles northeast

Fast Food – McDonalds and Subway, SEC of intersection

NEC Carpenter Fire Station Rd. and Green Level Church Rd. - July 2013 Looking Overhead



Cary Glen Blvd.

Kids R Kids
BY JONES & ACADEMIES

Carpenter Fire Station Rd.

CVS

WELLS FARGO

Site

Green Level Church Rd.

NEC Carpenter Fire Station Rd. and Green Level Church Rd. - July 2013 Looking North



NEC Carpenter Fire Station Rd. and Green Level Church Rd. - July 2013 Looking Northwest



NEC Carpenter Fire Station Rd. and Green Level Church Rd. - July 2013 Looking West



NEC Carpenter Fire Station Rd. and Green Level Church Rd. - July 2013 Looking Southwest



NEC Carpenter Fire Station Rd. and Green Level Church Rd. - July 2013 Looking South



NEC Carpenter Fire Station Rd. and Green Level Church Rd. - July 2013 Looking Southeast



NEC Carpenter Fire Station Rd. and Green Level Church Rd. - July 2013 Looking East



NEC Carpenter Fire Station Rd. and Green Level Church Rd. - July 2013 Looking Northeast



Panther Creek
High School

McCrimmon Pkwy.

I-540 Extension

Cary Glen Blvd.

Green Level Church Rd.

Site

Kids Kids
CVS
Carpenter Fire Station Rd.

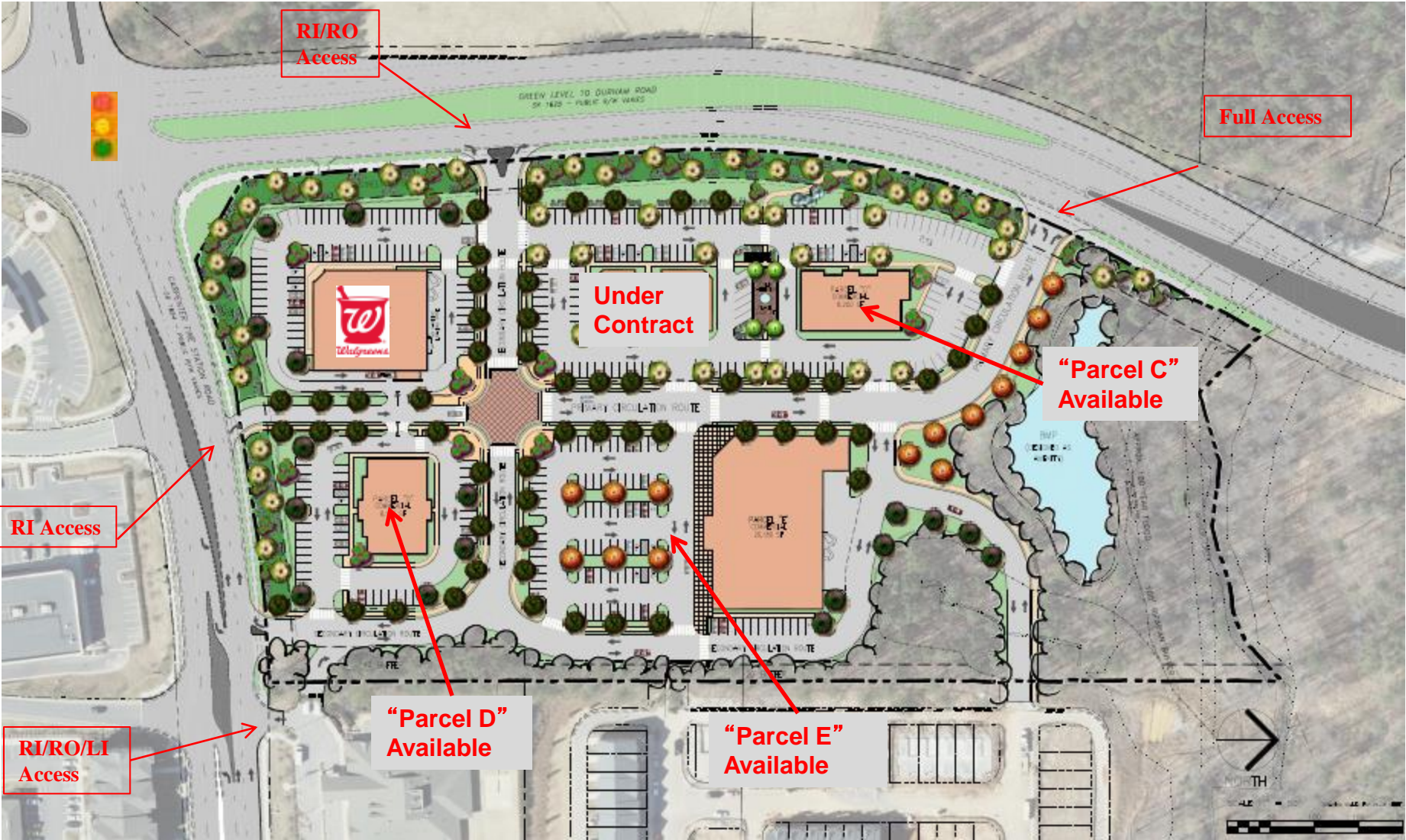
WELLS
FARGO

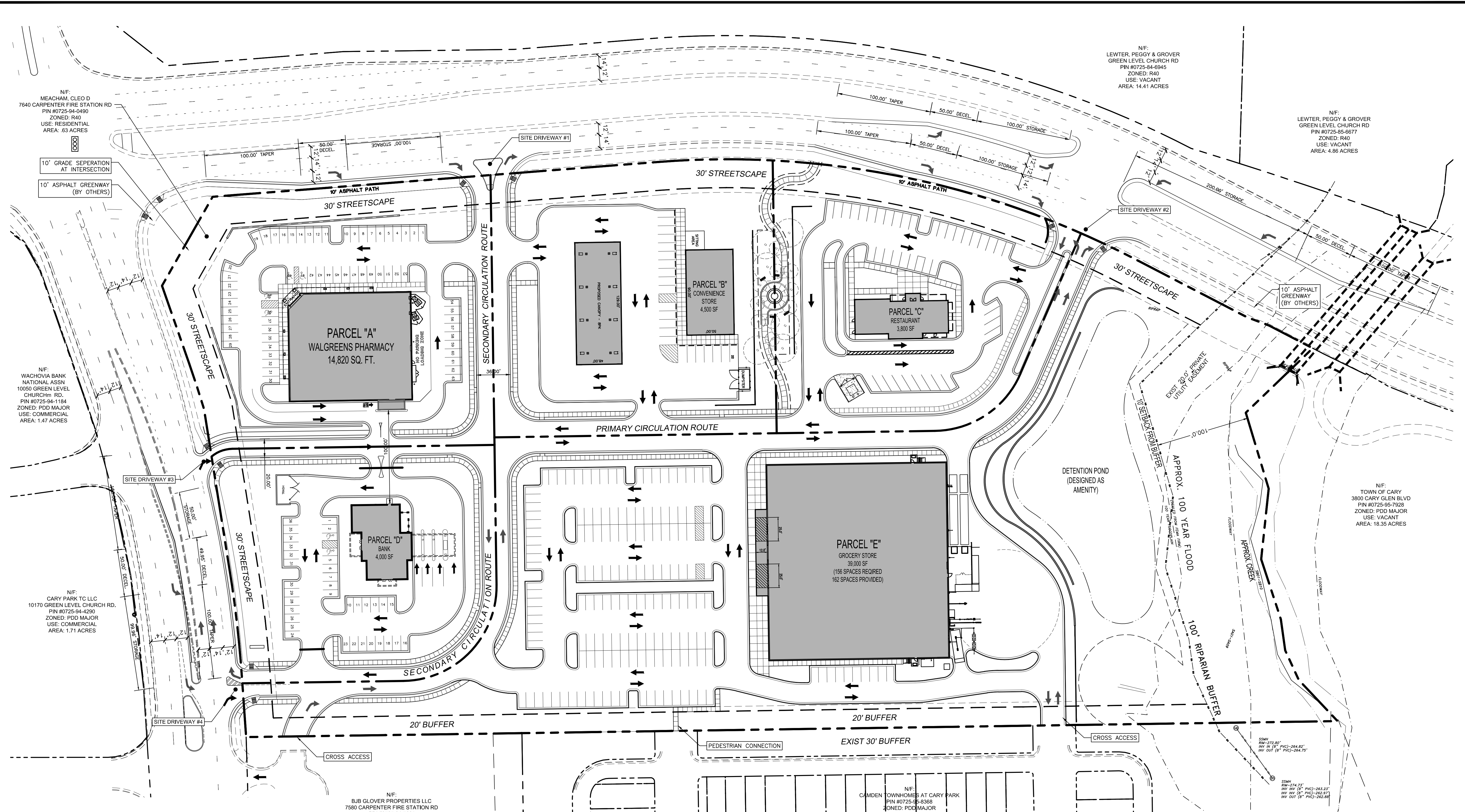
Harris
Teeter
Use Your Money. Own Your Future.

NEC Carpenter Fire Station Rd. & Green Level Church Rd - 2 Mile Competition Map



NEC Carpenter Fire Station Rd. & Green Level Church Rd. – Overall Concept Site Plan





TOWN OF CARY SITE DATA SUMMARY

CARY PROJECT #:	13-REZ-XXX
PROJECT NAME:	CARY PARK COLLECTION
SITE ADDRESS:	7640 CARPENTER FIRE STATION ROAD CARY, NC, 27519
PIN #:	0725-94-2781, 0725-94-0490
REAL ID:	0046544
EXISTING ZONING:	R-40
TOTAL ACREAGE:	15.07 AC.
CURRENT USE:	VACANT
PROPOSED USE:	COMMERCIAL
MAX. BUILDING SQ. FOOTAGE:	85,000 SF.
MIN. BUILDING SETBACKS:	
PUBLIC STREET:	30'
PRIVATE STREET:	15'
BUFFERS/STREETSCAPE:	10' BUILDING
BUFFERS/STREETSCAPE:	5' PARKING

N/F: BJB GLOVER PROPERTIES LLC
 7580 CARPENTER FIRE STATION RD
 PIN #0725-94-7661
 ZONED: PDD MAJOR
 USE: COMMERCIAL
 AREA: 2.23 ACRES

N/F: CAMDEN OWNHOMES AT CARY PARK
 PIN #0725-94-8368
 ZONED: PDD MAJOR
 USE: RESIDENTIAL
 AREA: 10.97 ACRES

N/F: LEWTER, PEGGY & GROVER
 GREEN LEVEL CHURCH RD
 PIN #0725-94-6945
 ZONED: R40
 USE: VACANT
 AREA: 14.41 ACRES

N/F: LEWTER, PEGGY & GROVER
 GREEN LEVEL CHURCH RD
 PIN #0725-85-6677
 ZONED: R40
 USE: VACANT
 AREA: 4.86 ACRES

N/F: MEACHAM, CLEO D
 7640 CARPENTER FIRE STATION RD
 PIN #0725-94-0490
 ZONED: R40
 USE: RESIDENTIAL
 AREA: 63 ACRES

N/F: WACHOVIA BANK
 NATIONAL ASSN
 10050 GREEN LEVEL CHURCH RD.
 PIN #0725-94-1184
 ZONED: PDD MAJOR
 USE: COMMERCIAL
 AREA: 1.47 ACRES

N/F: CARY PARK TC LLC
 10170 GREEN LEVEL CHURCH RD.
 PIN #0725-94-4290
 ZONED: PDD MAJOR
 USE: COMMERCIAL
 AREA: 1.71 ACRES

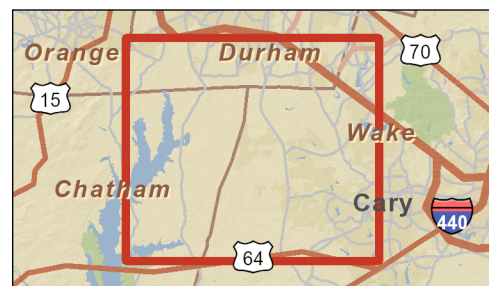
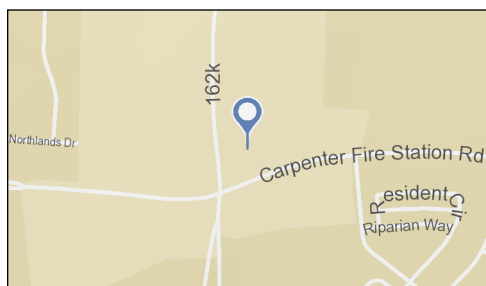
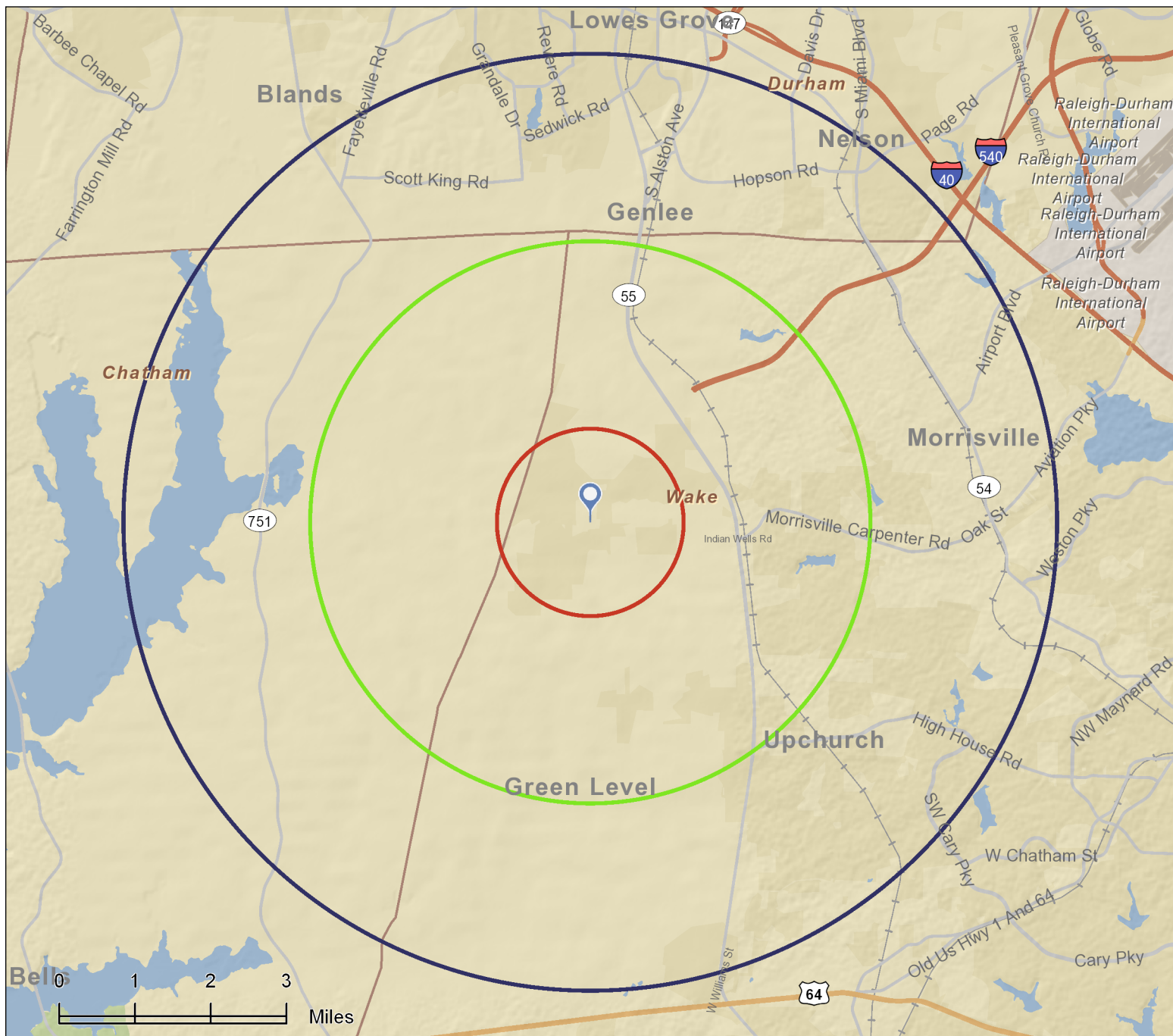
N/F: TOWN OF CARY
 3800 CARY GLEN BLVD
 PIN #0725-95-7928
 ZONED: PDD MAJOR
 USE: VACANT
 AREA: 18.35 ACRES

cary
Ring: 1, 3, 5 Miles

Prepared by Sara Ward

Latitude: 35.822866

Longitude: -78.901856



cary
Ring: 1 mile radius

Prepared by Sara Ward
Latitude: 35.822866
Longitude: -78.901856

Summary	Census 2010	2013	2018
Population	7,553	8,605	10,553
Households	2,779	3,156	3,856
Families	2,051	2,309	2,794
Average Household Size	2.72	2.72	2.74
Owner Occupied Housing Units	2,070	2,264	2,779
Renter Occupied Housing Units	709	892	1,078
Median Age	33.2	34.1	35.4
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	4.17%	1.06%	0.71%
Households	4.09%	1.09%	0.74%
Families	3.89%	0.91%	0.63%
Owner HHs	4.18%	1.24%	0.94%
Median Household Income	1.34%	3.63%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	74	2.3%	70	1.8%
\$15,000 - \$24,999	172	5.4%	117	3.0%
\$25,000 - \$34,999	102	3.2%	80	2.1%
\$35,000 - \$49,999	227	7.2%	211	5.5%
\$50,000 - \$74,999	498	15.8%	596	15.5%
\$75,000 - \$99,999	431	13.7%	578	15.0%
\$100,000 - \$149,999	790	25.0%	957	24.8%
\$150,000 - \$199,999	302	9.6%	423	11.0%
\$200,000+	560	17.7%	823	21.3%
Median Household Income	\$102,898		\$109,972	
Average Household Income	\$139,725		\$171,040	
Per Capita Income	\$49,957		\$60,936	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	753	10.0%	794	9.2%	965	9.1%
5 - 9	815	10.8%	877	10.2%	1,078	10.2%
10 - 14	606	8.0%	803	9.3%	1,059	10.0%
15 - 19	368	4.9%	484	5.6%	629	6.0%
20 - 24	242	3.2%	311	3.6%	340	3.2%
25 - 34	1,255	16.6%	1,163	13.5%	1,101	10.4%
35 - 44	1,704	22.6%	1,837	21.3%	2,346	22.2%
45 - 54	894	11.8%	1,189	13.8%	1,534	14.5%
55 - 64	508	6.7%	625	7.3%	761	7.2%
65 - 74	252	3.3%	337	3.9%	494	4.7%
75 - 84	105	1.4%	125	1.5%	180	1.7%
85+	51	0.7%	60	0.7%	65	0.6%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,828	63.9%	5,437	63.2%	6,396	60.6%
Black Alone	720	9.5%	871	10.1%	1,145	10.8%
American Indian Alone	23	0.3%	29	0.3%	42	0.4%
Asian Alone	1,683	22.3%	1,894	22.0%	2,434	23.1%
Pacific Islander Alone	3	0.0%	3	0.0%	6	0.1%
Some Other Race Alone	76	1.0%	97	1.1%	143	1.4%
Two or More Races	220	2.9%	273	3.2%	387	3.7%
Hispanic Origin (Any Race)	328	4.3%	443	5.1%	705	6.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

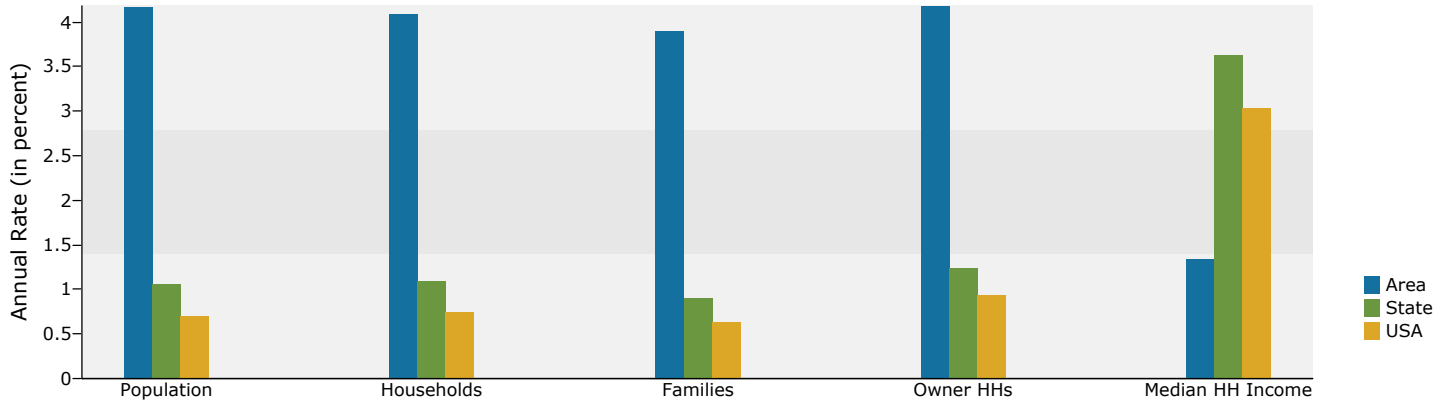


Demographic and Income Profile

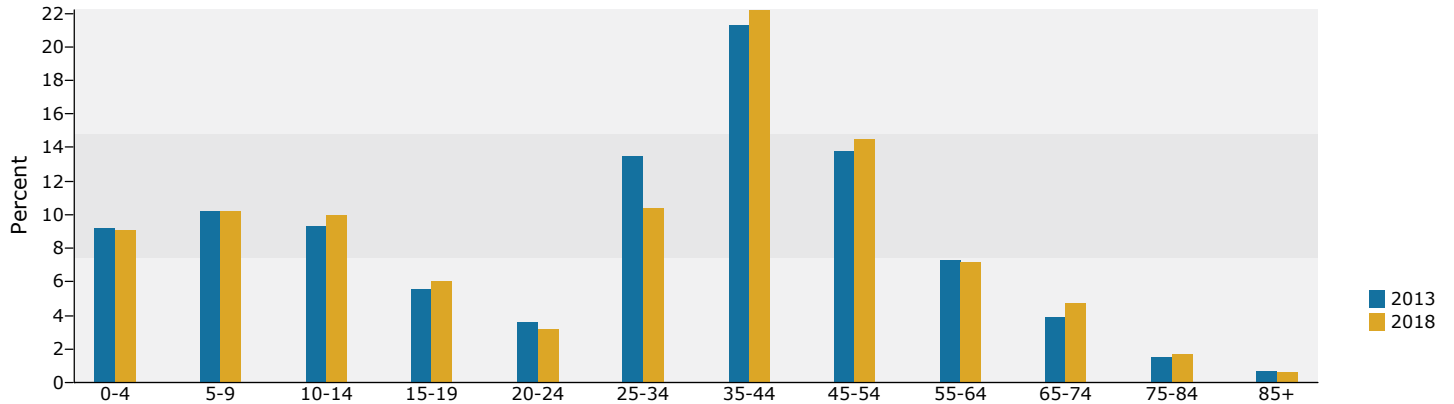
cary
Ring: 1 mile radius

Prepared by Sara Ward
Latitude: 35.822866
Longitude: -78.901856

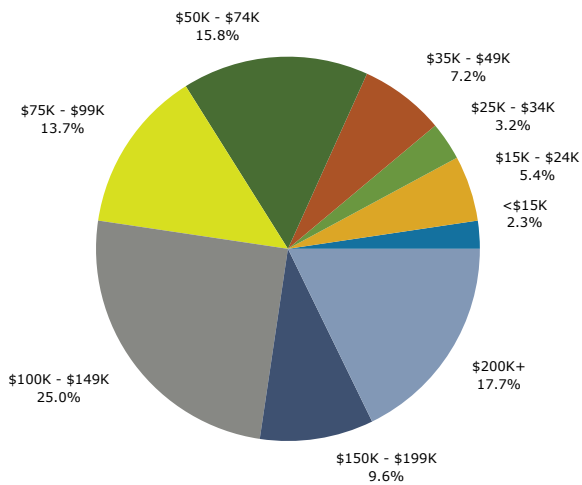
Trends 2013-2018



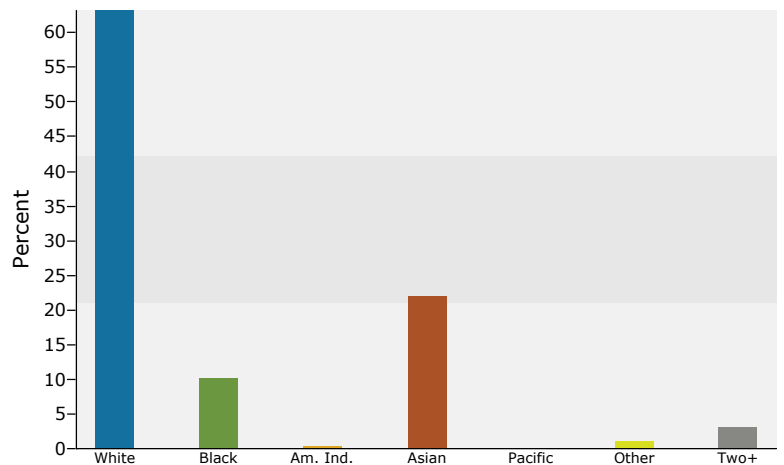
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 5.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

cary
Ring: 3 mile radius

Prepared by Sara Ward
Latitude: 35.822866
Longitude: -78.901856

Summary	Census 2010	2013	2018
Population	29,972	35,053	41,689
Households	11,079	12,943	15,406
Families	8,051	9,263	10,893
Average Household Size	2.70	2.71	2.70
Owner Occupied Housing Units	7,860	8,783	10,471
Renter Occupied Housing Units	3,219	4,160	4,935
Median Age	34.3	35.1	35.9
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	3.53%	1.06%	0.71%
Households	3.55%	1.09%	0.74%
Families	3.29%	0.91%	0.63%
Owner HHs	3.58%	1.24%	0.94%
Median Household Income	1.56%	3.63%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	456	3.5%	424	2.8%
\$15,000 - \$24,999	705	5.4%	481	3.1%
\$25,000 - \$34,999	670	5.2%	499	3.2%
\$35,000 - \$49,999	1,064	8.2%	978	6.3%
\$50,000 - \$74,999	1,797	13.9%	2,112	13.7%
\$75,000 - \$99,999	1,624	12.5%	2,155	14.0%
\$100,000 - \$149,999	3,073	23.7%	3,759	24.4%
\$150,000 - \$199,999	1,468	11.3%	2,036	13.2%
\$200,000+	2,086	16.1%	2,962	19.2%
Median Household Income	\$101,557		\$109,715	
Average Household Income	\$134,298		\$163,852	
Per Capita Income	\$49,224		\$60,108	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,619	8.7%	2,866	8.2%	3,378	8.1%
5 - 9	3,135	10.5%	3,231	9.2%	3,703	8.9%
10 - 14	2,510	8.4%	3,276	9.3%	3,881	9.3%
15 - 19	1,567	5.2%	2,109	6.0%	2,744	6.6%
20 - 24	974	3.2%	1,399	4.0%	1,660	4.0%
25 - 34	4,539	15.1%	4,606	13.1%	4,718	11.3%
35 - 44	6,329	21.1%	6,809	19.4%	8,151	19.6%
45 - 54	3,982	13.3%	5,181	14.8%	6,248	15.0%
55 - 64	2,166	7.2%	2,846	8.1%	3,652	8.8%
65 - 74	1,240	4.1%	1,608	4.6%	2,199	5.3%
75 - 84	645	2.2%	777	2.2%	971	2.3%
85+	267	0.9%	346	1.0%	382	0.9%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	19,177	64.0%	22,272	63.5%	25,525	61.2%
Black Alone	2,532	8.4%	3,139	9.0%	3,990	9.6%
American Indian Alone	80	0.3%	101	0.3%	138	0.3%
Asian Alone	6,993	23.3%	8,003	22.8%	9,861	23.7%
Pacific Islander Alone	7	0.0%	10	0.0%	18	0.0%
Some Other Race Alone	360	1.2%	477	1.4%	706	1.7%
Two or More Races	824	2.7%	1,050	3.0%	1,450	3.5%
Hispanic Origin (Any Race)	1,321	4.4%	1,812	5.2%	2,778	6.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

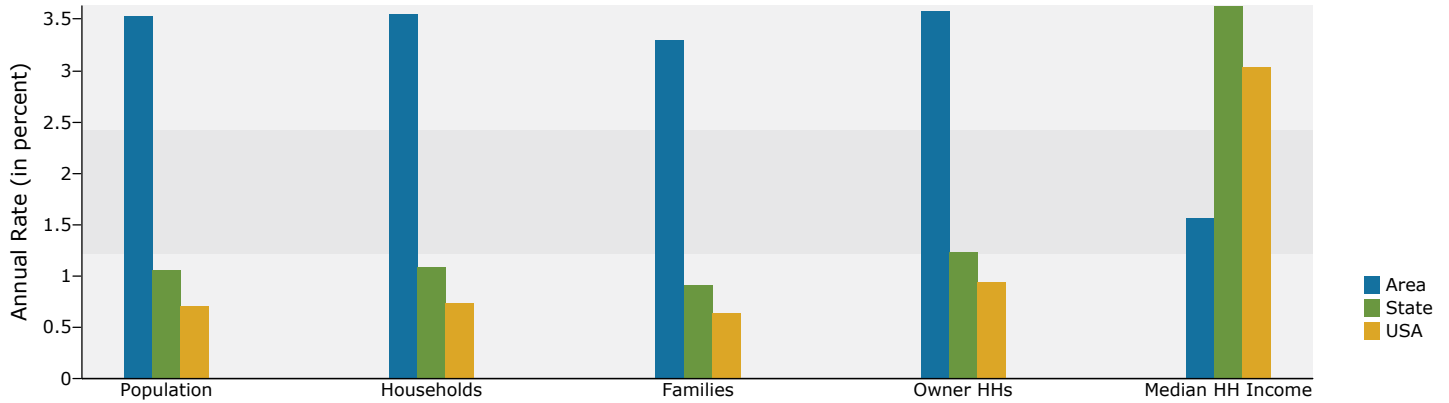


Demographic and Income Profile

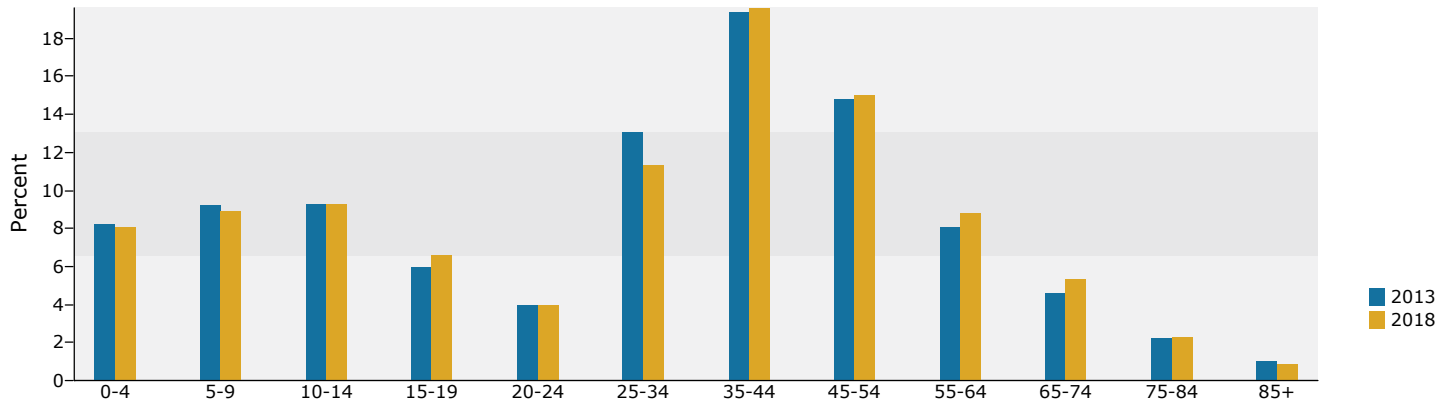
cary
Ring: 3 mile radius

Prepared by Sara Ward
Latitude: 35.822866
Longitude: -78.901856

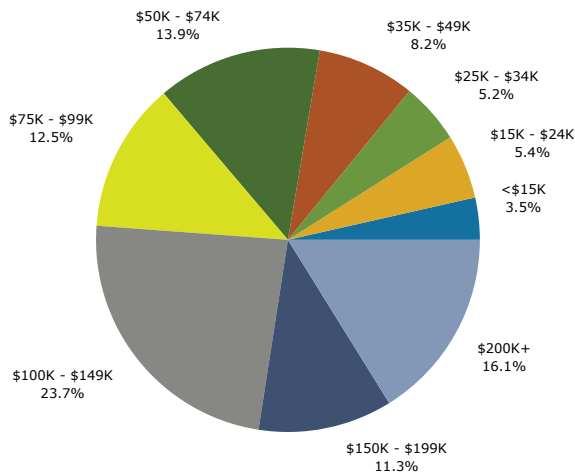
Trends 2013-2018



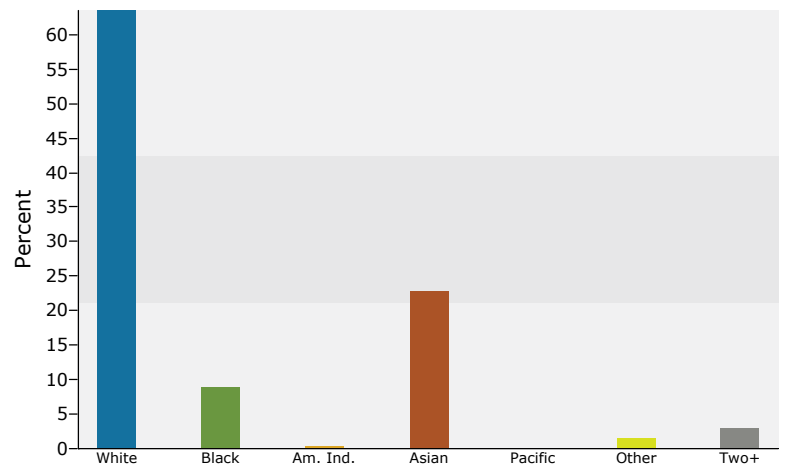
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 5.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

July 09, 2014

cary
Ring: 5 mile radius

Prepared by Sara Ward
Latitude: 35.822866
Longitude: -78.901856

Summary	Census 2010	2013	2018
Population	81,702	90,653	104,182
Households	30,250	33,541	38,563
Families	22,085	24,181	27,473
Average Household Size	2.70	2.70	2.70
Owner Occupied Housing Units	21,171	22,711	26,221
Renter Occupied Housing Units	9,079	10,830	12,342
Median Age	34.9	35.5	36.1
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	2.82%	1.06%	0.71%
Households	2.83%	1.09%	0.74%
Families	2.59%	0.91%	0.63%
Owner HHs	2.92%	1.24%	0.94%
Median Household Income	1.69%	3.63%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	1,055	3.1%	983	2.5%
\$15,000 - \$24,999	1,828	5.5%	1,247	3.2%
\$25,000 - \$34,999	2,152	6.4%	1,664	4.3%
\$35,000 - \$49,999	2,978	8.9%	2,718	7.0%
\$50,000 - \$74,999	4,827	14.4%	5,641	14.6%
\$75,000 - \$99,999	4,715	14.1%	6,100	15.8%
\$100,000 - \$149,999	7,928	23.6%	9,441	24.5%
\$150,000 - \$199,999	3,900	11.6%	5,177	13.4%
\$200,000+	4,155	12.4%	5,591	14.5%
Median Household Income	\$94,798		\$103,074	
Average Household Income	\$123,554		\$146,256	
Per Capita Income	\$45,656		\$54,049	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,582	8.1%	6,876	7.6%	7,859	7.5%
5 - 9	7,650	9.4%	7,791	8.6%	8,694	8.3%
10 - 14	6,892	8.4%	8,038	8.9%	9,205	8.8%
15 - 19	4,736	5.8%	5,798	6.4%	6,932	6.7%
20 - 24	2,903	3.6%	4,047	4.5%	4,928	4.7%
25 - 34	12,214	14.9%	11,913	13.1%	12,317	11.8%
35 - 44	16,272	19.9%	16,855	18.6%	19,019	18.3%
45 - 54	12,535	15.3%	14,465	16.0%	15,975	15.3%
55 - 64	6,661	8.2%	8,404	9.3%	10,625	10.2%
65 - 74	3,262	4.0%	4,094	4.5%	5,612	5.4%
75 - 84	1,459	1.8%	1,726	1.9%	2,263	2.2%
85+	538	0.7%	645	0.7%	754	0.7%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	53,175	65.1%	58,176	64.2%	64,270	61.7%
Black Alone	8,014	9.8%	9,329	10.3%	11,282	10.8%
American Indian Alone	234	0.3%	283	0.3%	373	0.4%
Asian Alone	16,924	20.7%	18,726	20.7%	22,581	21.7%
Pacific Islander Alone	31	0.0%	39	0.0%	59	0.1%
Some Other Race Alone	1,064	1.3%	1,354	1.5%	1,961	1.9%
Two or More Races	2,259	2.8%	2,745	3.0%	3,656	3.5%
Hispanic Origin (Any Race)	3,848	4.7%	5,032	5.6%	7,458	7.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

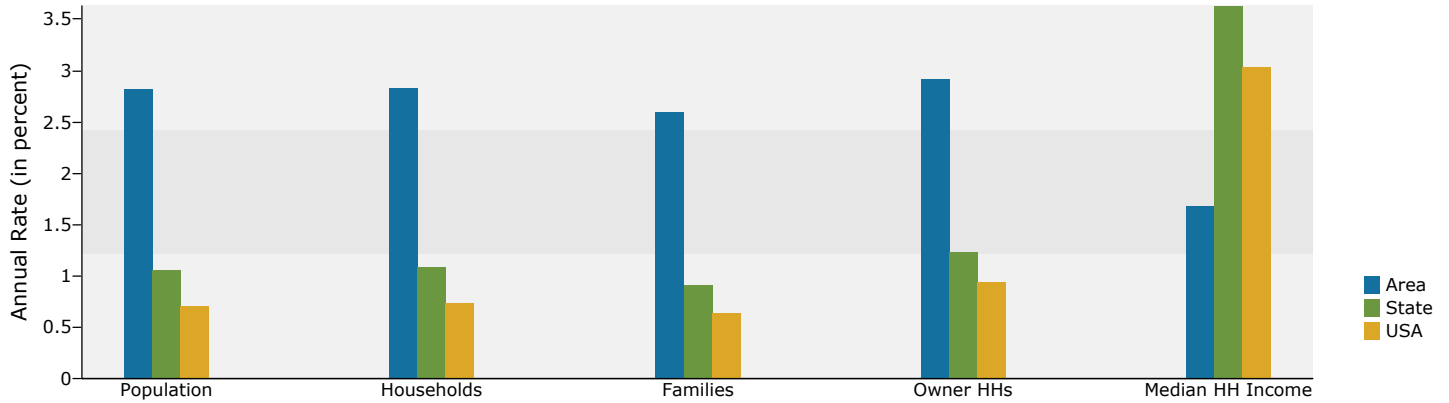


Demographic and Income Profile

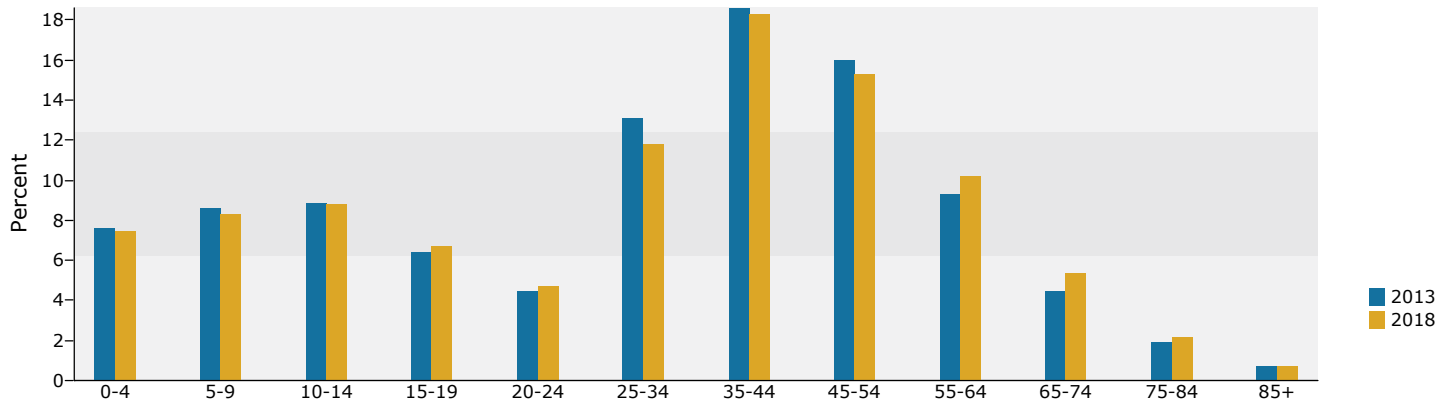
cary
Ring: 5 mile radius

Prepared by Sara Ward
Latitude: 35.822866
Longitude: -78.901856

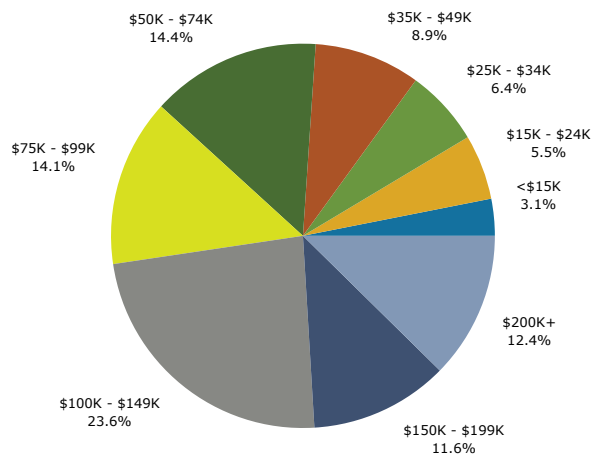
Trends 2013-2018



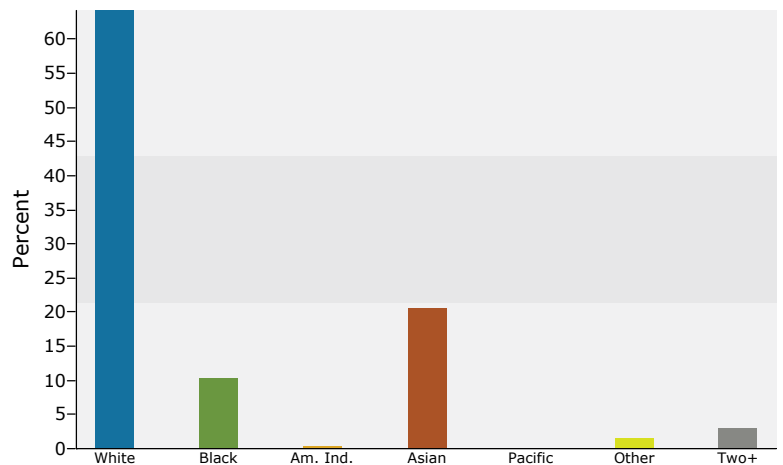
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 5.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

July 09, 2014