

**FOR SALE**

**0 Benson Road  
Garner, NC 27529**

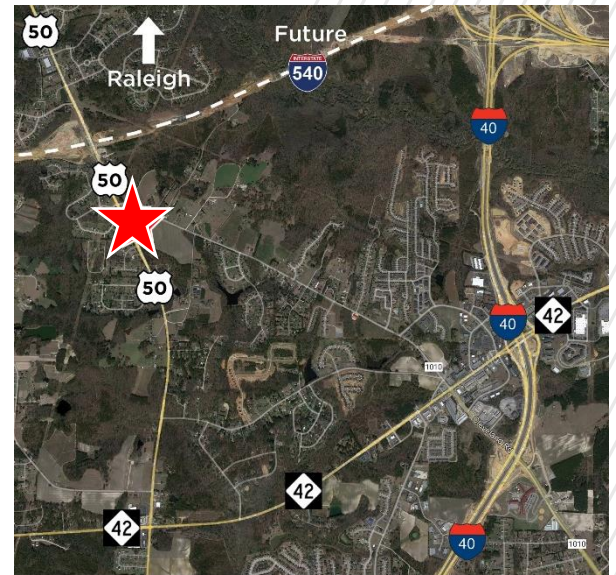


**PROPERTY HIGHLIGHTS**

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 future I-540 Extension.

<b>BUILDING SF</b>	N/A
<b>LAND SF</b>	204,732
<b>YEAR BUILT</b>	N/A
<b>PARKING</b>	N/A
<b>TRAFFIC COUNTS</b>	16,500 VPD

<b>SIGNAGE TYPE</b>	N/A
<b>1-MILE (POP.)</b>	1,635
<b>3-MILE (POP.)</b>	20,531
<b>MED. INCOME</b>	\$99,547
<b>SPACE USE</b>	QSR/Retail



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**HIGHLIGHTS**

The property is positioned in a high-growth residential area and offers excellent visibility. Less than half a mile from the forthcoming I-540 exit, which is set to be completed mid-2024. 3 miles to major retail thoroughfare that includes Walmart & Lowes Home Improvement.

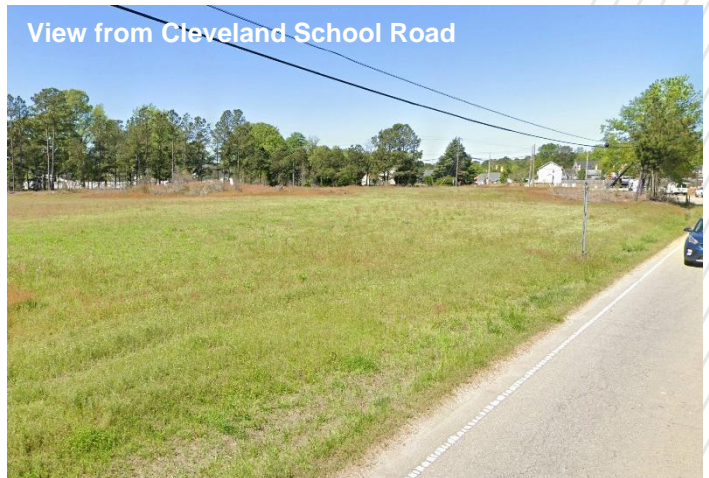
**View from Benson Road**



**LEGAL INFORMATION**

<b>TAX PARCEL ID</b>	067699
<b>2022 RE TAXES</b>	\$1,712.73
<b>ZONING</b>	GB

**View from Cleveland School Road**



**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. Contact information is below:

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