

# TIMBER DRIVE PROFESSIONAL PARK

42,000 SF  
CLASS A MEDICAL & OFFICE  
NOW PRE-LEASING!



600 Timber Drive East Garner, NC 27529

Justin Bannister | Broker  
919-480-0010

**BANNISTER**  
— PROPERTIES —

BANNISTERPROPERTIES.COM  
919-779-1523



# TIMBER DRIVE PROFESSIONAL PARK

# SUMMARY



## Property Description:

Timber Drive Professional Park is located in Garner, NC with 90,000 residents within 5 miles, close proximity to WakeMed Hospital and White Oak Shopping Center and conveniently located only one mile from the intersection of I-40/US 70. This Medical/Professional Office facility offers prime street front access along Timber Drive. Class A office space, ready for your practice or office.

- Available SF: 1,750-10,500 SF
- Divisibility: 1,750 SF Increments
- Lease Rate: Contact Broker
- Lease Type: NNN
- Delivery: Q4 2022

- Market: Raleigh
- Submarket: Garner
- Total Park Acreage 5.7



# TIMBER DRIVE PROFESSIONAL PARK

# PHOTOS





# TIMBER DRIVE PROFESSIONAL PARK

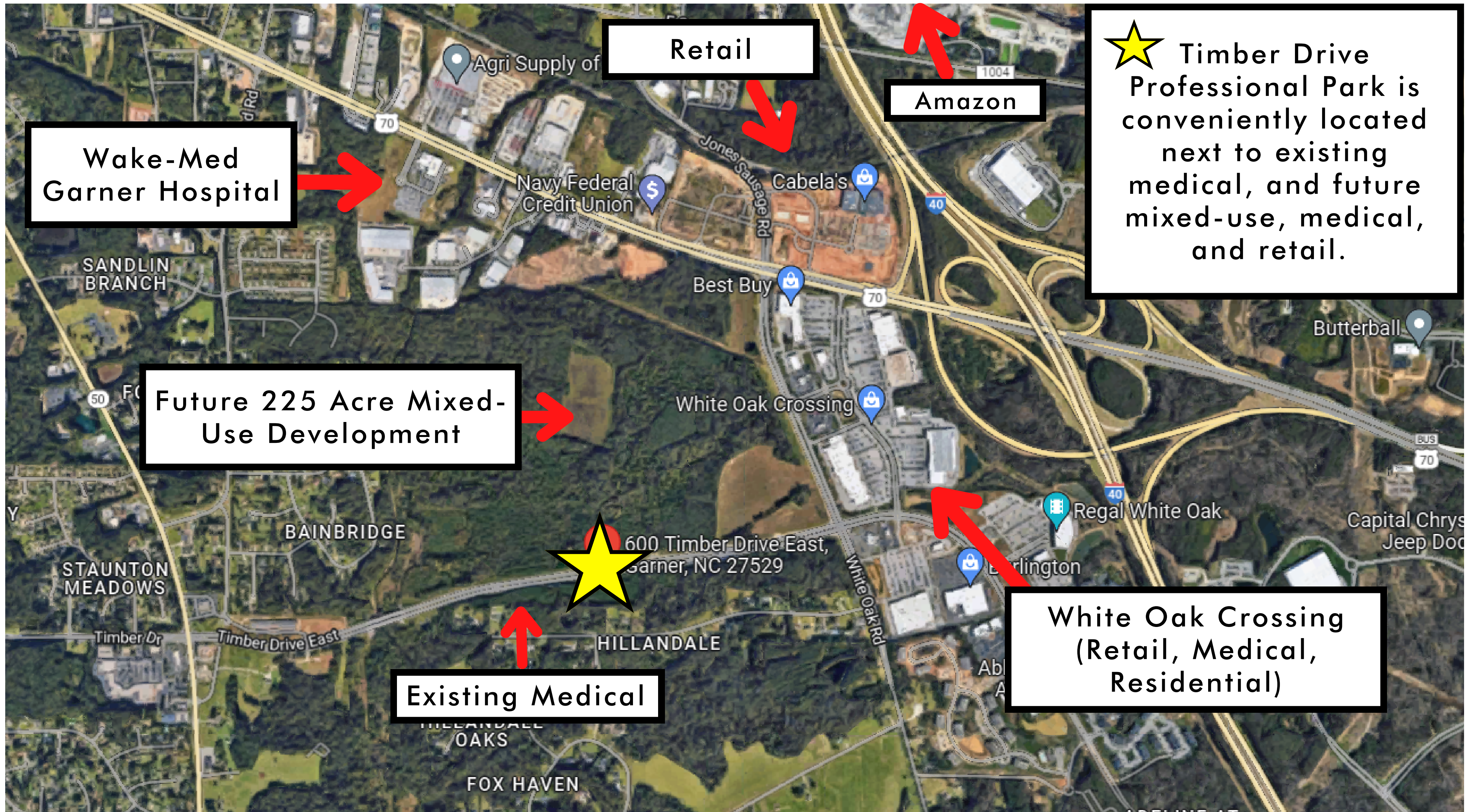
# SITEMAP





# TIMBER DRIVE PROFESSIONAL PARK

# AREA MAP



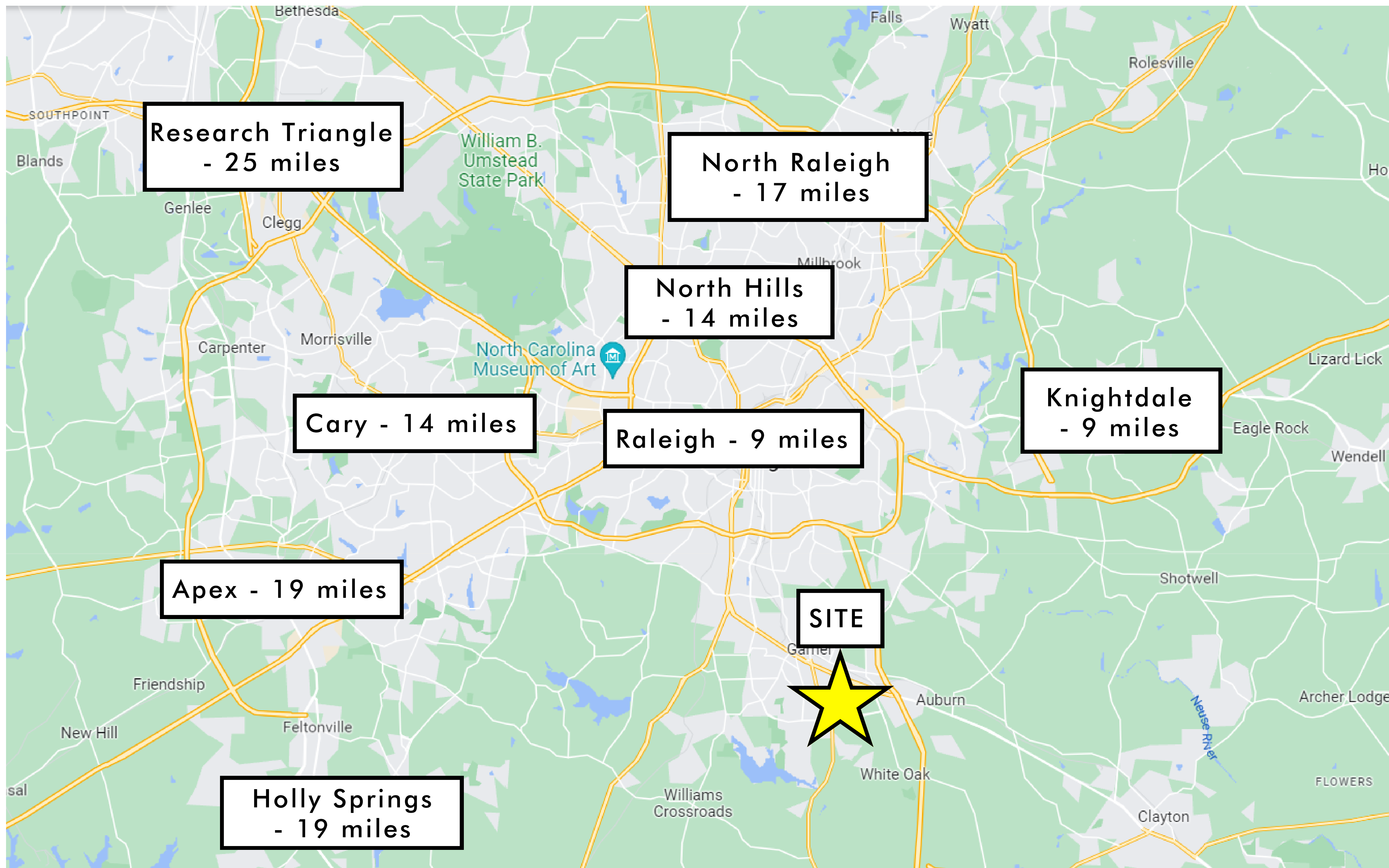
Link to future Mixed-Use Development Information:

<https://www.citybiz.co/article/247510/transformative-mixed-use-project-announced-near-the-triangle/>



# TIMBER DRIVE PROFESSIONAL PARK

# AREA MAP

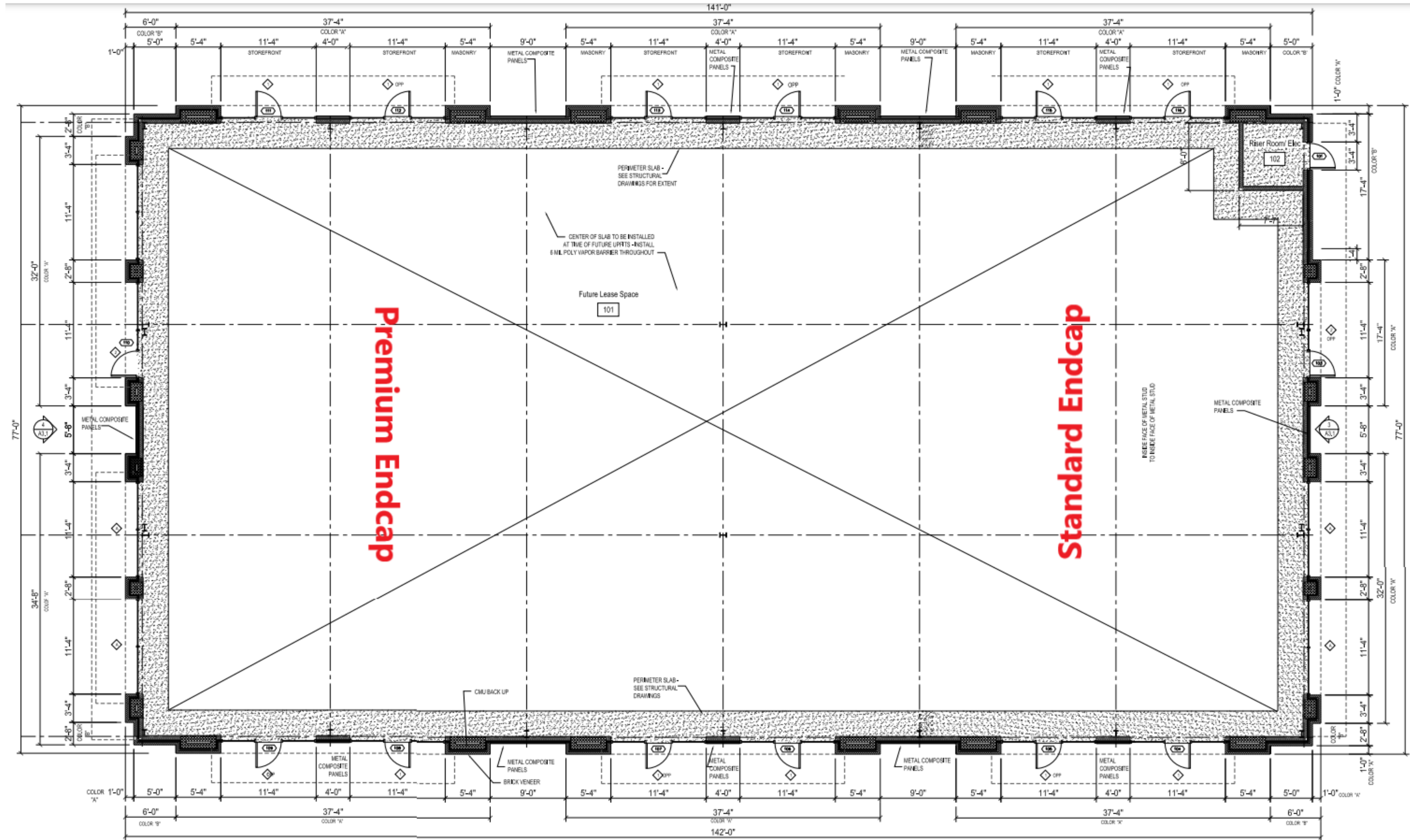




# TIMBER DRIVE PROFESSIONAL PARK

# BUILDING FLOOR PLAN

Timber Drive



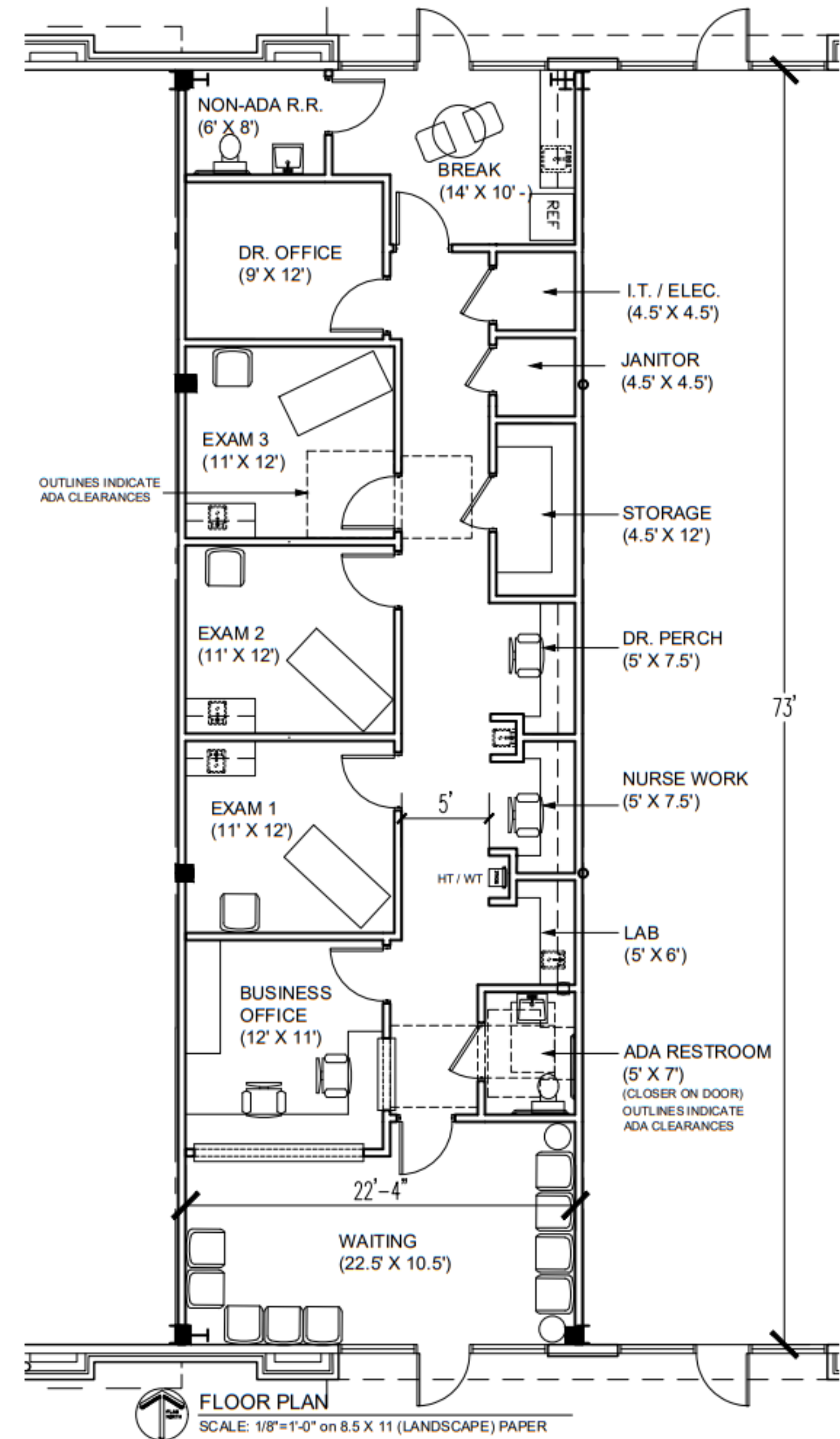
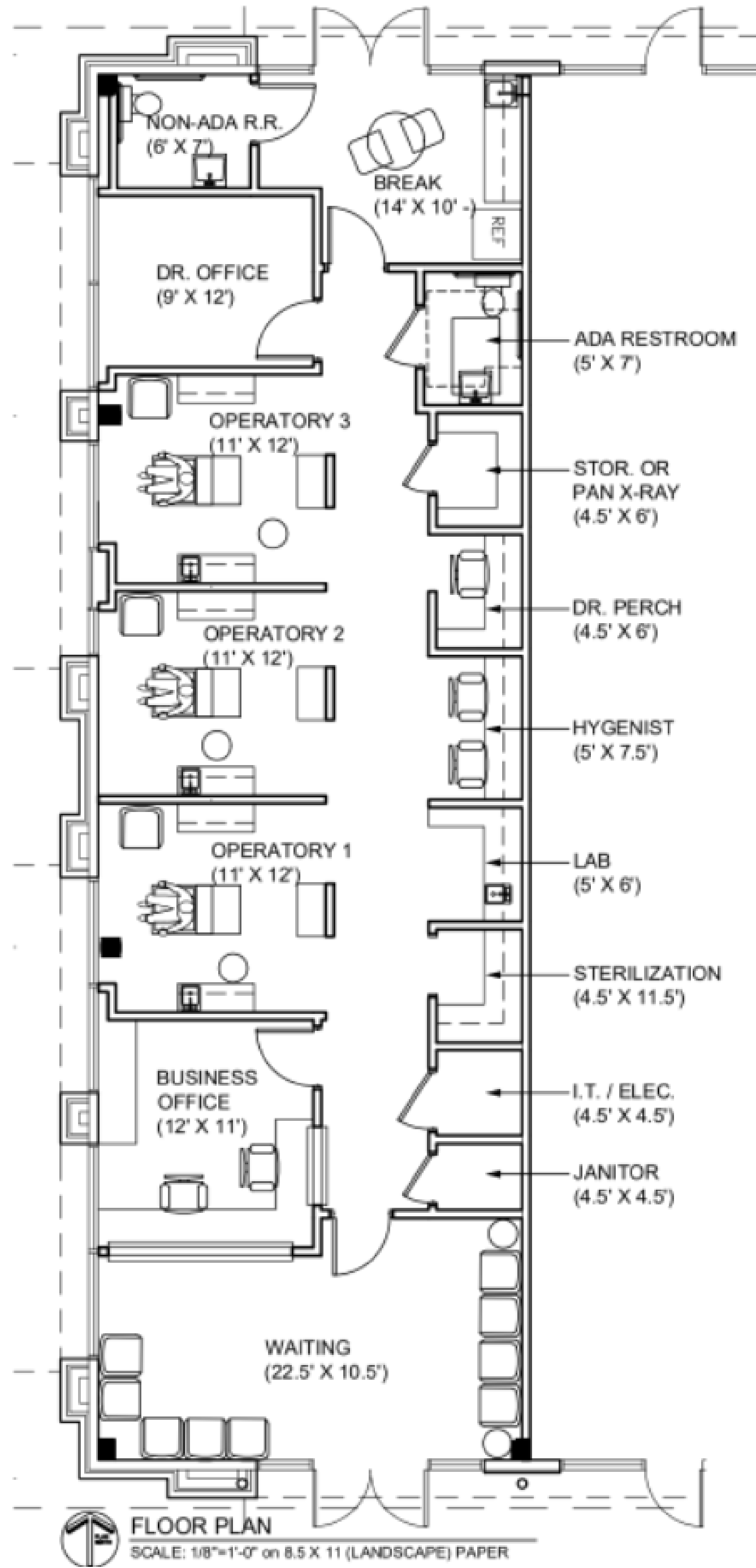
Parking Lot

Parking Lot



# EXAMPLE DENTAL SUITE 1,750 SF

# EXAMPLE MED SUITE 1,750 SF





# TIMBER DRIVE PROFESSIONAL PARK

# DEMOGRAPHIC SUMMARY

Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2027 Projection	4,533		35,060		98,301	
2022 Estimate	4,051		31,786		89,426	
2010 Census	2,769		25,164		74,370	
Growth 2022 - 2027	11.90%		10.30%		9.92%	
Growth 2010 - 2022	46.30%		26.32%		20.24%	
<b>2022 Population by Hispanic Origin</b>	435		3,823		14,018	
<b>2022 Population</b>	4,051		31,786		89,426	
White	2,443	60.31%	18,854	59.32%	44,092	49.31%
Black	1,313	32.41%	11,239	35.36%	40,096	44.84%
Am. Indian & Alaskan	56	1.38%	272	0.86%	1,143	1.28%
Asian	142	3.51%	615	1.93%	1,826	2.04%
Hawaiian & Pacific Island	2	0.05%	18	0.06%	68	0.08%
Other	94	2.32%	788	2.48%	2,202	2.46%
U.S. Armed Forces	0		5		34	
<b>Households</b>						
2027 Projection	1,797		13,675		35,250	
2022 Estimate	1,608		12,406		32,114	
2010 Census	1,106		9,859		27,023	
Growth 2022 - 2027	11.75%		10.23%		9.77%	
Growth 2010 - 2022	45.39%		25.83%		18.84%	
Owner Occupied	942	58.58%	8,151	65.70%	22,676	70.61%
Renter Occupied	665	41.36%	4,255	34.30%	9,439	29.39%
<b>2022 Households by HH Income</b>	1,609		12,406		32,115	
Income: <\$25,000	227	14.11%	1,911	15.40%	4,586	14.28%
Income: \$25,000 - \$50,000	410	25.48%	3,059	24.66%	7,983	24.86%
Income: \$50,000 - \$75,000	242	15.04%	2,396	19.31%	6,332	19.72%
Income: \$75,000 - \$100,000	201	12.49%	1,465	11.81%	4,161	12.96%
Income: \$100,000 - \$125,000	178	11.06%	1,240	10.00%	3,557	11.08%
Income: \$125,000 - \$150,000	146	9.07%	898	7.24%	2,244	6.99%
Income: \$150,000 - \$200,000	169	10.50%	1,095	8.83%	2,249	7.00%
Income: \$200,000+	36	2.24%	342	2.76%	1,003	3.12%
<b>2022 Avg Household Income</b>	\$82,846		\$79,432		\$79,059	