

EXISTING BAR & DISTILLERY

FOR SALE

105 Rand Mill Rd | Garner, NC 27529

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KEITH BASHI

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PROPERTY DESCRIPTION

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PROPERTY DESCRIPTION

This +/- 4,919sf single tenant flex/retail property in the heart of Garner's downtown pedestrian corridor offers a turnkey space perfect for a distillery and bar operator. Positioned in a prime location in Historic Downtown Garner, the property offers convenient access to I-40, US-70, and is right near Downtown Garner staples; Full Bloom Coffee Roasters and the Garner Performing Arts Center.

The property features 15' ceiling heights, 10 on-site parking spaces, 2 dock height doors for distribution and deliveries, and a bar area. This site presents a strong opportunity for an operator seeking a turn key property in a prime historic downtown location.

LOCATION DESCRIPTION

105 Rand Mill Rd sits in Historic Downtown Garner's social district, steps from Full Bloom Coffee Roasters and the Garner Performing Arts Center. The property has direct access to I-40 and US-70, putting it within easy reach of the broader Raleigh market.

The trade area supports over 35,000 residents within 3 miles, average household incomes above \$109,000, and 2%+ annual population growth. Downtown Garner is actively adding density — a new rec center, apartments, and retail are all underway on Main Street — making this a well-timed opportunity for an operator looking to plant a flag in an emerging entertainment corridor.

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PROPERTY SUMMARY

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PROPERTY HIGHLIGHTS

- Easy access to I-40 and US-70
- Within close proximity to Downtown Garner development projects - 40,000sqft recreation center, 24 apartments & 10,000sqft of retail on Main Street.
- 2 dock height doors for deliveries and distribution
- 10 Parking spaces on-site
- Located in Downtown Garner's social district
- Existing bar, and separate distilling area
- In Historic Downtown Garner
- Performing Arts Center, Full Bloom Coffee Roasters
- Opportunity to partner with Wedding Venue and Event Space next

OFFERING SUMMARY

Sale Price:	Inquire for Pricing
Building Size:	4,919 SF
Lot Size:	0.42 Acres
Number of Parking Spaces:	10
Clear Height:	15'
Number of Units:	1

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,871	16,940	42,660
Total Population	4,684	45,420	116,151
Average HH Income	\$86,901	\$91,933	\$91,829

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ADDITIONAL PHOTOS

105 Rand Mill Rd, Garner, NC 27529

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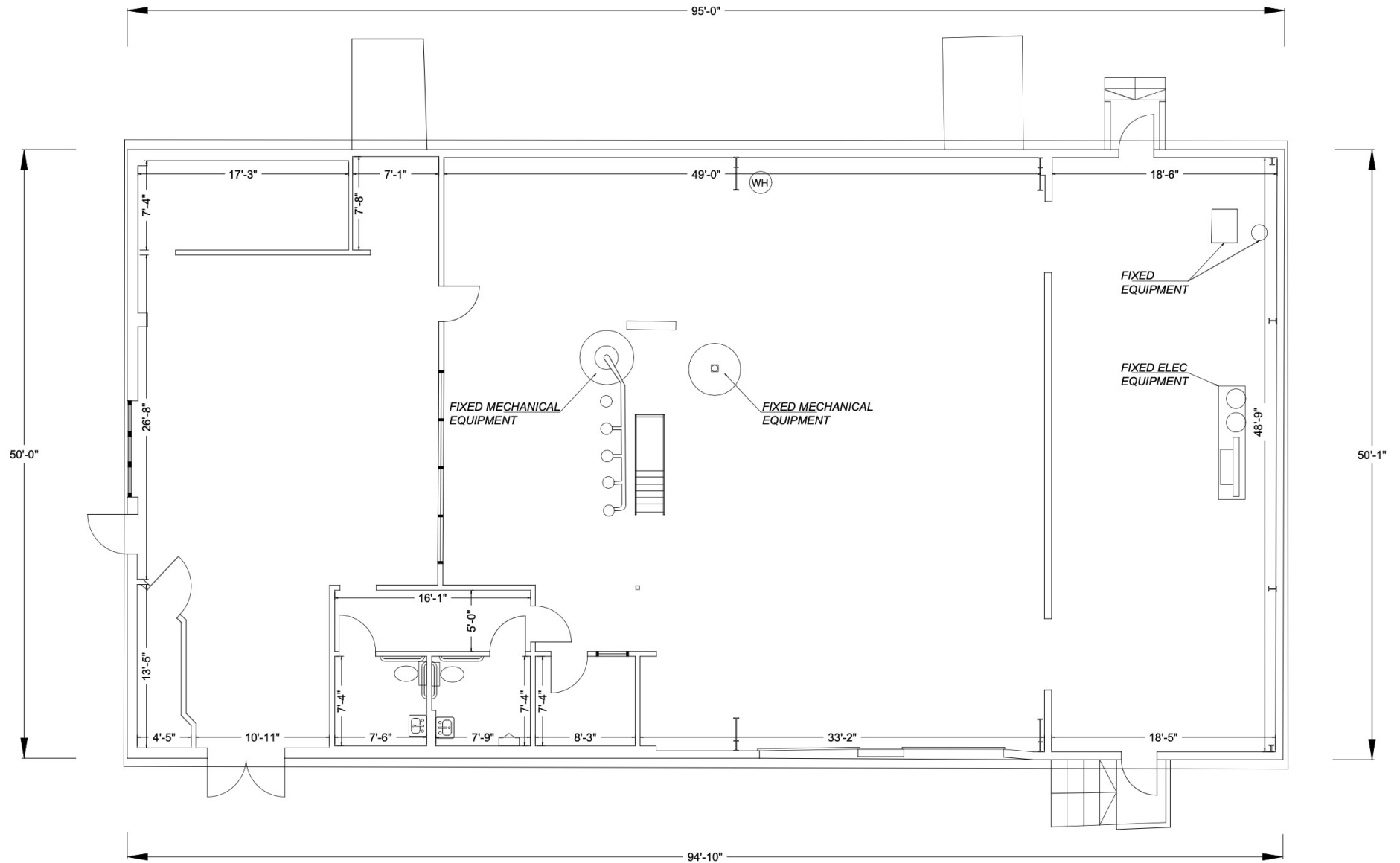
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FLOORPLAN

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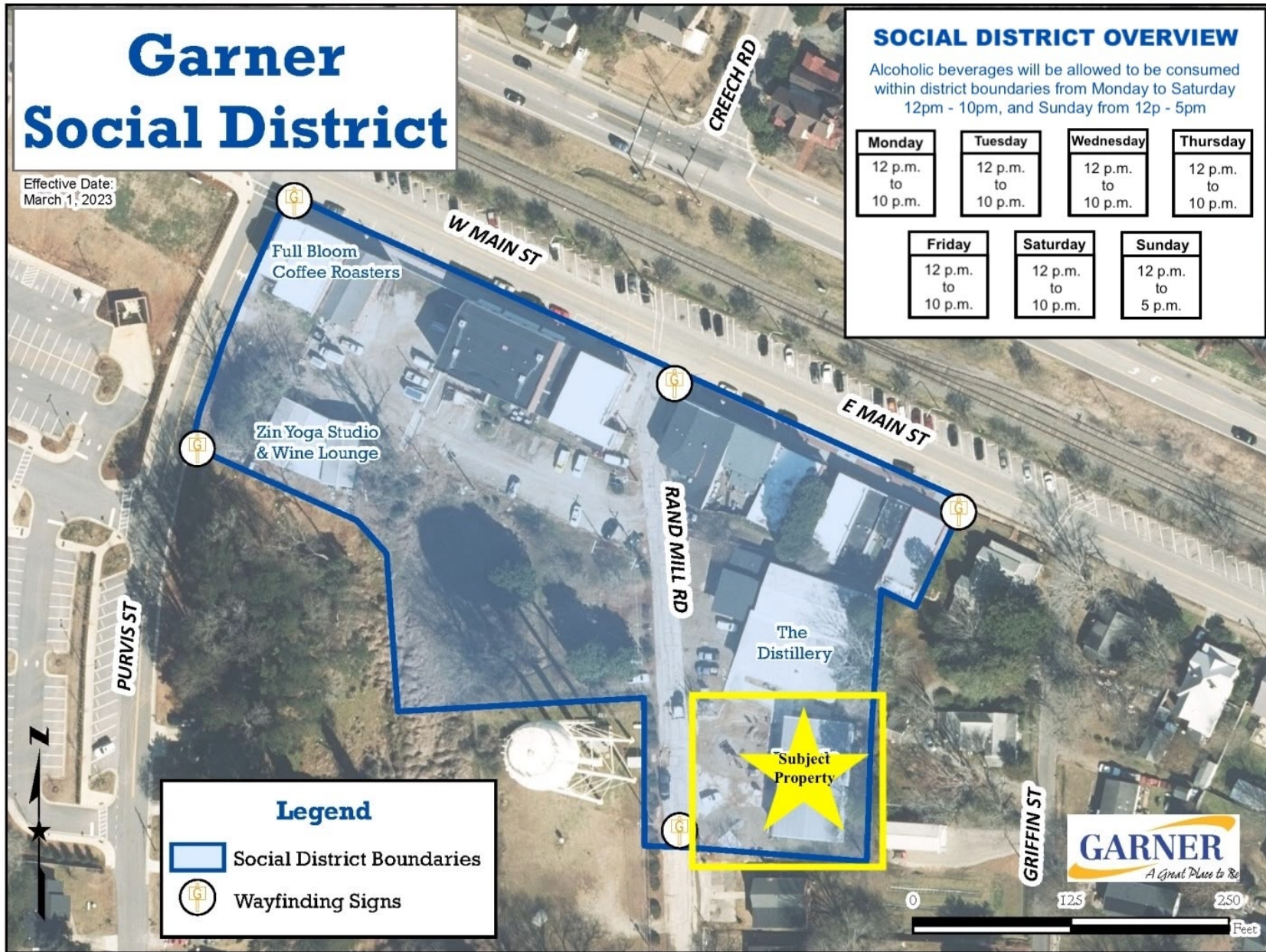
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LOCATED WITHIN GARNERS SOCIAL DISTRICT

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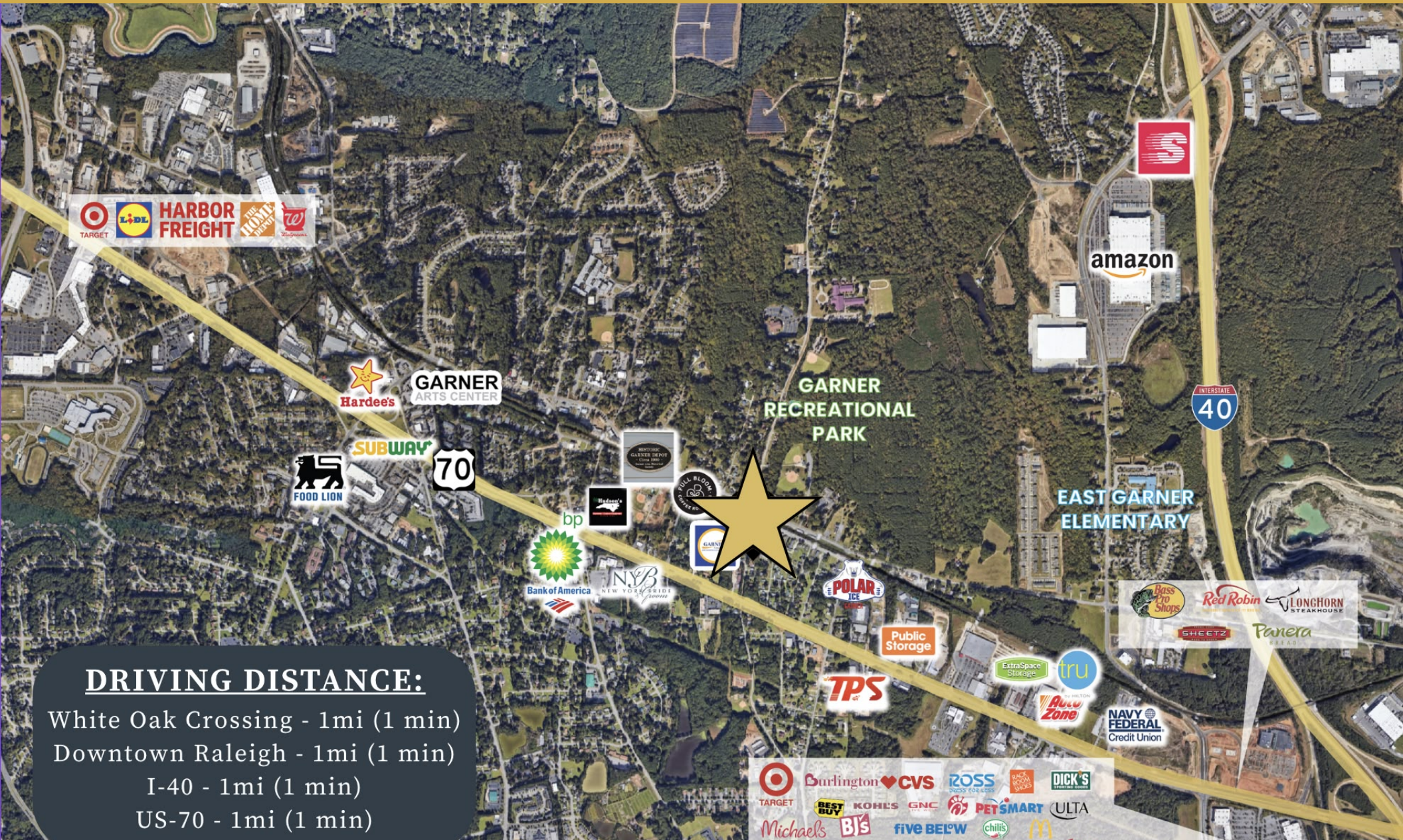
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LOCATION MAP

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DRIVING DISTANCE:

White Oak Crossing - 1mi (1 min)
Downtown Raleigh - 1mi (1 min)
I-40 - 1mi (1 min)
US-70 - 1mi (1 min)

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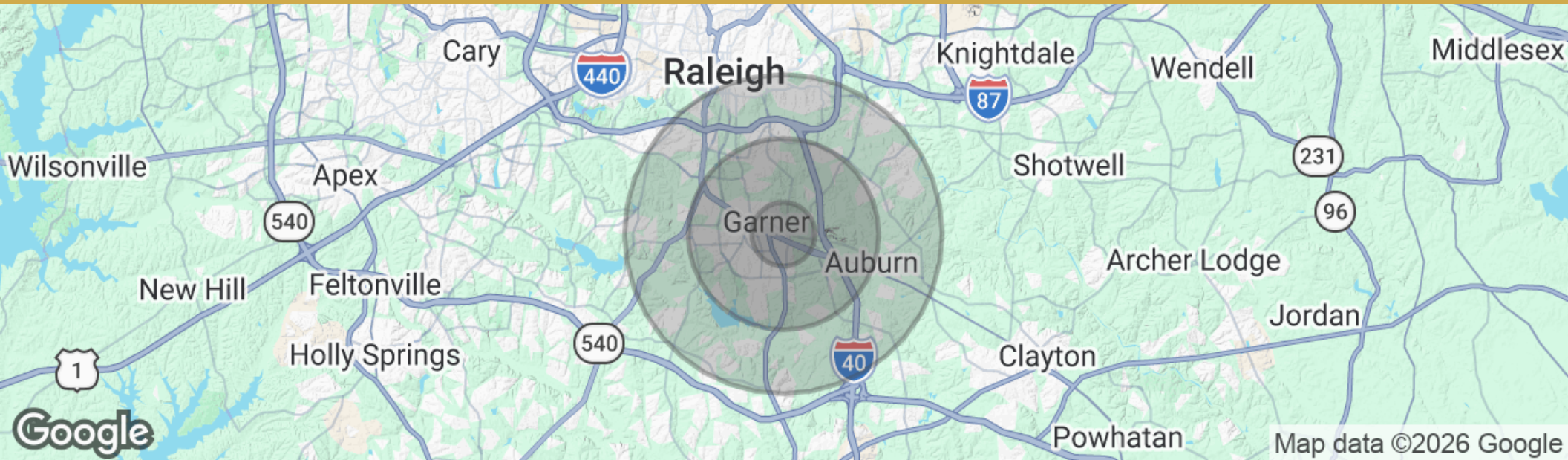
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,684	45,420	116,151
Average Age	37.8	38.3	37.4
Average Age (Male)	32.5	35.7	35.3
Average Age (Female)	41.8	40.7	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,871	16,940	42,660
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$86,901	\$91,933	\$91,829
Average House Value	\$322,349	\$288,143	\$303,270

2023 American Community Survey (ACS)

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MEET THE TEAM

Garner, NC 27529

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