

FOR LEASE

Lochmere *Pavilion*

NEIGHBORHOOD RETAIL | CARY, NC

LOCHMERE PAVILION

Deal *summary*

Lochmere Pavilion is offers 2,190 SF of available space along Kildaire Farm Road in Cary, NC. The suite features an existing buildout and a flexible layout that can accommodate a variety of potential users and business needs.

Positioned within an established commercial corridor, the property benefits from strong visibility, convenient access, ample parking, and proximity to surrounding residential neighborhoods, retail, and everyday amenities.

The surrounding area is characterized by strong demographics and an established mix of residential and commercial development, providing businesses with access to a substantial customer and employment base. Kildaire Farm Road serves as a key Cary thoroughfare with convenient connections to the broader Triangle market.

With its combination of location, accessibility, and flexible space, Lochmere Pavilion presents an attractive leasing opportunity for users seeking a well-positioned presence in Cary. The available suite is offered at \$20.00 PSF NNN, with estimated TICAM of approximately \$7.00 PSF.



32,235
Total SF



2,190
Available SF



\$20.00
PSF (Suite 104)



17
Total Units



3.83
Acres



166
Parking Spots



27K
VPD



\$111K
Avg. HHI (5-mile)

ADVISORY TEAM

Jake Viverette | MBA
Co-founder & Partner

804.754.5462
jake.viverette@bryantca.com

Andrew Roupas
Advisor

804.380.4215
andrew.roupas@bryantca.com

Key *deal points*

- Suite 104: 2,190 SF available with flexible existing buildout
- Prime Kildaire Farm Road location in an established Cary commercial corridor
- Strong visibility and accessibility with ample on-site parking
- \$20.00 PSF NNN with estimated TICAM of ±\$7.00 PSF



OFFERING SNAPSHOT

Address	2425 Kildaire Farm Road
City, State	Cary, NC 27518
County	Wake
Site Size	3.83 Acres
Total SF	32,235 SF
Available SF	2,190
Price PSF (Suite 104)	\$20.00 (NNN)
Year Built	2002
Parking Spots	166
Vehicles Per Day	27,000

Property *summary*

OVERVIEW

Address	2425 Kildaire Farm Road
City, State	Cary, NC 27518
County	Wake
Site Size	3.83 Acres
Total SF	32,235 SF
Available SF	2,190
Price PSF (Suite 104)	\$20.00 (NNN)
Year Built	2002
Zoning	Retail
Vehicles Per Day	27,000



Suite 104

GROUND FLOOR ENTRY



TWO ENTRIES/EXITS



AMPLE NATURAL LIGHT



FRESH PAINT



NEW LVT FLOORING



Site *map*



TENANTS

- | | | | |
|------------------------------|---------------------------------------|------------------------------|---------------------------|
| 1. Edward Jones & Company | 5. McGill Environmental Systems of NC | 9. Grit and Grace | 13. Cary Yoga Collective |
| 2. Swagger Boutique (Office) | 6. Bocci Cary | 10. The Zero Waste Market | 14. Swagger Boutique |
| 3. Seller Leaseback - 104 | 7. Walnuts and Suede | 11. Java Jive | 15. Dry Clean City |
| 4. Jenn McKinney Photos | 8. J&F Gemelli | 12. Kindermusik Kids of Cary | 16. Suite 104 (Available) |

Surrounding *area*





LOCHMERE PAVILION

The Triangle: a *booming* metropolitan area

The Triangle Region, encompassing the Raleigh-Durham-Cary-Chapel Hill CSA, is home to over 2.2 million residents and enjoys the distinction of being one of the fastest-growing metropolitan areas in the country.

Between 2000 and 2020, the area welcomed more than 900,000 newcomers for a nearly 69% cumulative uptick in population and was recently projected to be the second fastest-growing large city in the U.S. between 2015 and 2030, according to the United Nations Population Division.

The Triangle is continually ranked among the nation's best metropolitan areas as a result of its robust economy, attractive business climate, highly educated workforce, established infrastructure, and outstanding quality of life.

The region boasts a diverse, innovation-based economy anchored by world-class universities, well-managed state and local governments, and operations of many of the nation's leading technology, biotechnology, pharmaceutical, and healthcare firms.



2.2M
Total
Residents



69%
Pop. Growth
2000-2020



No. 2
Fastest-Growing Large
U.S. City

A *well-balanced* economy with strong fundamentals

The Triangle features a well-balanced economy driven by a robust mix of leading pharmaceutical and biotechnology companies, healthcare institutions, financial services companies, world-class universities, and the state government.

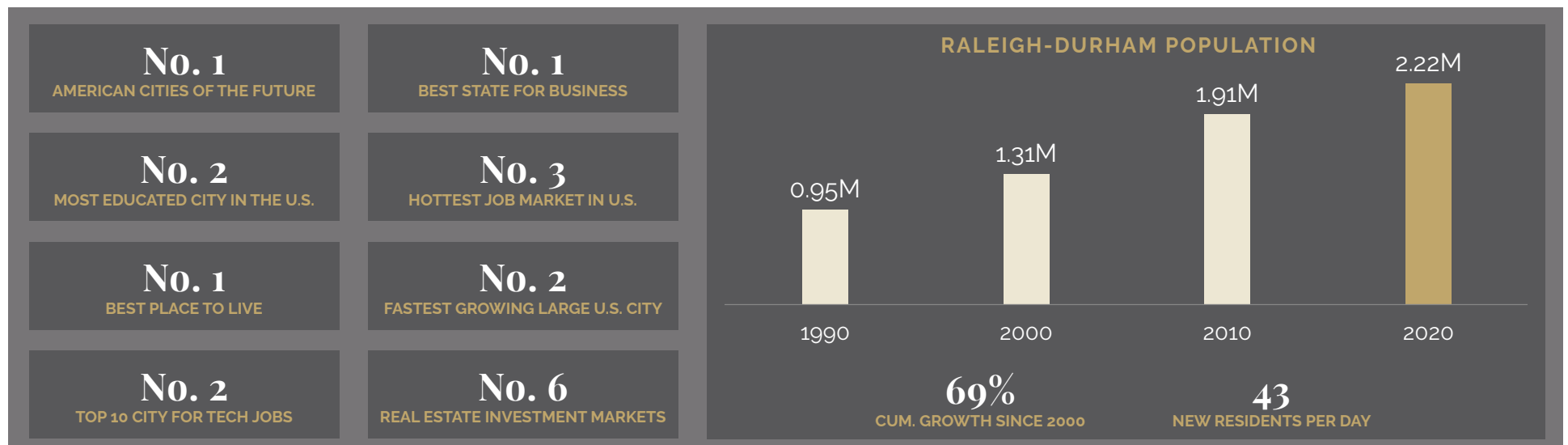
Strategic corporate locations for some of the largest healthcare and technology firms in the world magnetically attract startups and regional firms that are seeking to take advantage of the highly educated employment base that has formed as a result of the long-tenured STEM tenant base and halo effect of nearby universities. Economic expansion has been further amplified by research funding and innovations at several world-class medical research centers, such as UNC Health Care and Duke University Medical Center.

NEW-TO-MARKET COMPANIES

The region continues to attract large new-to-market companies that have made major hiring announcements, such as Apple, Google, Fujifilm, Eli Lilly, GRAIL Therapeutics, Beam Therapeutics, Advanced Auto and Pfizer, among many others.

IN MARKET GROWTH

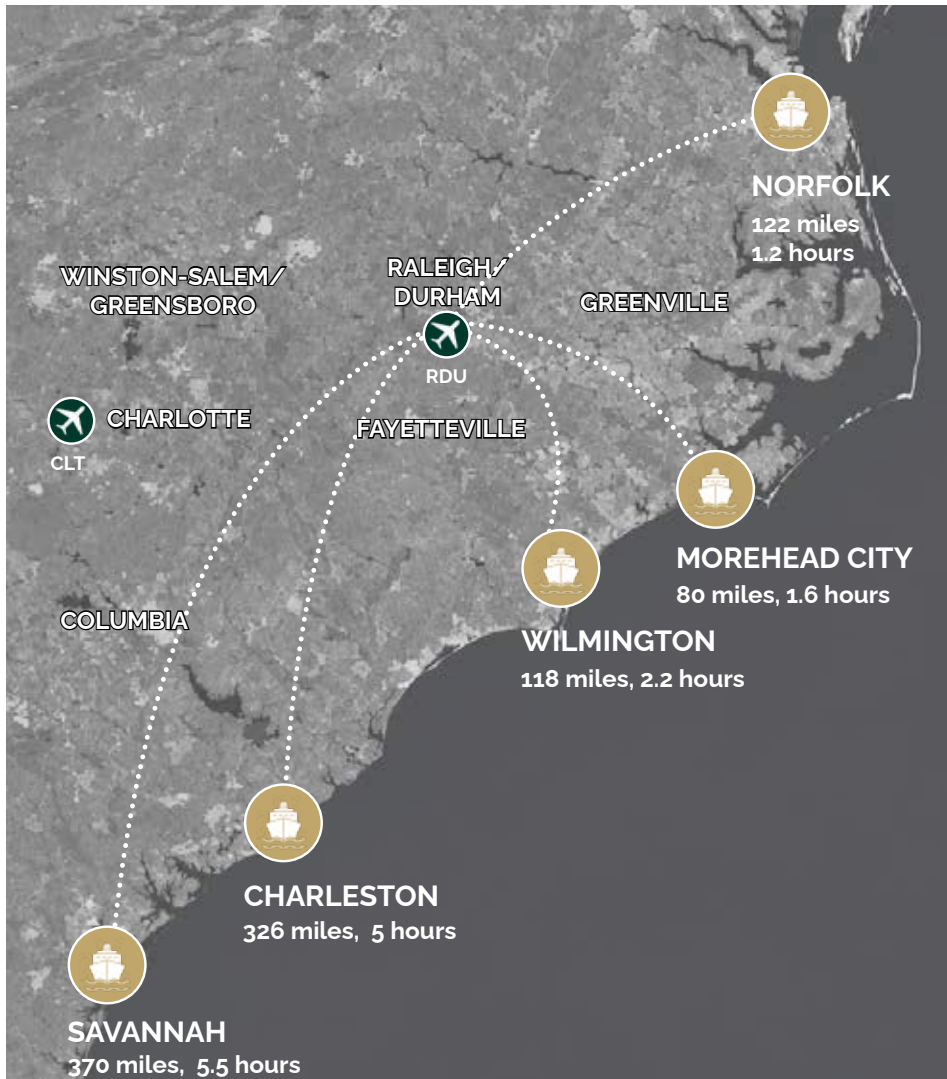
Several recent in-market growth announcements were made by companies such as Syneos Health, Bandwidth, ABB, Credit Suisse, LabCorp, Glaxo Smith Kline, Rho, Lenovo, Precision Biosciences, Red Hat, Citrix, Nutanix, AskBio, Pendo and Xerox, among others.



Transportation & *market accessibility*

Raleigh-Durham is centrally-located along the East coast in between New York City and Washington, DC to the north and Atlanta and Miami to the south. The area is uniquely positioned along several major thoroughfares, which provide access to these metropolitan areas and others throughout the Southeast.

MAJOR SOUTHEAST PORTS WITHIN 6 HOURS



ROADS & HIGHWAYS

- I-40 is the "largest" interstate in NC and is the primary artery running through the Raleigh-Durham region, connecting Raleigh-Durham, Greensboro and Winston-Salem as far west as California
- I-85, the industrial backbone of the Southeast, connects Raleigh to Richmond to the north and Greensboro, Charlotte, Greenville-Spartanburg and Atlanta to the south
- I-540 and I-440, the outer and inner Raleigh beltlines respectively, provide seamless connectivity throughout the Triangle region
- Ability to reach more than half of the U.S. population within a single day's drive



RDU INT. AIRPORT

- Busiest airport in the Triangle region with 450+ domestic and international daily departures
- 14 passenger airlines offer non-stop service to 68 domestic and international destinations
- 2 cargo terminals operated by FedEx, UPS and various commercial airlines



PORT ACCESSIBILITY

- Less than 3 hours from 2 modern, deep water ports in Wilmington and Morehead City
- Port of Virginia and Port of Charleston are located within 200 and 300 miles respectively and are easily accessible via I-95 and I-495/I-64
- Foreign Trade Zones in operation at both NC ports, RTP, Greensboro, Charlotte and the Global TransPark in Kinston.



RAIL ACCESS

- CSX Transportation's ("CSX") rail system includes over 21,000 miles of track and offers access to 70 ports across the country, in addition to nationwide trans-loading and warehousing services
- Norfolk Southern Corporation ("NS") provides extensive regional rail service
- Amtrak provides passenger rail service out of Raleigh via the Carolinian & Piedmont trains traveling daily between Raleigh, Charlotte and New York City

LEADERSHIP



Watson Bryant

Founder & CEO

404.376.7064
watson.bryant
@bryantca.com



Jake Viverette | MBA

Co-founder & Partner

804.754.5462
jake.viverette
@bryantca.com

ADVISORY



Sam Keefer

Advisor

919.780.7508
sam.keeper
@bryantca.com



Rocco Picone

Advisor

630.432.1807
rocco.picone
@bryantca.com



Andrew Roupas

Advisor

804.380.4215
andrew.roupas
@bryantca.com



Michael Walsh

Advisor

919.271.7441
michael.walsh
@bryantca.com

PRODUCTION



Sally Owens

Director of Marketing

803.297.7833
sally.owens
@bryantca.com



Carolyn Ismaili

Transaction Manager

919.800.9170
carolyn.ismaili
@bryantca.com



Conner Tait

Sr. Financial Analyst

540.588.6252
conner.tait
@bryantca.com



Mark Murphy

Sr. Financial Analyst

678.836.4597
mark.murphy
@bryantca.com

2026

Year-to-Date



16M
SF Valued



\$3B+
Assets Consulted

THE SUNBELT'S MOST ACTIVE MIDDLE-MARKET SALES TEAM

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BRYANT CAPITAL ADVISORS

Independent by Design. *Institutional* in Execution.



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