

MV MILLPOND VILLAGE

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

 THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE
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 located in affluent Cary at the high traffic intersection of Kildaire Farm Road and Ten-Ten Road. The center has a strong mix of local, regional, and national retailers including Starbucks, Jersey Mike's, and Dollar Tree.

PROPERTY HIGHLIGHTS

- 3,267 SF second generation taproom space available; 3,226 SF second generation endcap restaurant space with outdoor patio available in March 2025
 - » Ability to combine second generation taproom and restaurant spaces for a total of ±6,500 SF
- 1,828 SF inline space available with new HVAC unit; ideal for medical office, personal service, or boutique fitness user
- 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

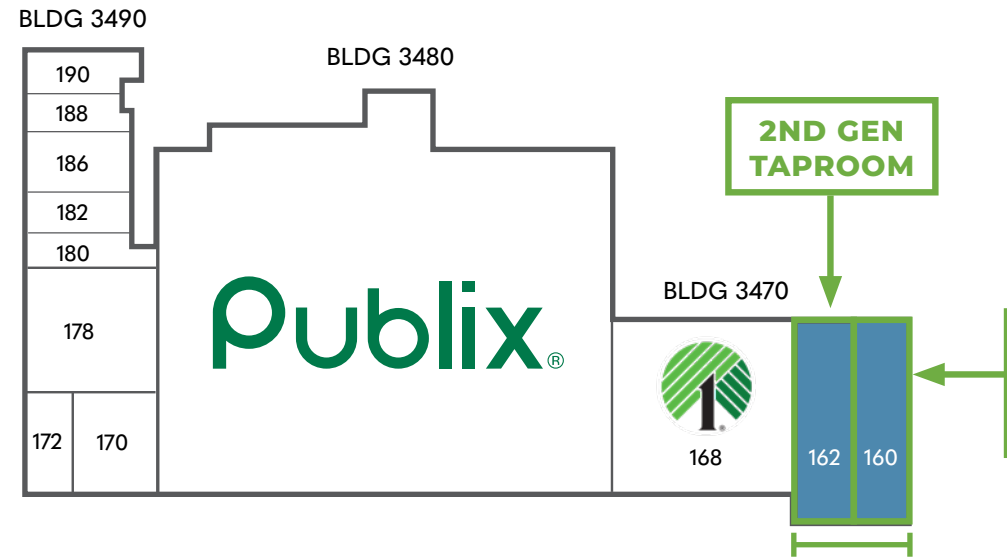
DEMOGRAPHICS (2024)	1 MILE	3 MILES	5 MILES
POPULATION	6,874	42,768	138,647
AVERAGE HH INCOME	\$192,216	\$174,756	\$159,427
MEDIAN HH INCOME	\$138,037	\$126,986	\$122,169
BUSINESS ESTABLISHMENTS	343	2,887	7,213
DAYTIME EMPLOYMENT	1,430	25,862	53,361



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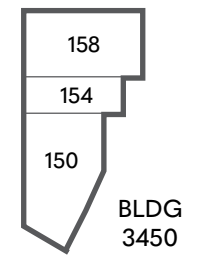
SITE PLAN

PHASE 1

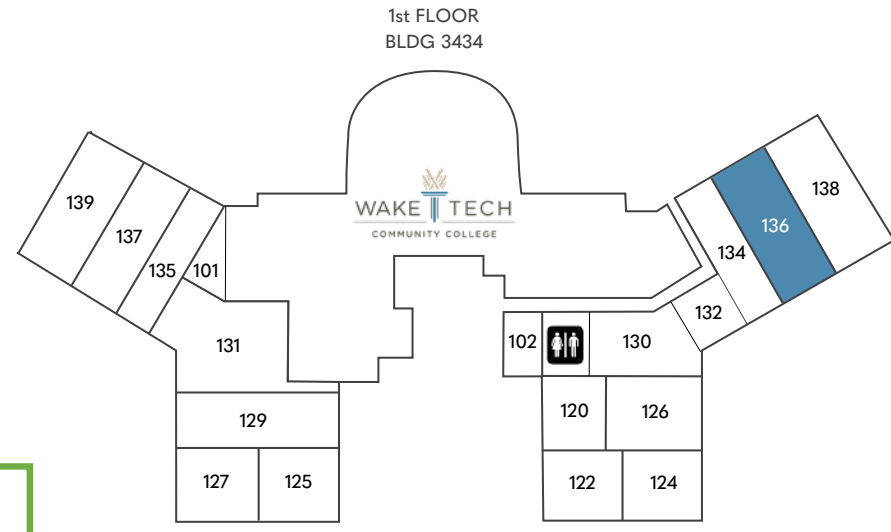


SUITE	TENANT	SIZE (SF)
190	Hong Kong Chinese	1,221 SF
188	Sharkey's Cuts for Kids	1,182 SF
186	Millpond Dance	2,361 SF
182	John Tudor Insurance Agency	1,182 SF
180	Nail Experts	1,391 SF
178	AKtivate Fitness	3,693 SF
172	Jersey Mike's Subs	1,529 SF
170	Millpond Family Dental	2,233 SF
	Publix	48,523 SF
168	Dollar Tree	9,394 SF
162	AVAILABLE	3,276 SF
160	Frida's Patio (AVAILABLE MARCH 2025)	3,226 SF
158	Brothers of NY Pizza	1,880 SF
154	Sunmed CBD	1,032 SF
150	Thai Lotus	2,249 SF

Can be Combined for ±6,500 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	AVAILABLE	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



Second Gen Restaurant Space (±3,226 - 6,500 SF)
Available March 2025

SURROUNDING AREA

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



TRADE AREA



SHOPPES OF KILDAIRE

TRADER JOE'S STAPLES ALDI

BEAVER CREEK COMMONS

LOWE'S TARGET

BEAVER CREEK CROSSINGS

KOHL'S DICK'S SPORTING GOODS T.J. MAXX

TARGET REGAL HOME DEPOT

CARY CROSSROADS

DICK'S PAINTED TREE HomeGoods
 BEST BUY ULTA DSW OLD NAVY
 SKECHERS Marshalls DULUTH TRADING CO.
 Michaels Total Wine Party City
 ROSS five BELOW HOME CENTRIC petco

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

WAVERLY PLACE

WHOLE FOODS MARKET CINEBISTRO MOVIES WITH TASTE

Walmart SUPERCENTER
 Harris Teeter YOUR NEIGHBORHOOD MARKET

Walmart SUPERCENTER

CVS PHARMACY

M V
 Publix DOLLAR TREE
 Jersey Mike's SUBS
 WAKE TECH COMMUNITY COLLEGE
 McDonald's STARBUCKS COFFEE

Harris Teeter YOUR NEIGHBORHOOD MARKET

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
 I-540

Harris Teeter YOUR NEIGHBORHOOD MARKET

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