



**PRIME GARNER LOCATION | MIXED-USE FLEXIBILITY  
CALL FOR OFFERS DUE THURSDAY, SEPTEMBER 18<sup>TH</sup>**

# Multitenant Industrial & Retail Investment Opportunity

**101, 103-107 & 109 VANDORA SPRINGS ROAD**

**Garner, NC 27529**

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COMMERCIAL REAL ESTATE SERVICES  
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# Offering Summary

Lee & Associates Raleigh Durham Wilmington is pleased to present a three-building, multi-tenant opportunity located in the core of Garner, NC. This portfolio consists of two retail buildings and one industrial building on 4.02 acres, offering a mix of current income and offering current income with clear value-add potential through lease-up and repositioning.

## PROPERTY INFO

**Addresses:** 101, 103-107 & 109 Vandora Springs Road, Garner, NC

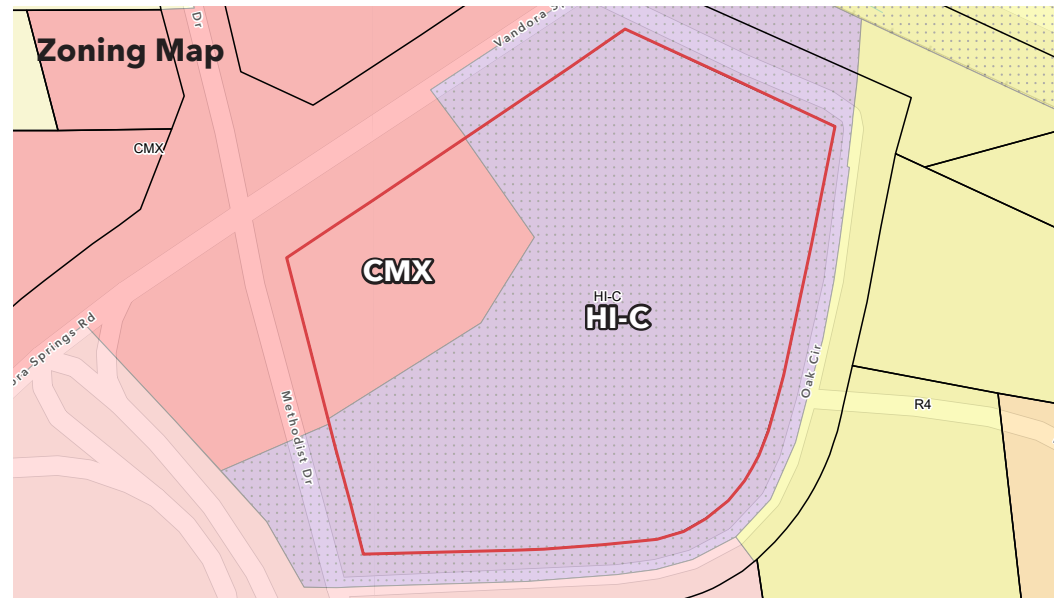
**Total Size:** ±31,762 SF across three freestanding buildings on 4.02 acres

- » 101 Vandora Springs Rd (Industrial): ±26,362 SF | Lease expires June 2025 | No renewal options
- » 103-107 Vandora Springs Rd (Retail): ±4,000 SF | One suite lease through July 2030, one month-to-month
- » 109 Vandora Springs Rd (Retail): ±1,400 SF | Leased through 2027

**Zoning:** Heavy Industrial (Conditional) and Commercial Mixed Use

## INVESTMENT HIGHLIGHTS

- » Immediate value creation potential through re-tenanting and stabilization
- » Excellent location just 3 miles from Downtown Raleigh, with strong visibility from US 70 (±34,500 VPD)
- » Dense and growing trade area with ±158,000 residents within 5 miles
- » Ideal for investors targeting urban infill repositioning or mixed-use redevelopment in a high-demand growth market
- » Sale Price: \$6,000,000





# Investment Details

Unit	Tenant	SF	Annual Base Rent	Monthly Base Rent	PSF Rent	Lease Type	Lease Expiration	Renewals
101 Vandora Springs Road	<i>Proforma</i> Existing tenant expires June 30, 2025	26,362	\$342,706	\$28,558.83	\$13.00 SF/yr	NNN	June 30, 2025	–
103 Vandora Springs Road	Miguel Aviles, CPA	1,000	\$11,400	\$950	\$11.40 SF/yr	NNN	Month to Month	None
107 Vandora Springs Road	<i>Highlights Healthcare</i>	3,000	\$54,000	\$4,500	\$18.00 SF/yr	NNN	July 31, 2030	Two 3 year renewals
109 Vandora Springs Road	Papa John's	1,400	\$41,986	\$3,498.83	\$29.99 SF/yr	NNN	November 30, 2027	None
		<b>Total</b>	<b>\$450,092</b>	<b>\$37,507.66</b>	<b>\$18.10 SF/yr (average)</b>			

## TICAM Expenses

Taxes	\$49,577.46
Insurance	\$5,472
Property Management	\$15,500
Common Area Lights	\$2,856
Landscaping	\$7,620
Trash	\$8,040
<b>Total TICAM</b>	<b>\$2.80 SF/yr</b>
Taxes	\$1.56 SF/yr
Insurance	\$0.17 SF/yr
CAM	\$1.07 SF/yr

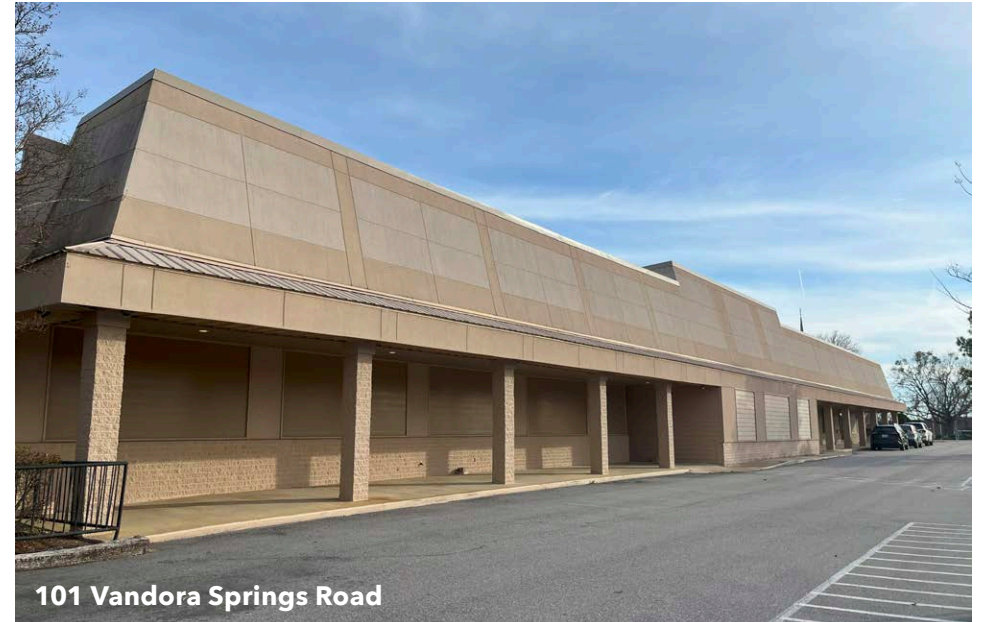


# Property Overview

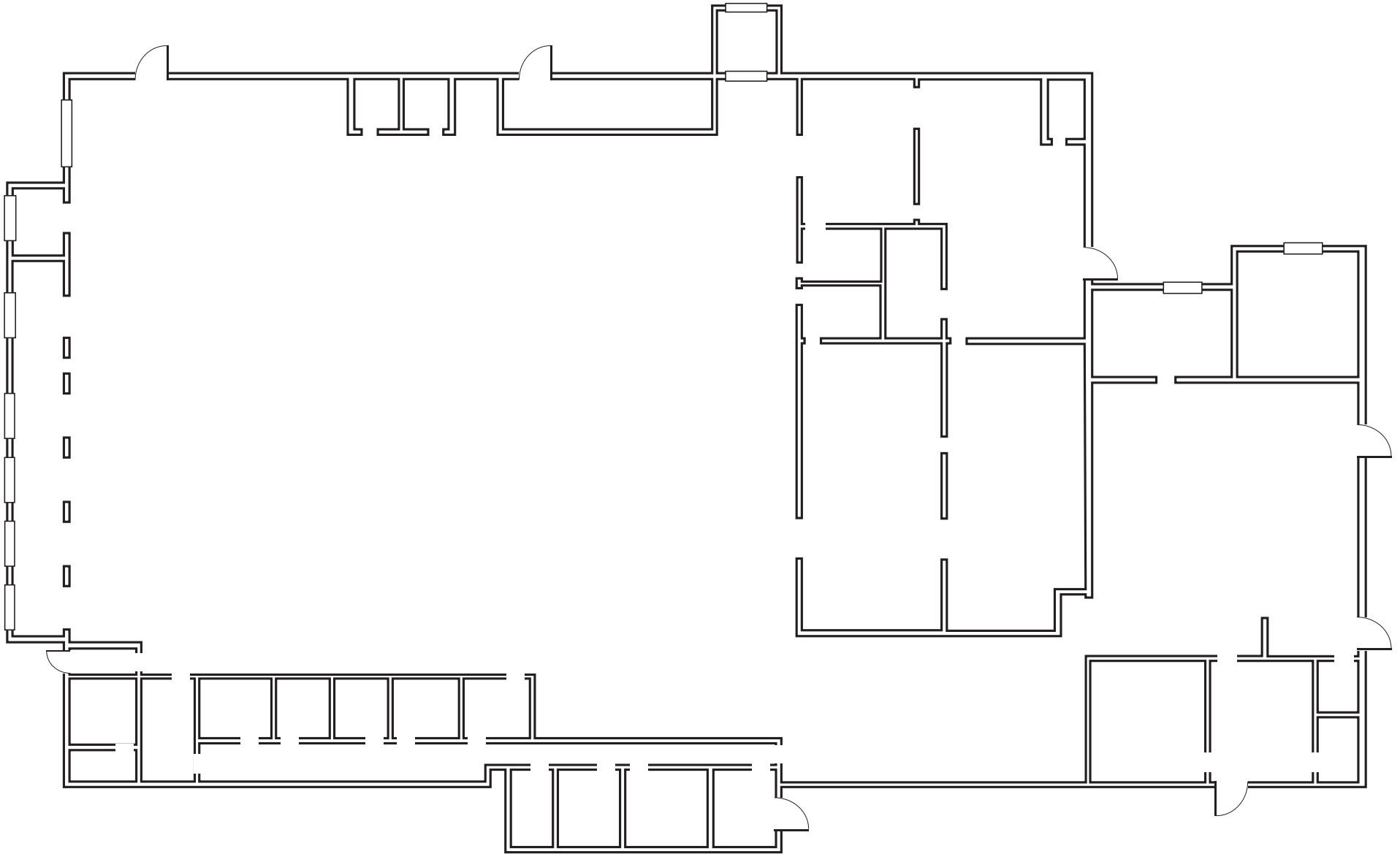
Address	101 Vandora Springs Road
Building Size	26,362 SF
Year Built / Renovated	1968 / 2016
Zoning	Heavy Industrial - Conditional
» Ideal for logistics, warehousing, or flex industrial uses	
» Excellent loading infrastructure with multiple docks	

Address	103-107 Vandora Springs Rd
Building Size	4,000 SF
Year Built	1997
Zoning	Commercial Mixed Use
» Convenient small-scale retail suited for office and retail uses	
» Suite in 107 formerly occupied by a church; flexible build-out for future retail or office use	
» Strong street presence and parking availability	

Address	109 Vandora Springs Road
Building Size	1,400 SF
Year Built	1997
Zoning	Commercial Mixed Use
» Existing restaurant with strong road visibility	



# 101 Vandora Springs Road Floor Plan



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Downtown Raleigh

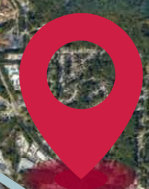


LOWE'S  
Walmart  
Gabe's

belk  
Starbucks



Target  
The Home Depot  
Chick-fil &  
HARBOR FREIGHT  
Walmart



Subject Property



3 miles



Target  
Bass Pro Shops  
BJS  
BEST BUY  
DICK'S  
REGAL  
Chick-fil &  
ROSS  
popshelf  
KOHLS  
Burlington  
TJ-maxx  
Michaels



# Location Overview

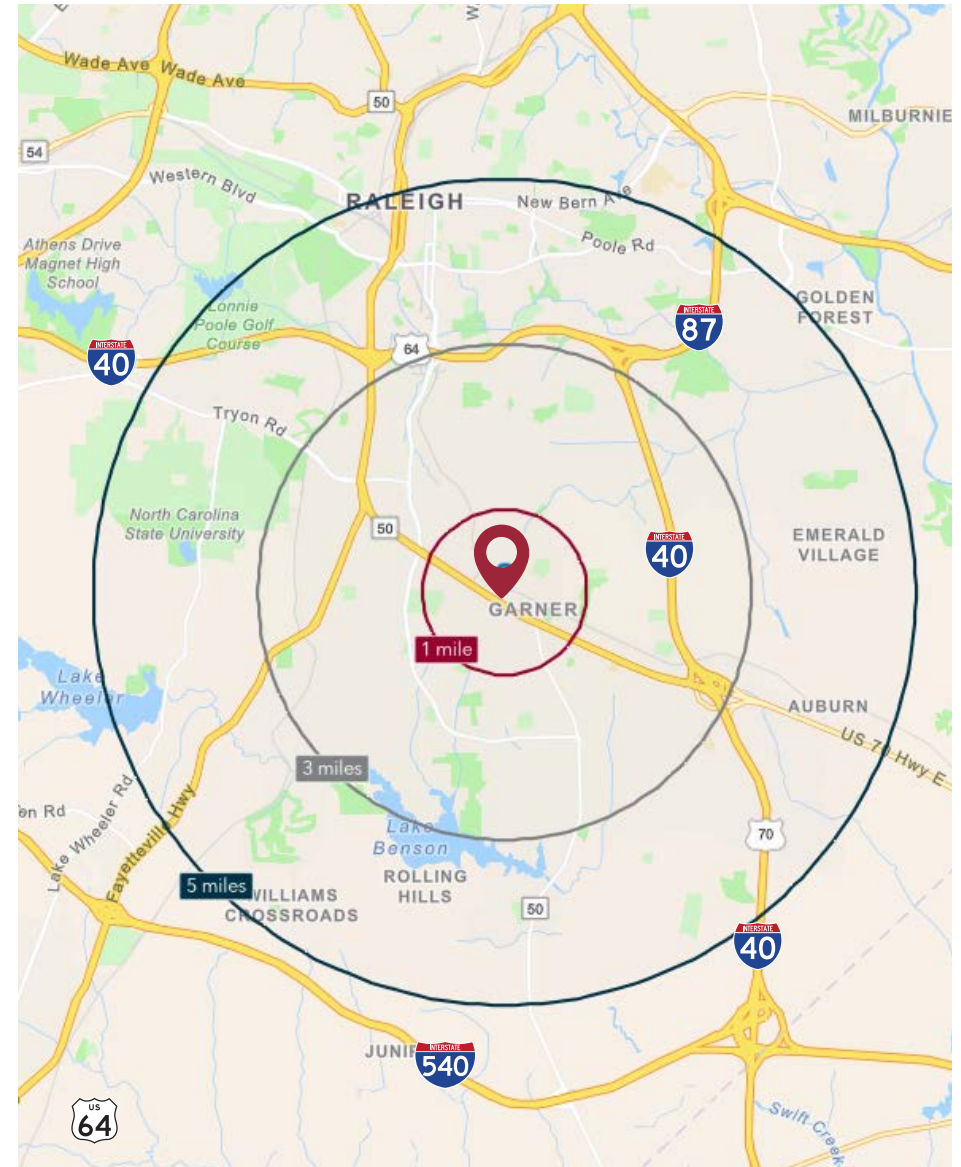
Located just 3 miles south of Downtown Raleigh, the property offers excellent visibility from US-70, strong demographics, and convenient access to I-40, I-440, and key employment centers.

## KEY LOCATION ADVANTAGES:

- » **Prime Infill Location:** Situated within Garner's established commercial corridor, with  $\pm 34,500$  vehicles per day along US-70
- » **Excellent Accessibility:**
  - » 5 minutes to I-40 & I-440
  - » 15 minutes to Downtown Raleigh
  - » 25 minutes to RDU International Airport
- » **Within a 5-mile Radius:**
  - » Population: 158,000+
  - » Average Household Income: \$99,800
  - » Daytime Population: 147,000+

## DEMOGRAPHICS SNAPSHOT

	1 MILE	3 MILES	5 MILES
Population (2024)	6,988	53,802	158,432
Daytime Population	9,354	53,565	147,118
Median Age	37.5	37.3	35.0
Average Household Income	\$102,306	\$98,750	\$99,803
Average Home Value	\$456,848	\$406,262	\$416,396
Bachelor's Degree or Higher	31.2%	40.2%	39.9%



# Market Overview

## RETAIL MARKET

Garner's retail market remains strong, driven by steady population growth and limited new supply. Retail corridors along US 70 and Timber Drive continue to attract national and regional tenants, benefiting from high traffic volumes and proximity to established neighborhoods.

With average household incomes over \$98,000 within a three-mile radius, demand for retail and service-based users remains consistent.

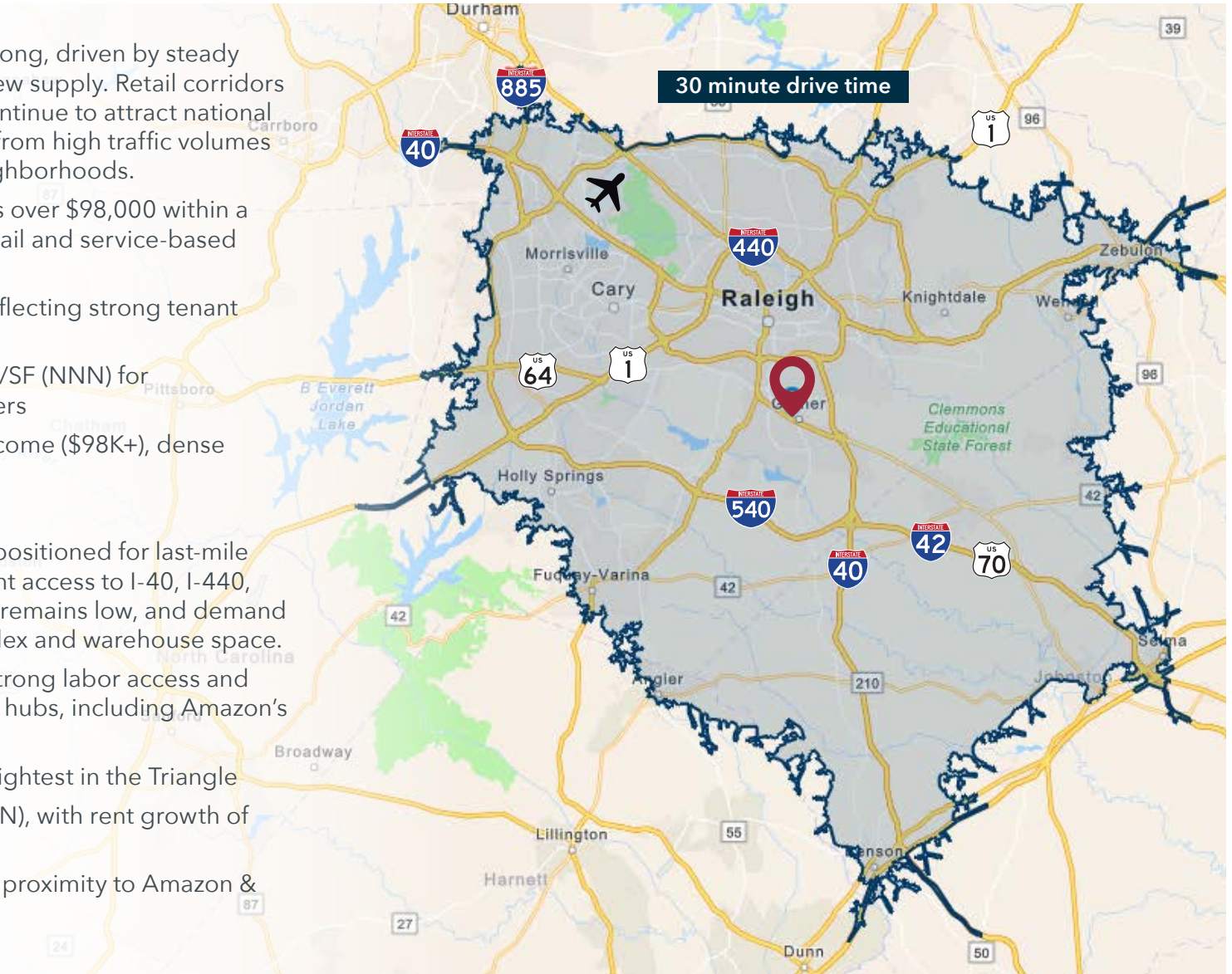
- » **Vacancy:**  $\pm 3.5\%$  (Q1 2025), reflecting strong tenant retention
- » **Average Asking Rent:** \$20.50/SF (NNN) for neighborhood and strip centers
- » **Drivers:** Steady household income (\$98K+), dense rooftops, low supply

## INDUSTRIAL MARKET

Garner's industrial sector is well-positioned for last-mile and small-bay users, with excellent access to I-40, I-440, and Downtown Raleigh. Vacancy remains low, and demand continues to outpace supply for flex and warehouse space.

The submarket is supported by strong labor access and proximity to regional distribution hubs, including Amazon's fulfillment center nearby.

- » **Vacancy:**  $\pm 2.8\%$ , among the tightest in the Triangle
- » **Average Rent:** \$10.85/SF (NNN), with rent growth of over 8% YoY
- » **Drivers:** Access to I-40/I-440, proximity to Amazon & Wake Tech





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