

94% LEASED!

RARE ENDCAP OPPORTUNITY!

GRACE *park*  
AN URBAN VILLAGE



~ Limited Retail Opportunities Remain ~

~ Established National and Local Businesses ~

**RETAIL  
STRATEGIES** 

Retail Strategies  
Preston Waldo  
P: 919.789.4447



# GRACE park

AN URBAN VILLAGE





DAVIS DRIVE

1

2

3

4

5

6

7

MORRISVILLE CARPENTER ROAD



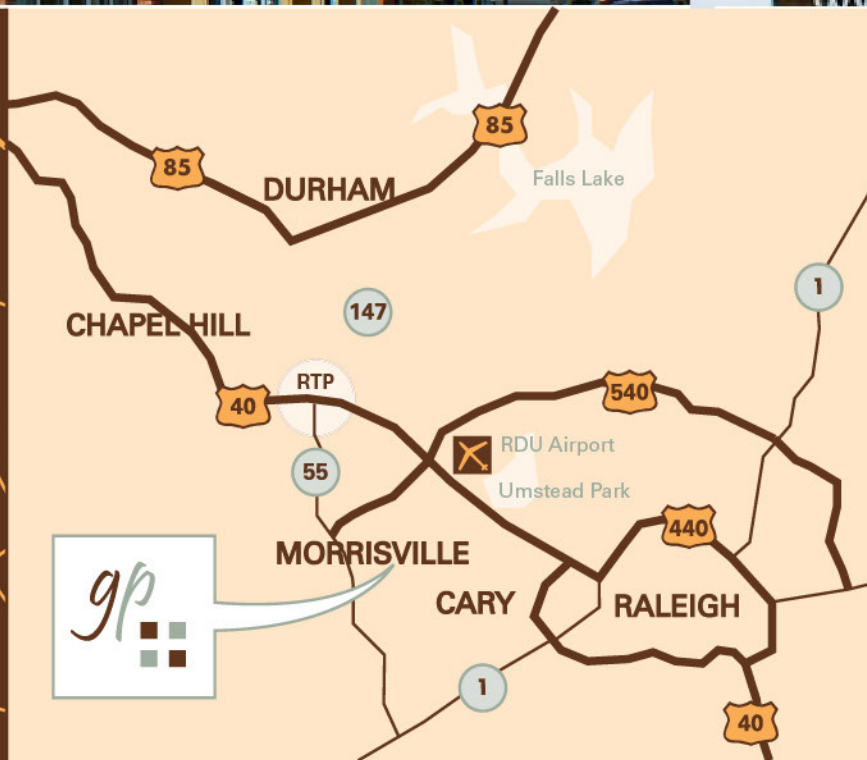
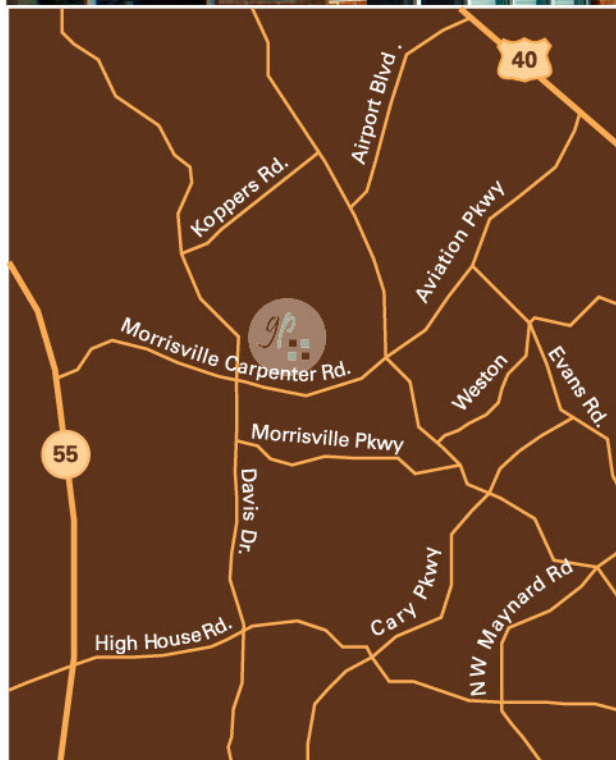


**ENDCAP OPPORTUNITY!**

# GRACE park

AN URBAN VILLAGE

- Prime retail space with excellent street visibility
- Already established shops, eateries, fitness center, and more
- Fashionable “live/work/walk” community
- Limited retail opportunities remain



- + Located at Morrisville's Davis Drive and Morrisville Carpenter Road
- + Less than 2 miles from both RTP and Cary
- + Minutes from I-540 Exit

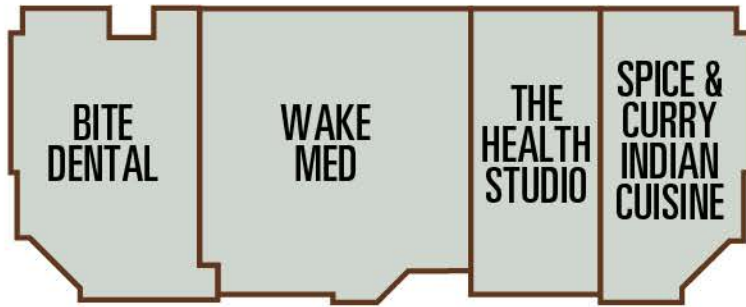
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▲ NORTH

BUILDING 1



# GRACE park

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BUILDING 5



BUILDING 2

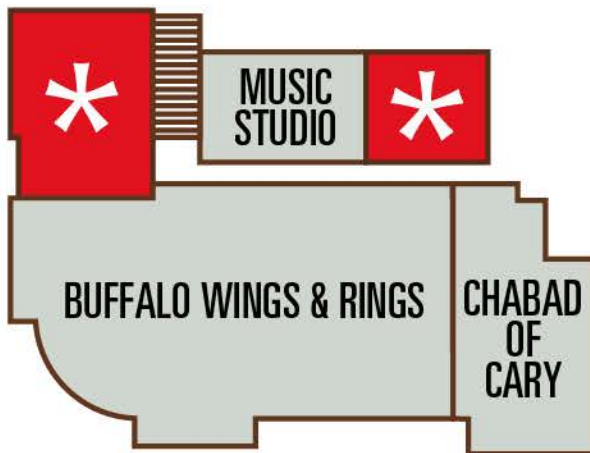


**\*  
LIMITED  
AVAILABILITY!**

BUILDING 6

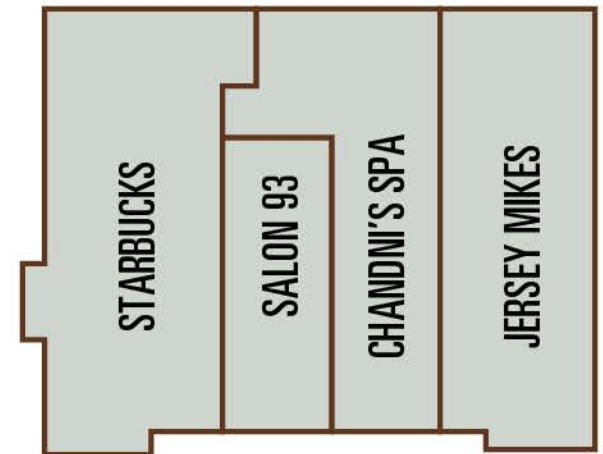


BUILDING 3



BUILDING 4

BUILDING 7





# DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b>			
Current Estimated Population	13,165	71,466	155,760
2020 Projected Population	16,654	89,872	190,306
2010 Census Population	10,769	57,841	127,900
Median Age	38.68	36.93	36.85

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Households</b>			
Current Estimated Households	5,137	26,280	60,367
2020 Projected Households	6,483	32,969	73,537
2010 Census Households	4,205	21,298	49,473

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Income</b>			
Average Household Income	\$127,153	\$124,897	\$109,268
Median Household Income	\$103,659	\$107,684	\$90,659
Per Capita Income	\$49,614	\$45,927	\$42,373

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Education</b>			
Bachelors Degree Only	40.52 %	40.97 %	37.85 %
Graduate Degree	29.52 %	28.99 %	25.36 %

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Business</b>			
Number of Businesses	119	1,769	4,448
Total Number of Employees	2,873	45,427	110,941

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