

311 S. ACADEMY STREET

CARY, NC 27511

Retail For Lease



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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY OVERVIEW

Lee & Associates is pleased to present 311 S. Academy Street in Downtown Cary for lease. This 4,413 SF stand-alone building is situated on 0.43 acres. The property includes a partially finished basement/garage and exterior structure.

The property at 311 S. Academy Street in Cary, NC is a unique historic gem offering both charm and prime location. Built in 1925, the building was originally the home and office of Dr. J.P. Hunter, a beloved local physician. In addition to practicing medicine, Dr. Hunter kept chickens in a coop on the property, often using them to barter for goods and services during a time when medical practice in Cary did not provide substantial income. This piece of Cary's history is preserved within the character of the building, making it a rare opportunity for a modern business to occupy a site rich with local heritage.

Combining historic charm with unmatched accessibility, 311 S. Academy Street is truly one of downtown Cary's most distinctive and versatile properties.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	10,832	88,899	189,331
Avg. HH Income	\$125,370	\$148,196	\$160,812
Number of Businesses	745	4,642	9,535
Number of Employees	5,559	45,967	112,103
Total Daytime Population	12,634	102,805	232,902

Source: ESRI 2026



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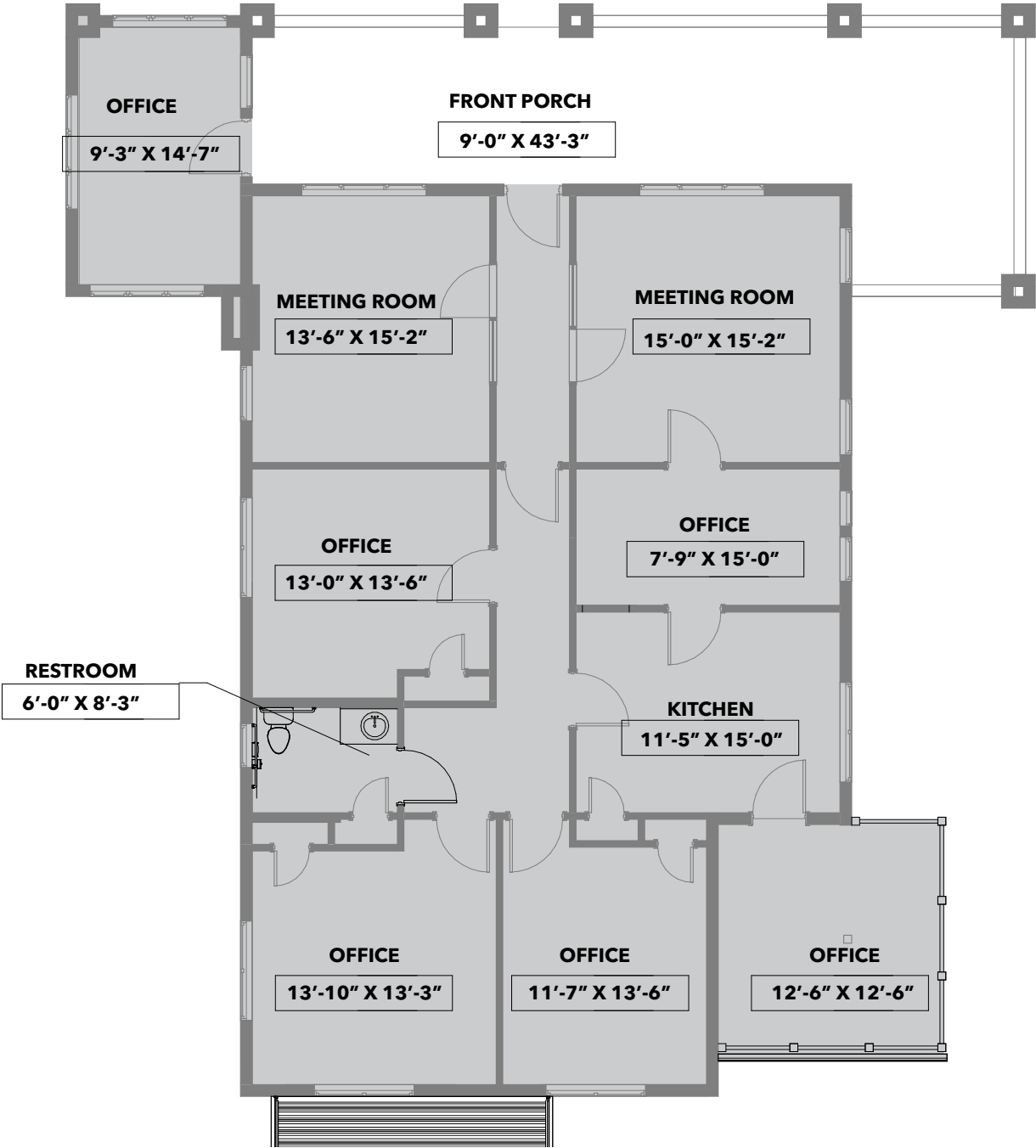
PHOTOS



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FLOOR PLAN - FIRST FLOOR

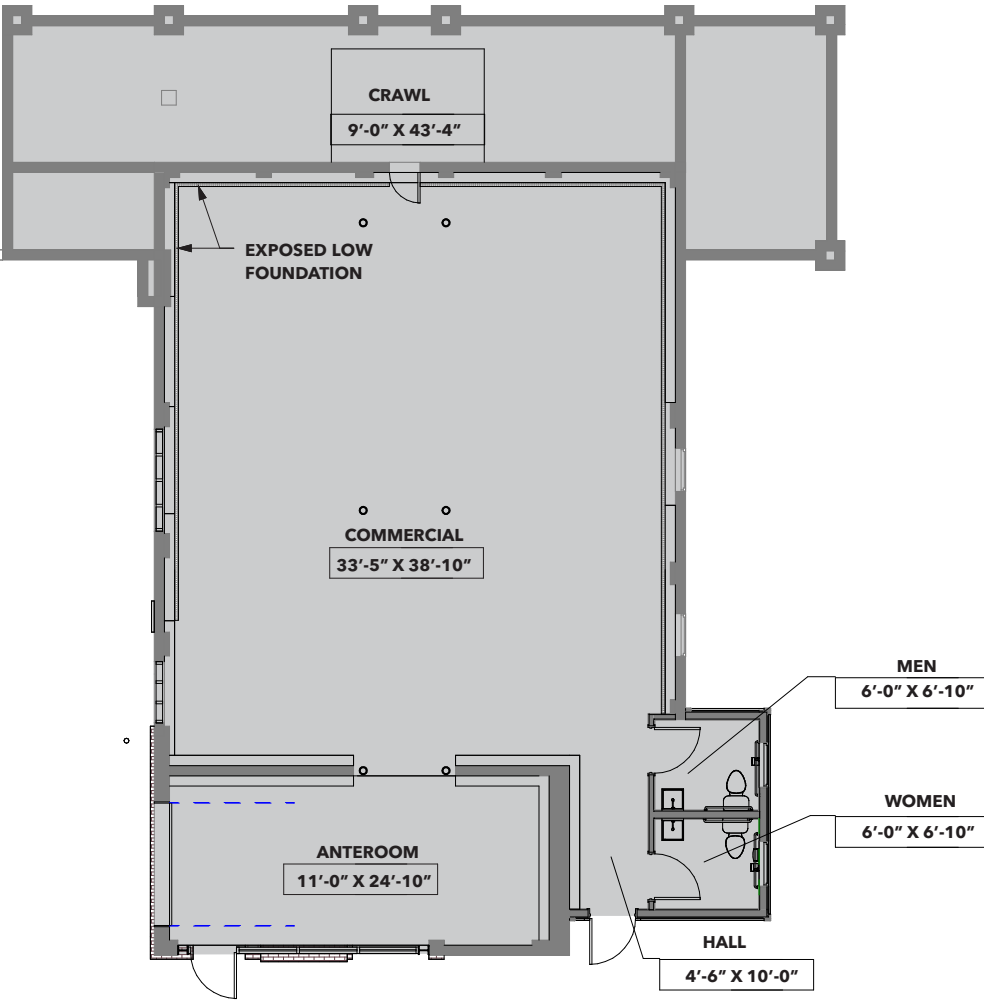
FIRST FLOOR - 1,850 GSF &
165 SF PATIO



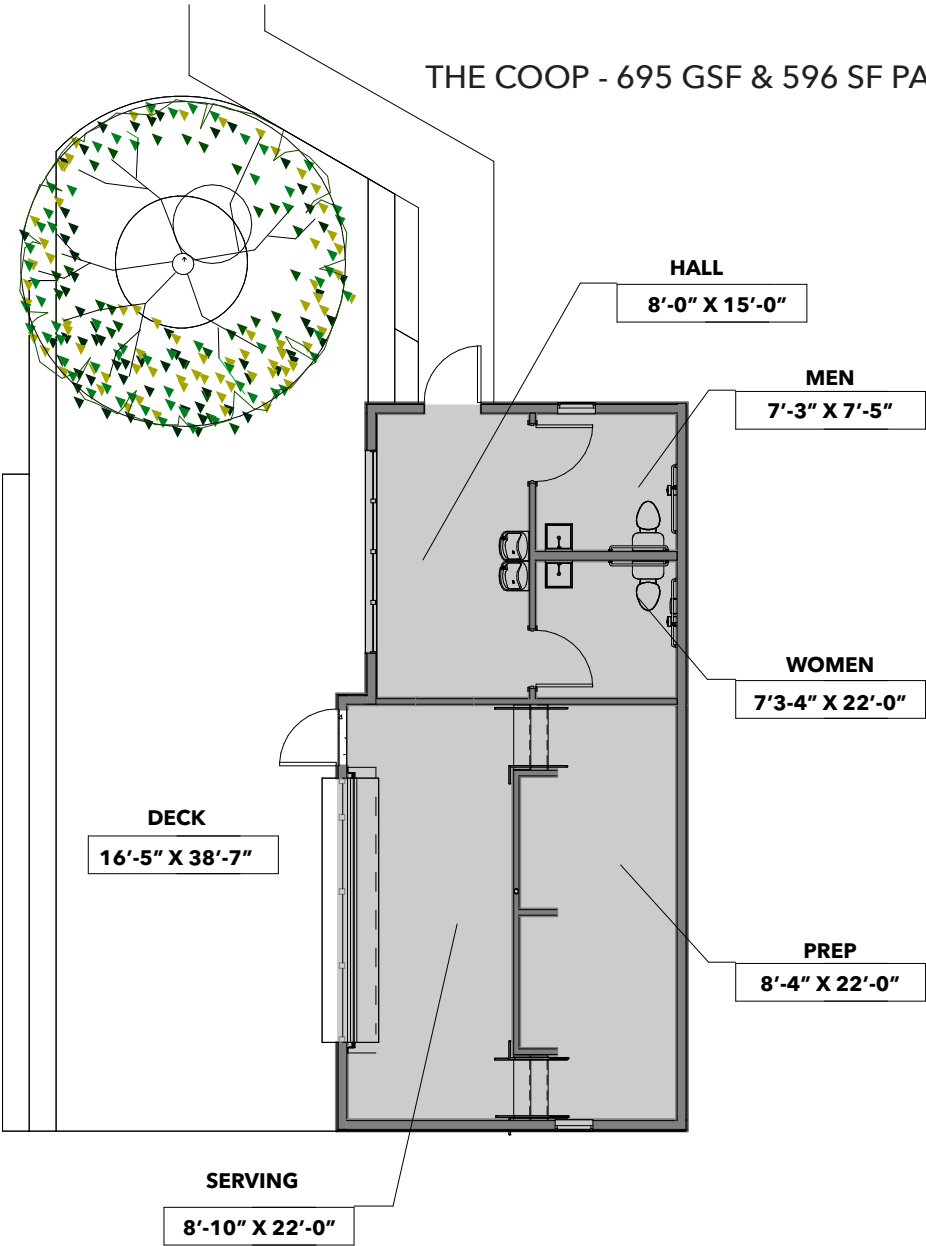
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FLOOR PLAN - BASEMENT & THE COOP

BASEMENT- 1,868 GSF



THE COOP - 695 GSF & 596 SF PATIO



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RESTAURANTS, RETAIL, BREWERIES AND MORE IN DOWNTOWN CARY:

RESTAURANTS & CAFES

- | | |
|------------------------------|----------------------------------|
| 1 Annelore's German Bakery | 13 Hank's Downtown Dive Bar |
| 2 Bosphorus | 14 Taipei 101 |
| 3 Upper Deck Sports Pub | 15 BREW Coffee Bar |
| 4 Zest Sushi & Small Plates | 16 FRESH. Local Ice Cream |
| 5 SAAP | 17 Crosstown Pub & Grill |
| 6 La Farm Bakery | 18 MilkShake Factory |
| 7 Kababish Cafe | 19 Scratch Kitchen & Taproom |
| 8 Academy Street Bistro | 20 Big Dom's Bagel |
| 9 Once in a Blue Moon Bakery | 21 Pizzeria Faulisi |
| 10 Serendipity Deli | 22 Pro's Epicurean Market & Cafe |
| 11 Esteamed Coffee | 23 MC Restaurant |
| 12 Di Fara Pizza Tavern | |

BREWERIES & BARS

- | | |
|-------------------------------|--------------------------------------|
| 24 Triangle Beer Co. | 29 The Walk Up |
| 25 Side Bar | 30 Bull City Cider Works |
| 26 Bond Brothers | 31 RBF, Your Authentic Champagne Bar |
| 27 Chatham Street Wine | 32 The Cotton House |
| 28 Pharmacy Bottle + Beverage | |

FITNESS & RECREATION

- | | |
|--------------------------------------|-----------------------|
| 33 Aradia Fitness Cary | 36 Heater Park |
| 34 Herbert C. Young Community Center | 37 Downtown Cary Park |
| 35 Ignium Strength | |

ENTERTAINMENT & VENUES

- | | |
|------------------------------|--------------------------|
| 38 The Matthews House | 41 The Mayton Inn |
| 39 Page - Walker Arts Center | 42 Cary Regional Library |
| 40 The Cary Theater | 43 Cary Arts Center |

RETAIL

- | | |
|---------------------------|-------------------------------|
| 44 First Bank | 52 Lana Addison Bridal |
| 45 Fidelity Bank | 53 Chocolate Smiles |
| 46 The Now | 54 Stonehaven Jewelry Gallery |
| 47 Cary Florist | 55 Kitchen & Bath Galleries |
| 48 Cary Farmers Market | 56 Johnson's Jewelers |
| 49 Peak Olive Oil Company | 57 US Postal Service |
| 50 Warm 'n Fuzzy | 58 The Perfect Piece |
| 51 Vintage Vogue | 59 Towne Bank |

PARKING

- | | |
|--------------------|-----------------------|
| P1 The Walker Deck | P2 The Cedar St. Deck |
|--------------------|-----------------------|

Presented by:

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