

5447 NC Hwy 42

High-Profile Opportunity in Growing Garner Submarket

Located at the intersection of Highway 42 West and Commerce Parkway, this site offers excellent visibility and multiple access points.

- + 1.70 acre opportunity with existing C-store and fuel station
- + Construction is currently underway to [widen and improve traffic](#) on 13 miles of [Interstate 40](#) from Raleigh to Cornwallis Road in Clayton, adjacent to the subject site
- + 31,000 VPD along Highway 42 and 45,500 VPD along Interstate 40
- + Located 14 miles south of Downtown Raleigh
- + Area operators include Panera, Jersey Mike's, Cook Out, McDonald's, Bojangles', and Food Lion
- + Contact broker for pricing

2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	5,467	25,011	60,988
Households	2,166	9,096	21,749
Average HH Income	\$97,865	\$111,340	\$109,275
Daytime Population	7,533	21,088	48,050

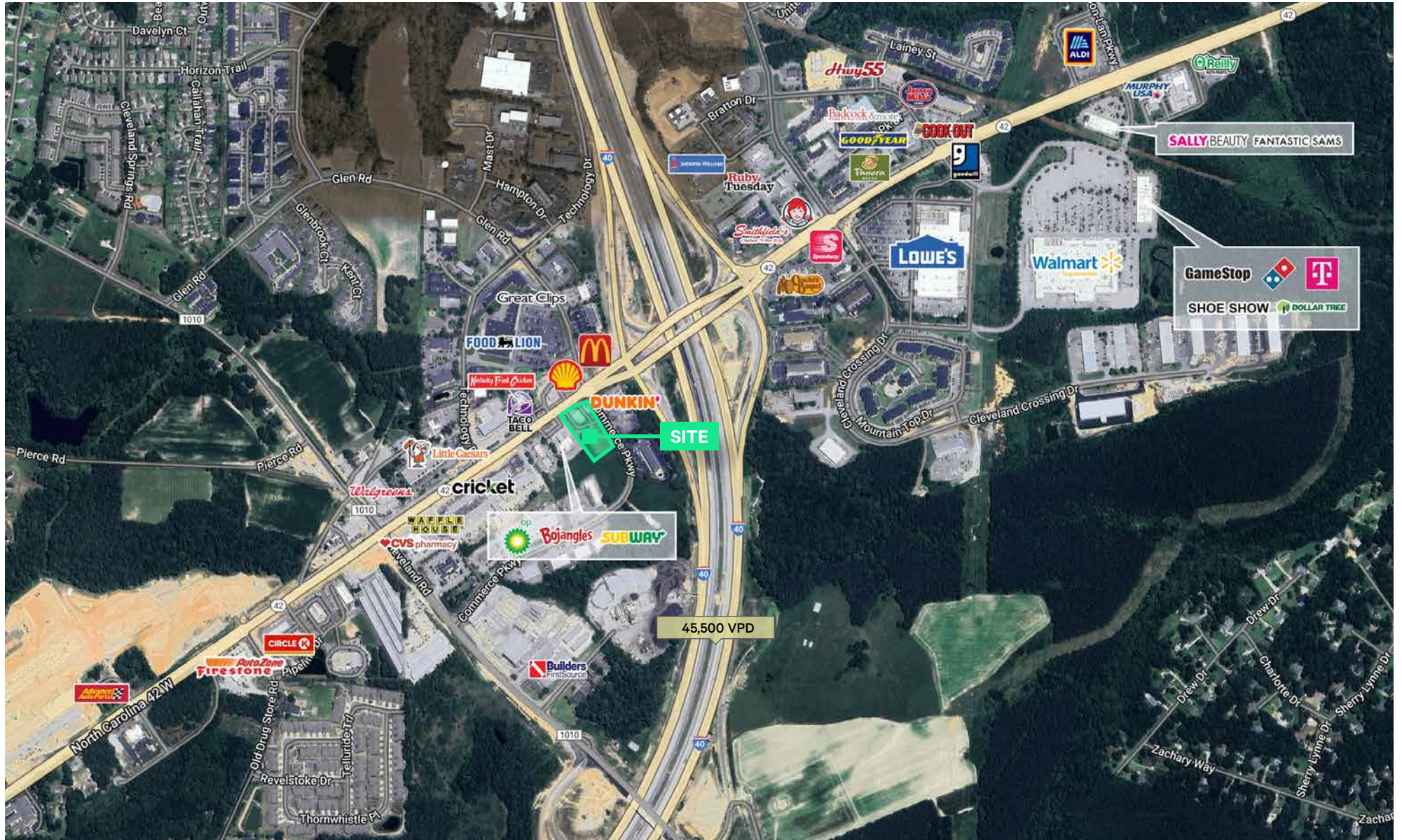
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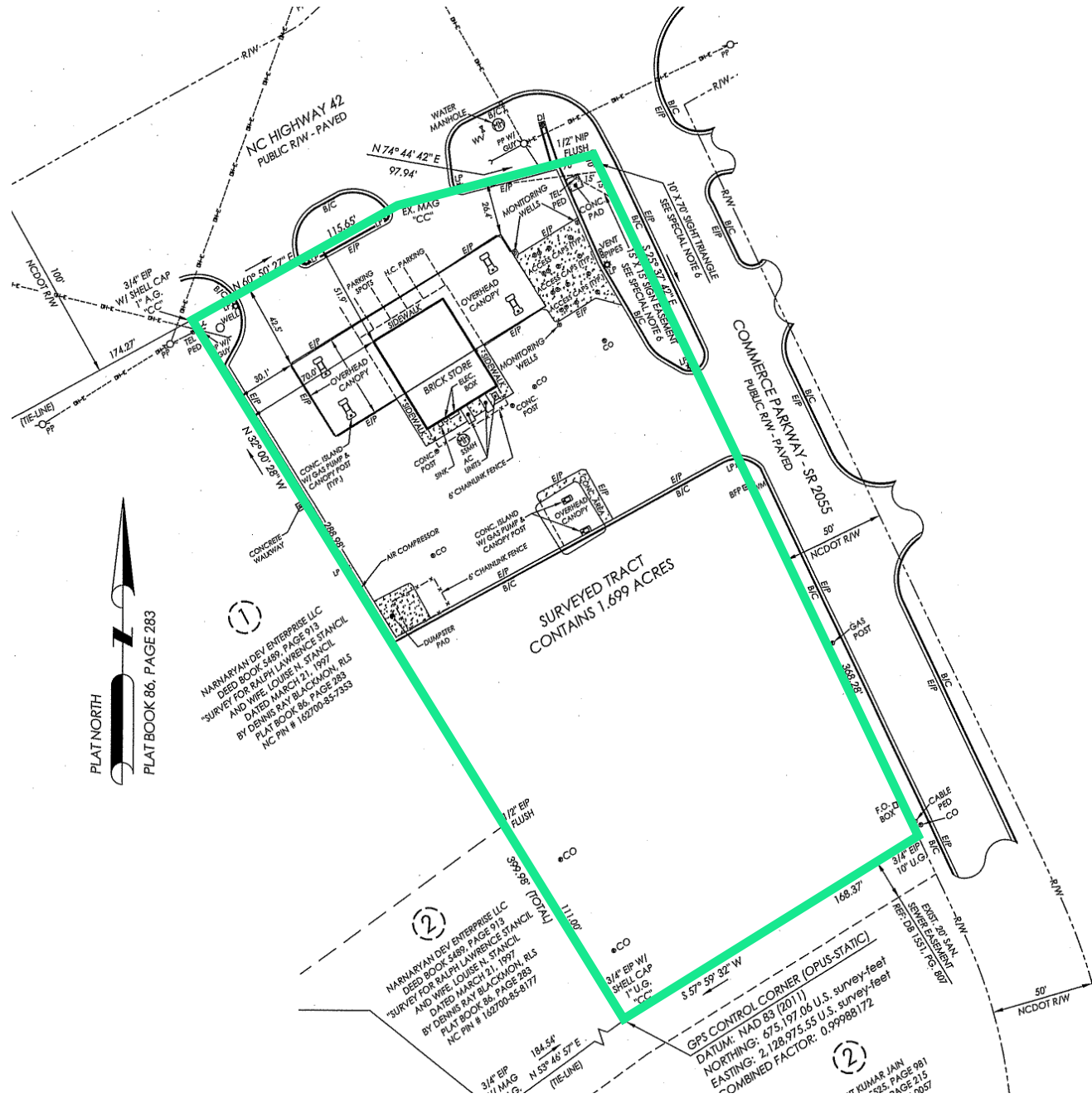
5447 NC Highway 42
Garner, NC 27529





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Site Plan



PLAT NORTH
PLAT BOOK 86, PAGE 283

①
NARMAYAN DEV ENTERPRISE LLC
DEED BOOK 5489, PAGE 513
SURVEY FOR RALPH LAWRENCE STANCLIFF
AND WIFE LOUISE N. STANCLIFF
DATED MARCH 21, 1997
BY DENNIS RAY BLACKMON, RLS
PLAT BOOK 86, PAGE 283
NC PIN # 149700-857353

②
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GPS CONTROL CORNER [OPUS-STATIC]
DATUM: NAD 83 (2011)
NORTHING: 675,197.06 U.S. survey-feet
EASTING: 2,128,975.55 U.S. survey-feet
COMBINED FACTOR: 0.99988172

②
KUMAR JAIN
BOOK 981, PAGE 215
PAGE 2057

DOT Improvements



Construction is underway to improve traffic on 13 miles of I-40 from Raleigh to Cornwallis Road in Clayton. This stretch serves communities in Wake and Johnston counties, connects the region to I-95, and is a primary route to coastal tourism destinations.

An estimated 35.6 million vehicles traveled the roadway in 2015, causing congestion and frequent delays, especially in the morning and afternoon rush hours.

Traffic is projected to increase 65 percent by 2040. Conditions will only worsen, especially around the I-40/N.C. 42 interchange, an area booming in residential and commercial growth.

Improvements will also help ease congestion and delays, make travel safer throughout this heavily traveled area, and better accommodate traffic due to future growth.