



Join new Trader Joe's in highly coveted development in the heart of the Morrisville/Cary market. Site is on the corner of Morrisville Parkway and NC-54/Chapel Hill Road with connectivity to Park West Village, a 100-acre mixed-use development that includes a town center district, major retail anchors, upscale restaurants, a state-of-the-art movie theatre, and over 500 luxury retail units. Location is accessible to all major transportation arteries within the Raleigh/Durham area, including Interstates 40, 540, and 85 and US Highways 64, 1, and 70. Average household income within 5 miles exceeds \$122,000.

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Neighboring Retailers



CASTO

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Location

Morrisville Parkway and
NC-54/Chapel Hill Road,
Morrisville, North Carolina
(v)

[Click to navigate to Google Maps](#)

Traffic Counts

NC Hwy 54/Chapel Hill Rd: 25,684
Cary Parkway: 27,981
Morrisville Parkway: 23,585



Key Demographics

5-Mile Radius

Current Estimated Population	183,237
Projected Population (5 Years)	205,634
Current Estimated Households	75,114
Average Household Income	\$122,318
Households Earning More than \$50K	78.7%
Median Age	37 years
Daytime Population	136,787
Businesses	8,585
Total Retail Expenditure	\$2.86 B
Total Retail Expenditure per Household per Month	\$3,176





