



2.88 ACRES
AVAILABLE

**SE CORNER OF HWY 50 &
CLEVELAND SCHOOL ROAD**

GARNER, NC



**CUSHMAN &
WAKEFIELD**

KEY HIGHLIGHTS

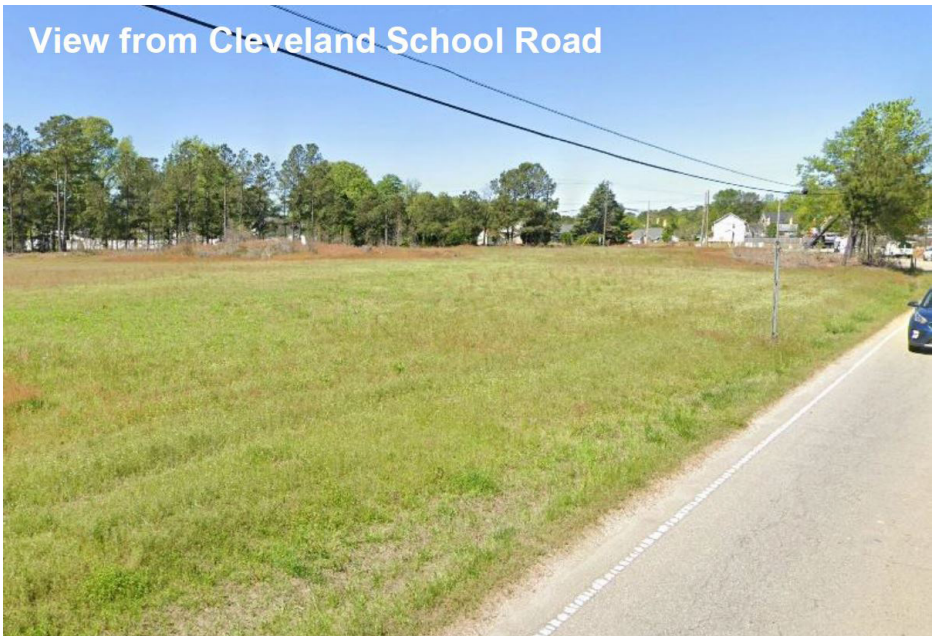
The property is situated at the crossroads of Benson Road & Cleveland School Road. Excellent visibility with frontage along major traffic corridor of NC Highway 50/Benson Road. Total acreage available for construction on the site is 2.88 acres. Easily accessible from I-40, NC-42 and the I-540 Extension.

CURRENT USE

The property is currently undeveloped excess land owned by a national brand convenience store.

LEGAL INFORMATION

TAX PARCEL ID	067699
2022 RE TAXES	\$1,712.73
ZONING	GB



PROPERTY DETAILS

BUILDING SF	N/A
LAND SF	204,732
YEAR BUILT	N/A
PARKING	N/A
TRAFFIC COUNTS	16,500 VPD
SIGNAGE TYPE	N/A
1-MILE (POP.)	1,887
3-MILE (POP.)	23,201
MED. INCOME	\$99,547
SPACE USE	QSR/Retail

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores.

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield.

DEMOGRAPHICS



Population is 23,201



8,486 Households



Average Income is \$99,547

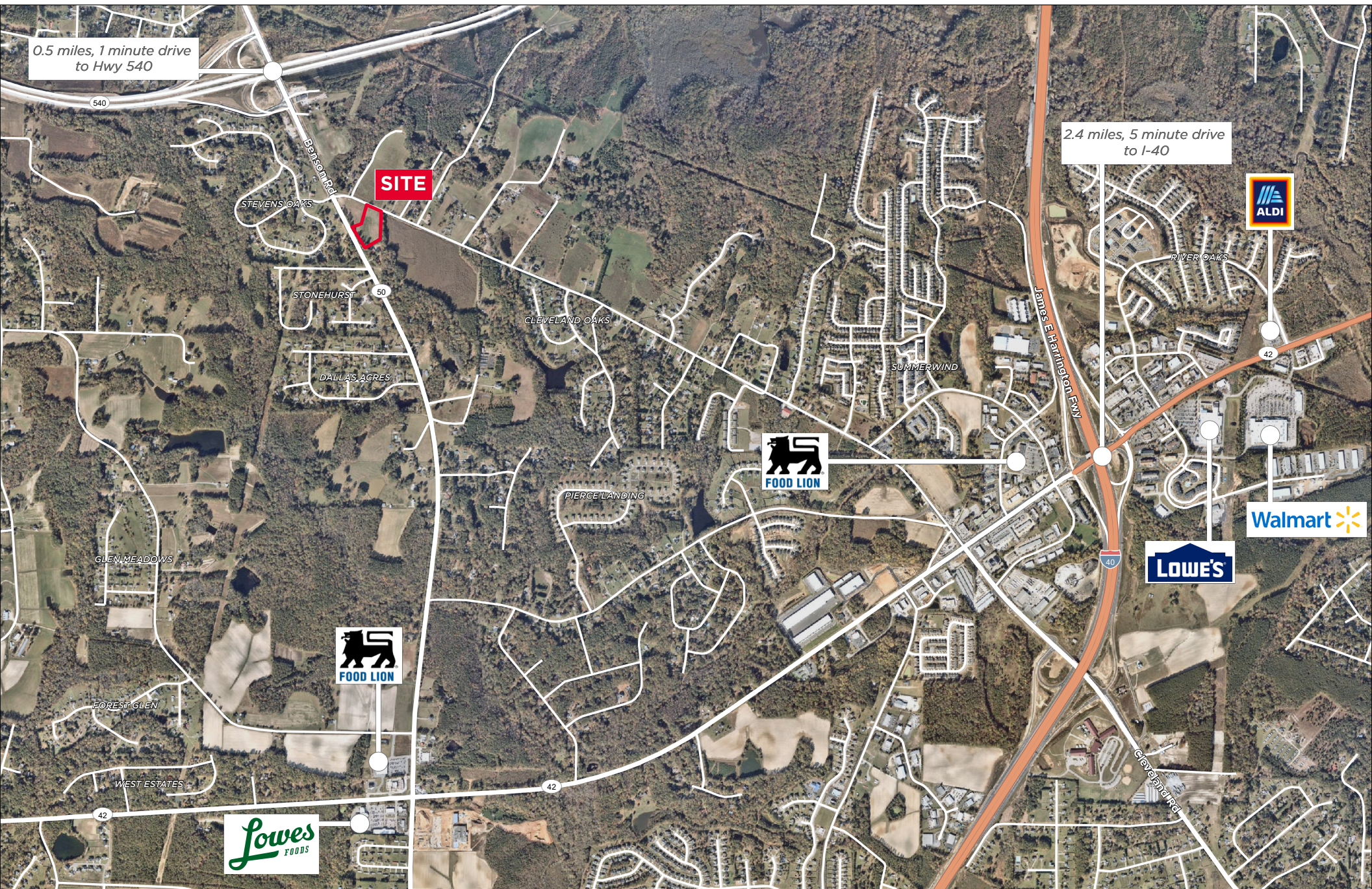


Average age is 41

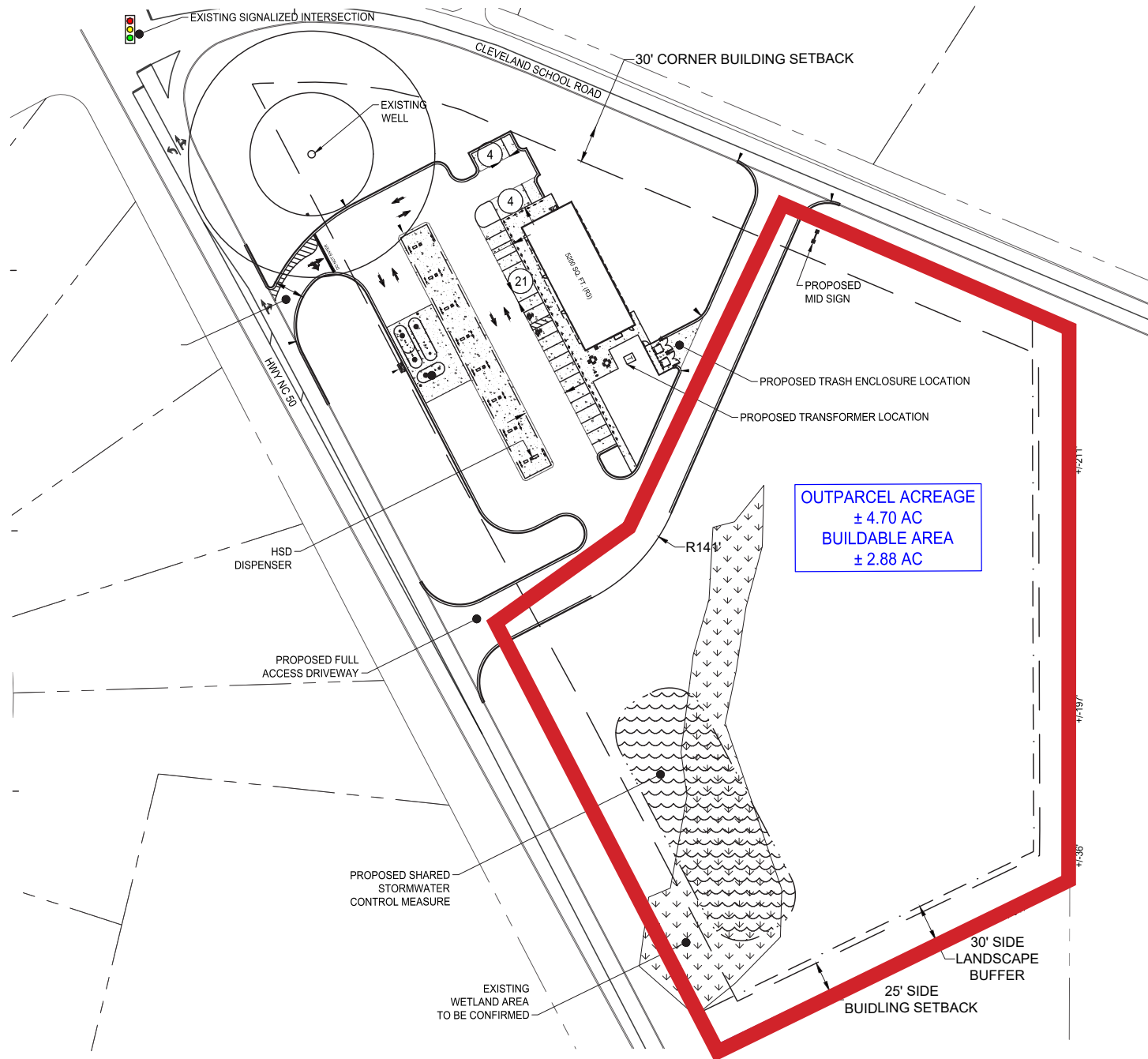


Nearly 15% population growth projected by 2029

AERIAL



SITE PLAN





CONTACT

JORDAN HOLT

Senior Associate

+1 919 205 2359

jordan.holt@cushwake.com

JEFF SCHEIDEGGER

Account Manager

+1 314 384 8662

jeff.scheidegger@cushwake.com

JAMES LEWIS

Transaction Manager

+1 314 391 2757

james.lewis@cushwake.com