

# MV MILLPOND VILLAGE

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



PARTNER **XTEAM**

Alidade<sup>®</sup>  
Capital



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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

- 1,237 SF second generation space available with some restaurant infrastructure in place
- 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
- Average HH Income over \$192,000 within a one mile radius
- Great visibility and easily accessible from both Ten-Ten and Kildaire Farm Roads

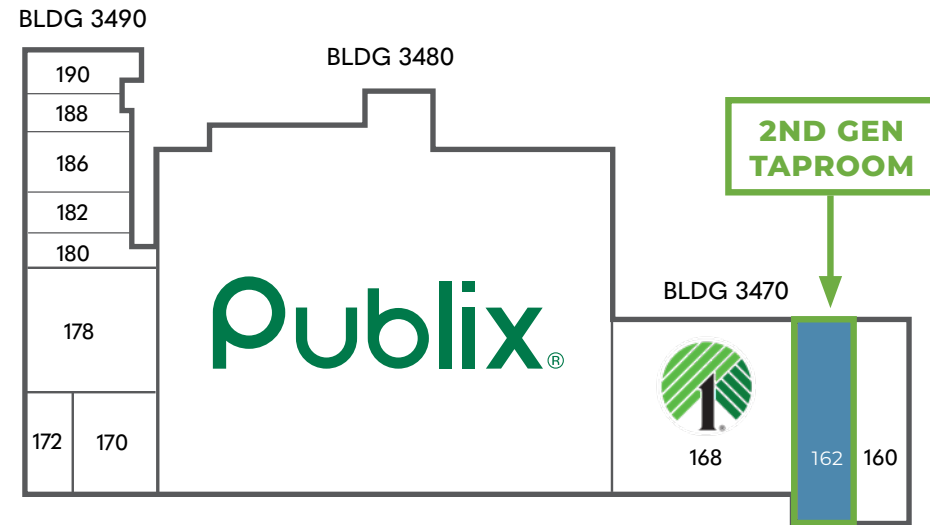
<b>DEMOGRAPHICS</b> (2024)	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>POPULATION</b>	6,874	42,768	138,647
<b>AVERAGE HH INCOME</b>	\$192,216	\$174,756	\$159,427
<b>MEDIAN HH INCOME</b>	\$138,037	\$126,986	\$122,169
<b>BUSINESS ESTABLISHMENTS</b>	343	2,887	7,213
<b>DAYTIME EMPLOYMENT</b>	1,430	25,862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



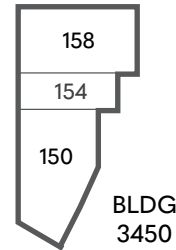
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# SITE PLAN

## PHASE 1

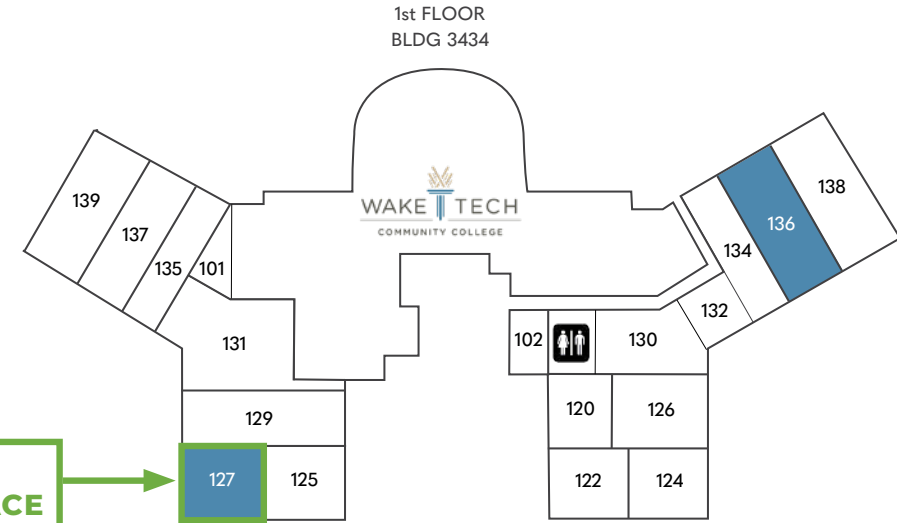


SUITE	TENANT	SIZE (SF)
190	Hong Kong Chinese	1,221 SF
188	Sharkey's Cuts for Kids	1,182 SF
186	Millpond Dance	2,361 SF
182	John Tudor Insurance Agency	1,182 SF
180	Nail Experts	1,391 SF
178	AKtivate Fitness	3,693 SF
172	Jersey Mike's Subs	1,529 SF
170	Millpond Family Dental	2,233 SF
	Publix	48,523 SF
168	Dollar Tree	9,394 SF
<b>162</b>	<b>AVAILABLE</b>	<b>3,276 SF</b>
160	Frida's Patio	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

**2ND GEN RESTAURANT SPACE**



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
<b>127</b>	<b>AVAILABLE</b>	<b>1,237 SF</b>
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
<b>136</b>	<b>AVAILABLE</b>	<b>1,828 SF</b>
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.



# 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

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

TARGET  
 REGAL  
 THE HOME DEPOT

Harris Teeter  
 FOOD LION

WAVERLY PLACE

WHOLE FOODS MARKET  
 CINEBISTRO MOVIES WITH TASTE

Walmart SUPERCENTER  
 Harris Teeter YOUR NEIGHBORHOOD MARKET

Walmart SUPERCENTER

CVS PHARMACY

MV  
 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

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