

FOR LEASE

1130 US-70 W

GARNER, NC 27529

4,500 SF

RETAIL/ OFFICE/ FLEX

W/ 1 ACRE OUTDOOR STORAGE



PROPERTY OVERVIEW

Excellent opportunity to lease a 4,510 SF retail building on a 1.00 acre lot with outstanding visibility and access along US-70 W in Garner, NC.

This single-tenant building offers a versatile layout ideal for retail, service, or office use. The property benefits from strong daily traffic counts and is surrounded by national retailers, restaurants, and established neighborhoods.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,888	54,663	123,398
Avg. Household Income	\$83,271	\$96,456	\$104,508
Total Businesses	646	2,942	6,185
Total Employees	7,512	32,721	68,900

Source: Esri 2024



PROPERTY HIGHLIGHTS

- **Building Size:** 4,510 SF
- **Lot Size:** 1.00 Acre
- **Year Built:** 1971
- **Construction:** Brick
- **Parking:** 16 Spaces
- **Zoning:** Commercial (Wake County)
- **Parcel ID:** 1701.12-76-6961-000
- Single-Tenant Building
- Great Visibility on US-70 W
- Easy Access to I-40 and Downtown Raleigh

TRAFFIC COUNTS



US-70 W (Garner Road)
33,000 VPD
(2023 NCDOT Count)



Strong Retail Corridor
Surrounded by National
and Local Tenants



LOCATION ADVANTAGES



US-70 W Access 0.1 Miles



I-40 Access 3.0 Miles



Downtown Raleigh 11 Miles



White Oak Shopping Center 2.5 Miles



RDU International Airport 25 Miles



PRESTIGE
PROPERTY HOLDINGS

CHRISTOPHER PAPADOPOULOS

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