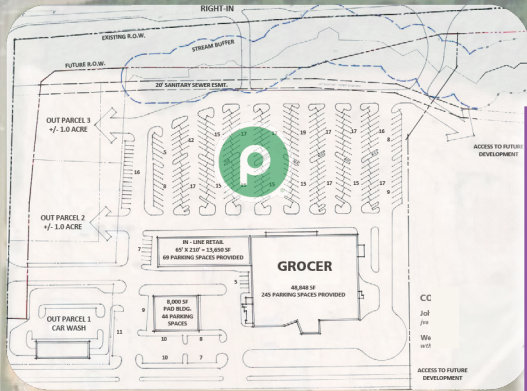
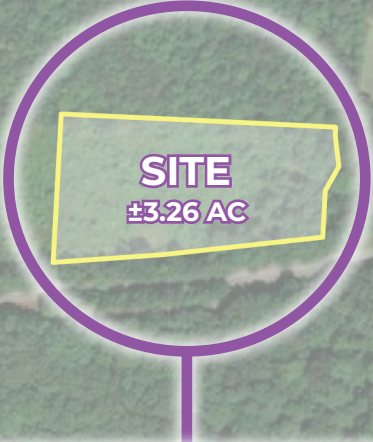


NEW DEVELOPMENT - FLEX SPACE

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



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PROPERTY OVERVIEW



PROPERTY DETAILS

- New Development - Flex Space (Proposed)
- ±3.26 AC
- ±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

- ±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

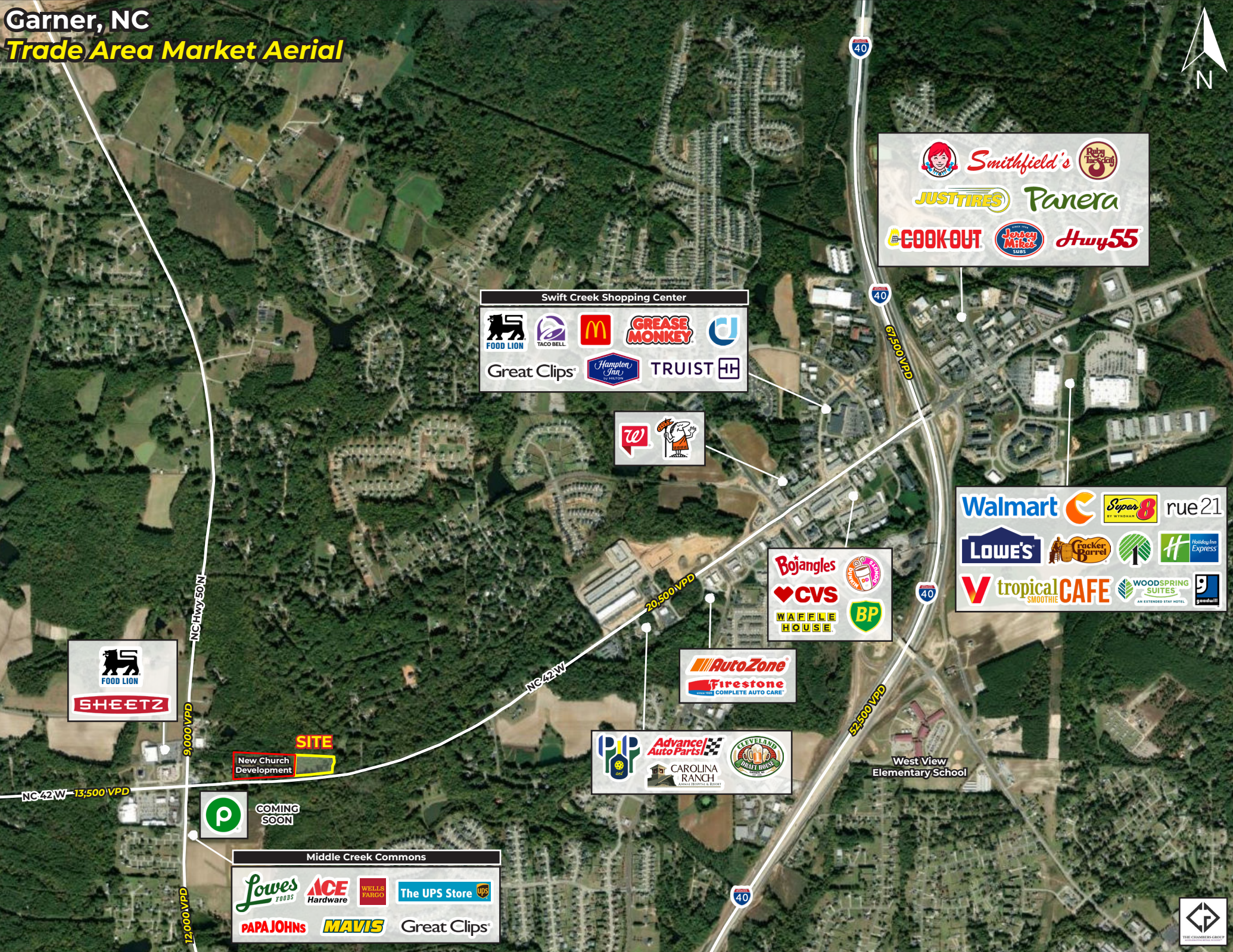
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Garner, NC Trade Area Market Aerial



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

Swift Creek Shopping Center

FOOD LION TACO BELL MCDONALD'S GREASE MONKEY U
Great Clips Hampton Inn TRUIST HH

Walmart

Walmart Super 8 rue21
LOWE'S Cracker Barrel Home Depot Holiday Inn Express
tropical CAFE Woodspring Suites AN EXTENDED STAY HOTEL Goodwill

Bojangles CVS Waffle House BP

AutoZone Firestone COMPLETE AUTO CARE

PIP Advance Auto Parts CAROLINA RANCH CLEVELAND DRIFT HOUSE
ANIMAL RESORT & RESORT

FOOD LION SHEETZ

SITE
New Church Development

COMING SOON

Middle Creek Commons

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

NC Hwy 50N

9,000 VPD

NC 42W 13,500 VPD

12,000 VPD

NC 42W

20,500 VPD

67,500 VPD

40

40

40

52,500 VPD

40



Garner, NC

Trade Area Market Aerial



SHEETZ
Meadow Oaks
Dental Care



Sunshine
Auto Sales

Cycles
Plus

Primtime Motors
of Garner

**NEW CHURCH DEVELOPMENT
COMING SOON**

SITE
FLEX SPACE
±12,000-16,000 SF

13,500 VPD

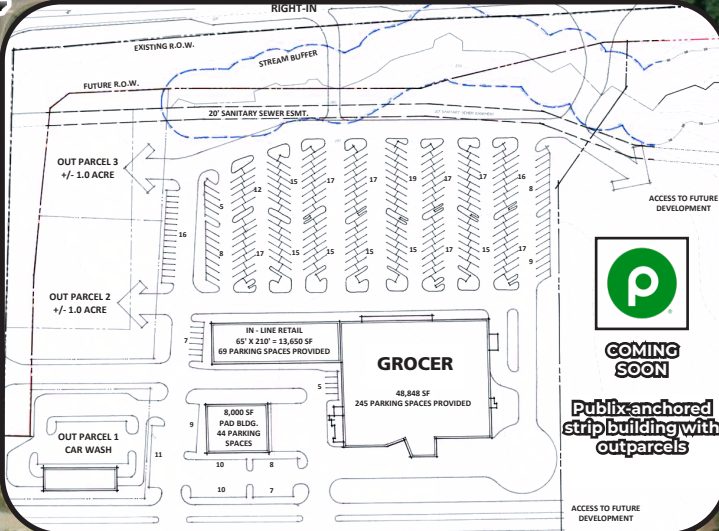
NC 42 W



9,000 VPD

NC Hwy 50 N

12,000 VPD



Middle Creek Commons



NEW DEVELOPMENT - FLEX SPACE

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SITE PHOTO



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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.