

MV MILLPOND VILLAGE

KILDAIRE FARM RD & TEN-TEN RD | CARY, NC 27518



PARTNER **XTEAM**

Alidade[®]
Capital



millpondvillagenc.com

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MILLPOND VILLAGE

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Anchored by Publix, Millpond Village is a neighborhood shopping center in Cary surrounded by strong demographics with an average HH income of over \$190,000 within a one-mile radius.

PROPERTY HIGHLIGHTS

- 3,267 SF second generation taproom space available
- Home to Wake Tech's Western Campus and the National Association for Community College Entrepreneurship, providing strong daytime population at the center
- Great visibility and easily accessible from both Ten-Ten and Kildaire Farm Roads
- Strong mix of local, regional, and national retailers including Starbucks, Jersey Mike's, and Dollar Tree

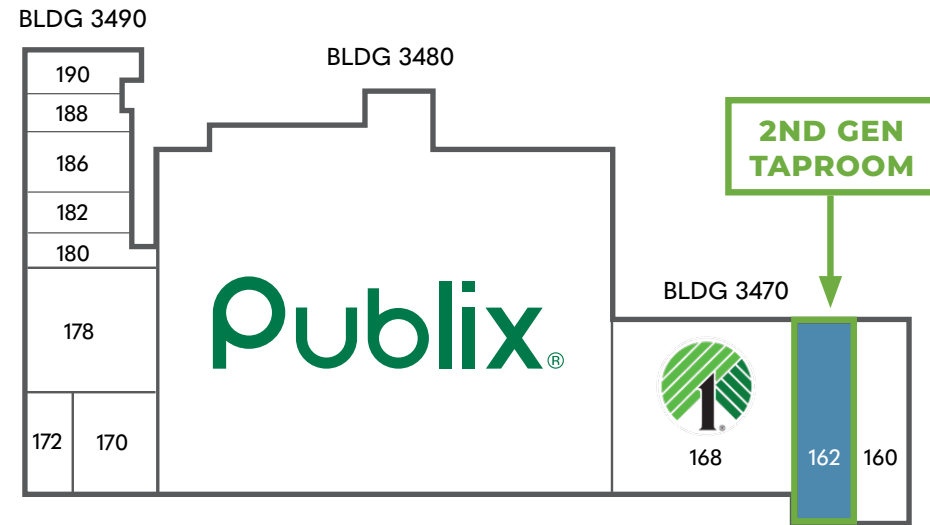
DEMOGRAPHICS (2024)	1 MILE	3 MILES	5 MILES
POPULATION	6,874	42,768	138,647
AVERAGE HH INCOME	\$192,216	\$174,756	\$159,427
MEDIAN HH INCOME	\$138,037	\$126,986	\$122,169
BUSINESS ESTABLISHMENTS	343	2,887	7,213
DAYTIME EMPLOYMENT	1,430	25,862	53,361



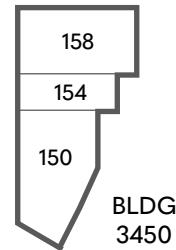
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SITE PLAN

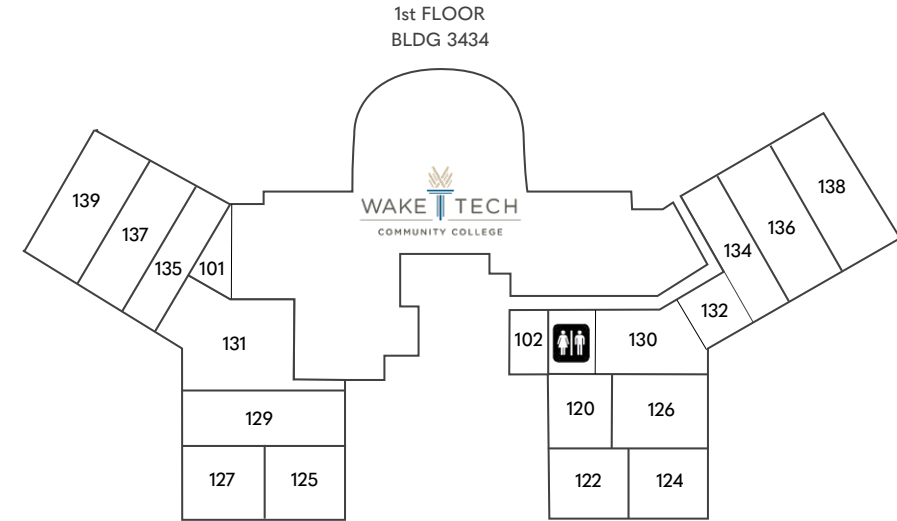
PHASE 1



SUITE	TENANT	SIZE (SF)
190	Hong Kong Chinese	1,221 SF
188	Sharkey's Cuts for Kids	1,182 SF
186	Millpond Dance	2,361 SF
182	John Tudor Insurance Agency	1,182 SF
180	Nail Experts	1,391 SF
178	AKtivate Fitness	3,693 SF
172	Jersey Mike's Subs	1,529 SF
170	Millpond Family Dental	2,233 SF
	Publix	48,523 SF
168	Dollar Tree	9,394 SF
162	AVAILABLE	3,276 SF
160	Meche	3,226 SF
158	Brothers of NY Pizza	1,880 SF
154	Sunmed CBD	1,032 SF
150	Thai Lotus	2,249 SF



PHASE 2



SUITE	TENANT	SIZE (SF)
139	Cary Day Spa and Nails	2,186 SF
137	Fade Pro Barbershop	1,487 SF
135	PostNet	1,393 SF
131	Bricks & Minifigs	2,451 SF
129	Ten Ten Road Animal Hospital	2,585 SF
127	Acai Express	1,237 SF
125	Studio Em	1,128 SF
101	Wake Tech	627 SF
102	Willowdale Realty	607 SF
100	Wake Tech	14,454 SF
138	Geeta Bhat, DDS	2,186 SF
136	Solis Mammography	1,828 SF
134	Edward Jones	1,406 SF
132	Schramm Insurance	823 SF
130	Wake Tech	1,868 SF
120	Pilates the Form	974 SF
126	My Spa 2 U	1,617 SF
122	Aidan Marie Jewelry	1,095 SF
124	Tots & Teens Pediatrics	1,227 SF



SURROUNDING AREA

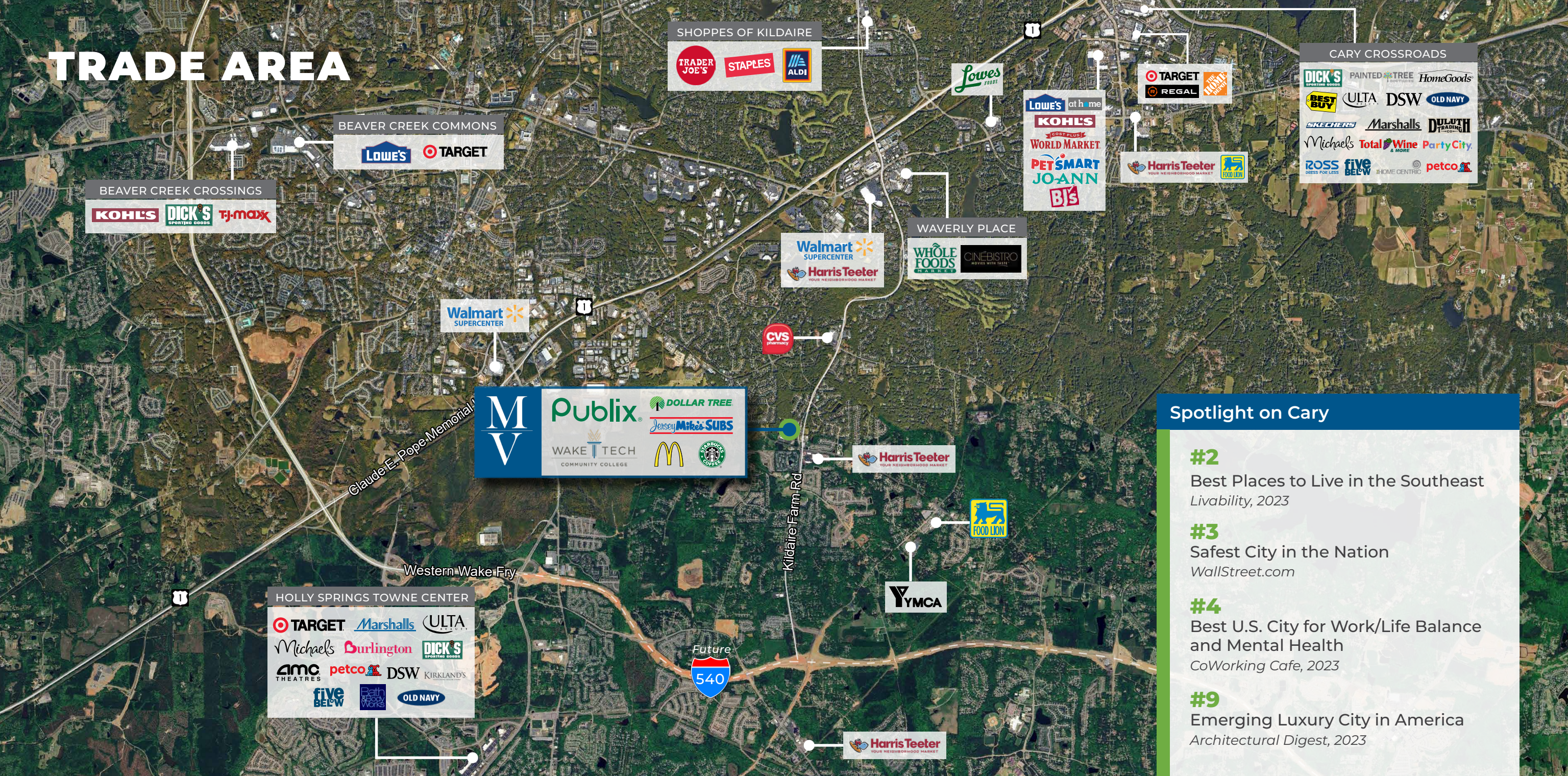
Millpond Village is positioned at a heavily traveled, signalized intersection and serves the surrounding dense residential communities.



M V PHASE 1
Publix DOLLAR TREE
Jersey Mike's SUBS

M V PHASE 2
WAKE TECH
COMMUNITY COLLEGE

TRADE AREA



BEAVER CREEK COMMONS
LOWE'S **TARGET**

BEAVER CREEK CROSSINGS
KOHL'S **DICK'S SPORTING GOODS** **TJ-MAXX**

SHOPPES OF KILDAIRE
TRADER JOE'S **STAPLES** **ALDI**

LOWE'S **at home**
KOHL'S
WORLD MARKET
PET SMART
JOANN
BJS

TARGET
REGAL
HOME DEPOT

CARY CROSSROADS
DICK'S **PAINTED TREE** **HomeGoods**
BEST BUY **ULTA** **DSW** **OLD NAVY**
SKETCHERS **Marshalls** **DULUTH TRADING CO.**
Michaels **Total Wine & MORE** **Party City**
ROSS **FIVE BELOW** **HOME CENTRIC** **petco**

WAVERLY PLACE
WHOLE FOODS MARKET **CINEBISTRO**

Walmart SUPERCENTER
Harris Teeter

Walmart SUPERCENTER

CVS

MV **Publix** **DOLLAR TREE**
Jersey Mike's SUBS
WAKE TECH COMMUNITY COLLEGE **McDonald's** **STARBUCKS COFFEE**

Harris Teeter

FOOD LION

YMCA

HOLLY SPRINGS TOWNE CENTER
TARGET **Marshalls** **ULTA**
Michaels **Burlington** **DICK'S**
AMC THEATRES **petco** **DSW** **KIRKLAND'S**
FIVE BELOW **Bath & Body Works** **OLD NAVY**

Future
540

Harris Teeter

Spotlight on Cary

- #2** Best Places to Live in the Southeast
Livability, 2023
- #3** Safest City in the Nation
WallStreet.com
- #4** Best U.S. City for Work/Life Balance and Mental Health
CoWorking Cafe, 2023
- #9** Emerging Luxury City in America
Architectural Digest, 2023