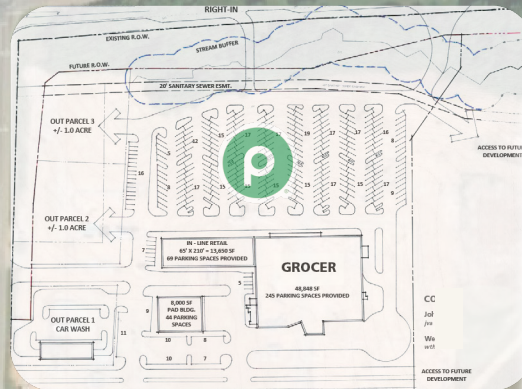
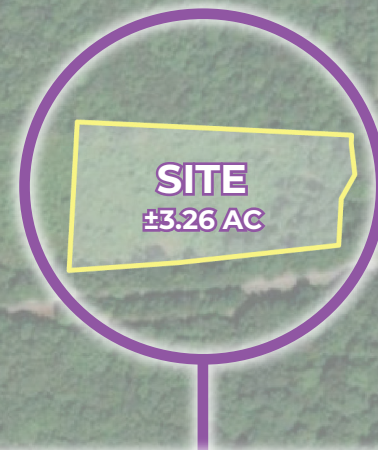


NEW DEVELOPMENT - FLEX SPACE

6930 NC 42 W | GARNER, NC 27529



CONTACT

IAN WHETSEL
ian@chambers-group.com
(980)-348-9070

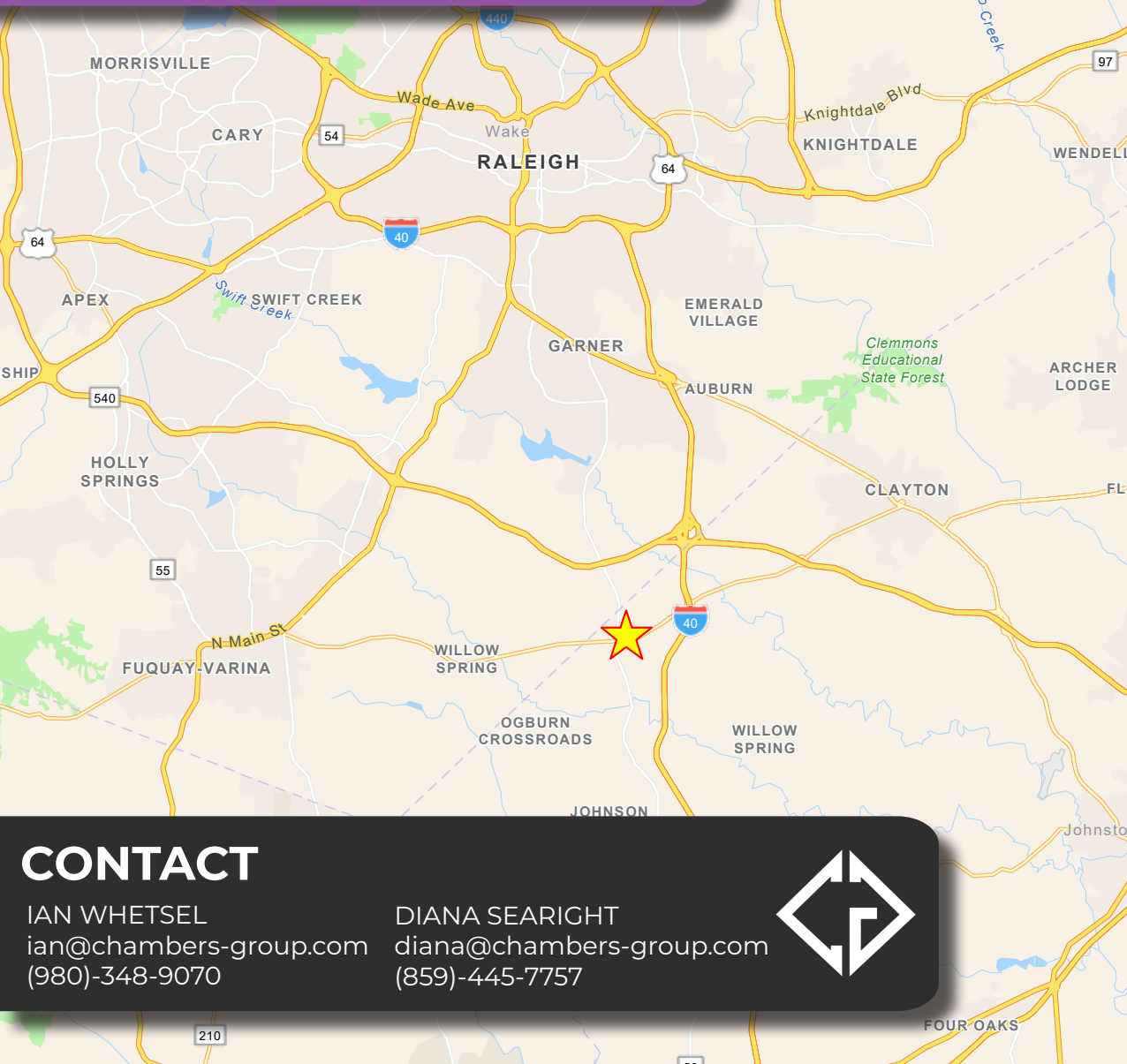
DIANA SEARIGHT
diana@chambers-group.com
(859)-445-7757



NEW DEVELOPMENT - FLEX SPACE

6930 NC 42 W | GARNER, NC 27529

PROPERTY OVERVIEW



PROPERTY DETAILS

- New Development - Flex Space (Proposed)
- ± 3.26 AC
- $\pm 12,000$ -16,000 SF (*can be demised*)
- Along a high traffic corridor with access to I-40
- 1/5 mile from a new Publix, Lowes Foods, and Food Lion intersection

MARKET DETAILS

Located in Wake County, Garner is situated southeast of Raleigh. Garner is home to manufacturing operations including Pepsi Bottling Ventures and Conagra Brands. Notable mass merchant retailers (Walmart, Lowes, Food Lion, Target, Costco, and Aldi) continue to cultivate growth and foot traffic through Garner's main retail corridors (Hwy 50 & Hwy 42). Garner's market territory is conveniently accessible from I-40 (52,500-119,000 VPD).

NEW DEVELOPMENTS

- $\pm 48,000$ SF Publix opening in 2025 with additional 20,000 SF retail and 3 outparcels adjoining (NC Hwy 50 N & NC 42 W)
- New church development adjacent to site (NC 42 W)

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION	3,903	23,334	63,259
MEDIAN HH INCOME	\$129,670	\$103,905	\$104,611
EMPLOYEES	968	8,173	14,045

CONTACT

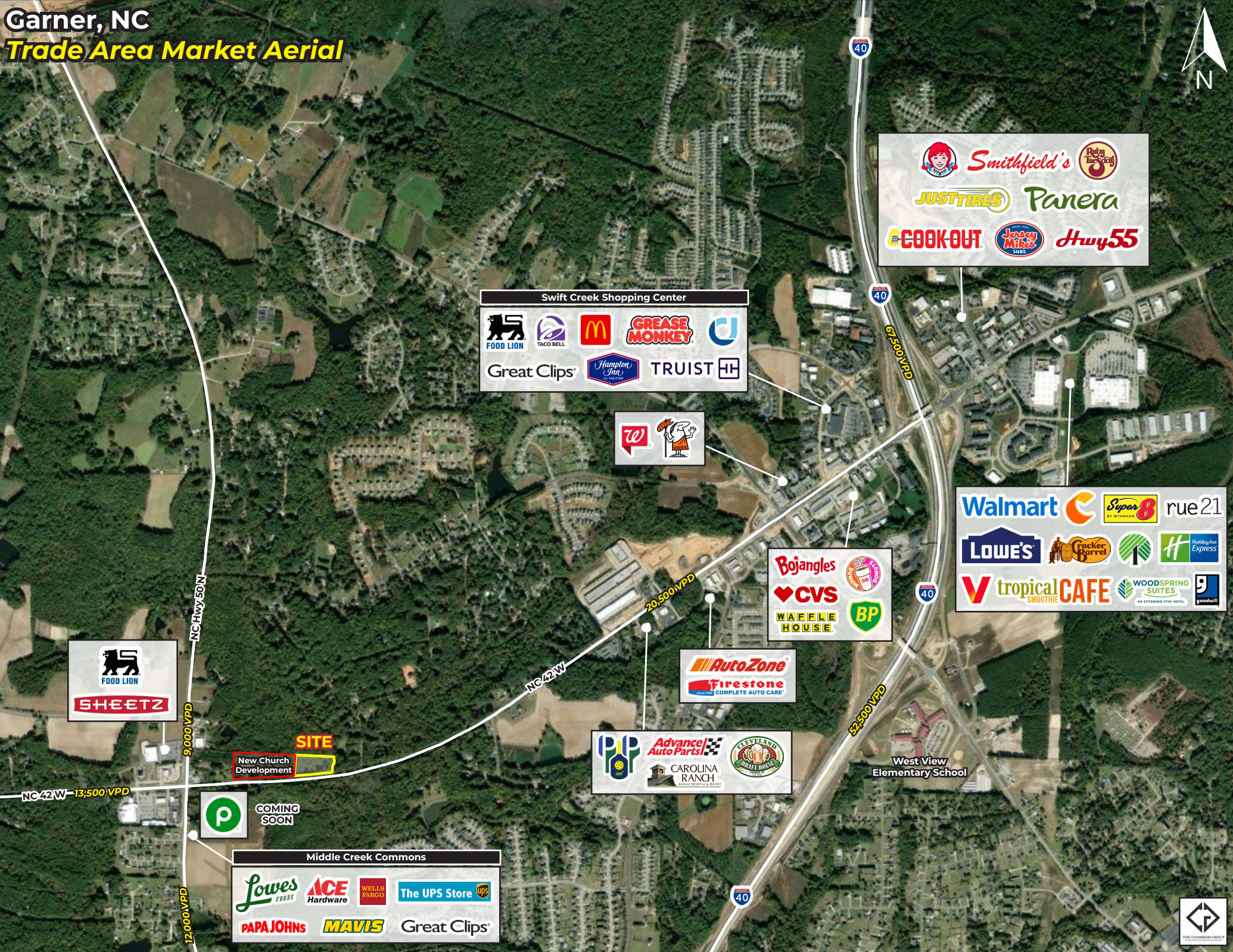
IAN WHETSEL
ian@chambers-group.com
(980)-348-9070

DIANA SEARIGHT
diana@chambers-group.com
(859)-445-7757



Garner, NC

Trade Area Market Aerial



Smithfield's
JUST TIRES
Panera
COOK OUT
Jersey Mike's
Hwy 55

Swift Creek Shopping Center

FOOD LION TACO BELL McDonald's GREASE MONKEY C
Great Clips Hampton Inn TRUIST

Walmart

Walmart Super 8 rue21
LOWE'S CROCKER BARRE HOLIDAY INN EXPRESS
tropical CAFE WOODSPRING SUITES

Bojangles
CVS
Waffle House
BP

AutoZone
Firestone
COMPLETE AUTO CARE

PIP
Advance Auto Parts
CAROLINA RANCH
Cleveland Draft House

West View Elementary School

FOOD LION
SHEETZ

SITE
New Church Development

COMING SOON

Middle Creek Commons

Lowes ACE Hardware WELLS FARGO The UPS Store
PAPA JOHN'S MAVIS Great Clips

Garner, NC

Trade Area Market Aerial



SHEETZ
Meadow Oaks
Dental Care



9,000 VPD

Sunshine
Auto Sales

Cycles
Plus

Primtime Motors
of Garner

SITE
FLEX SPACE
±12,000-16,000 SF

**NEW CHURCH DEVELOPMENT
COMING SOON**

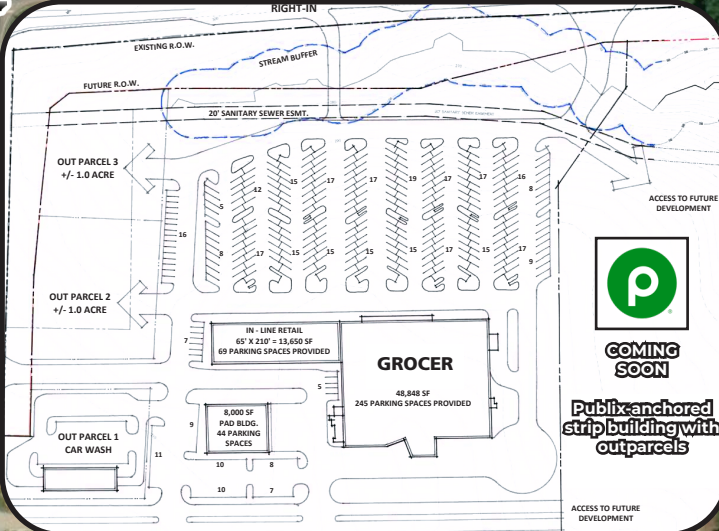
13,500 VPD

NC 42 W



NC Hwy 50 N

12,000 VPD



Middle Creek Commons

ACE
Hardware

The UPS Store

WELLS FARGO

PAPA JOHN'S

MAVIS

Great Clips



NEW DEVELOPMENT - FLEX SPACE

6930 NC 42 W | GARNER, NC 27529

SITE PHOTOS - PROPOSED



CONTACT

IAN WHETSEL
ian@chambers-group.com
(980)-348-9070

DIANA SEARIGHT
diana@chambers-group.com
(859)-445-7757



This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.