

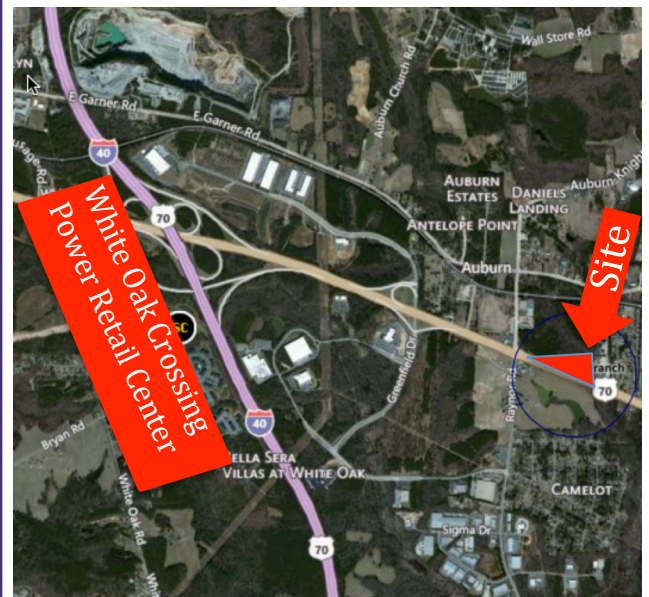
LAND FOR SALE

5.62 Acres Commercial ~ US HWY 70 Garner



Basic Property Information

- 5.62 Acres Commercial Land
- 1,000' Road Frontage
- 56,728 VPD Traffic Count (ERSI)
- Zoned I-2 (Heavy Industrial)
- Phase I ~Previously Approved by Bank
- 2 Miles from I-40
- 2.3 Miles from Retail Power Center
- Great Visibility from signalized intersection
- Offered at \$800,000



Demographic Information 1,3,5 Mile Radius from Subject Property

1951 US Highway 70 E, Garner, North Carolina, 27529, Rings: 1, 3, 5 mile radii		Latitude: 35.686516619 Longitude: -78.54639208		
	1 mile	3 miles	5 miles	
Population				
2000 Population	852	6,371	34,932	
2010 Population	1,292	13,469	59,031	
2013 Population	1,486	14,809	63,177	
2018 Population	1,797	17,100	71,099	
Average Household Income				
2013 Average Household Income	\$55,503	\$65,587	\$66,590	
2018 Average Household Income	\$61,820	\$72,952	\$73,617	



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