

## RETAIL FOR LEASE

1,600–3,200 SF WARM SHELL SUITES | MINUTES TO I-40 | GARNER

982 Adams Point Dr, Garner, NC 27529



### OFFERING SUMMARY

|                |                              |
|----------------|------------------------------|
| Lease Rate:    | \$28 SF/yr (plus TICAM; NNN) |
| Building Size: | 8,000 SF                     |
| Available SF:  | 1,600 - 3,200 SF             |
| Lot Size:      | 0.75 Acres                   |
| Year Built:    | 2007                         |
| Zoning:        | COP                          |

### PROPERTY OVERVIEW

**Suites 103 and 104 are available**, lease one at 1,600 SF or combine both for 3,200 SF of contiguous flex/retail space in this five-unit Garner building. The landlord delivers a warm shell: concrete floors, electrical rough-ins, plumbing stubs, HVAC sized to engineering capacity, a sign junction box, and a private ADA restroom with LVP wall panels, exhaust fan and water heater. Demising walls arrive studded, drywalled, taped and sanded. With a qualified 5+ year lease, you choose the layout and finishes. Built for coffee, restaurant, bar, salon, physical therapy or fitness users. Ample parking, no roll-up doors, and minutes from I-40 and NC-42. \$28 PSF plus TICAM.

### PROPERTY HIGHLIGHTS

- 1,600 – 3,200 SF available — Suites 103 & 104
- Lease individually at 1,600 SF or combine for 3,200 SF
- Warm shell delivery, ready for tenant finishes
- Concrete floors, HVAC, electrical & plumbing stubs
- Private ADA restroom, LVP panels, water heater
- Ample parking, no roll-up doors, ground-level entry
- Minutes from I-40 and NC-42 in the Garner market

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### VANDAN GANDHI, CCIM

Commercial Broker  
O: 919.475.5769  
van@vgrealty.com  
NC #247850

**KW COMMERCIAL**  
245 NC-54 Suite 101  
Durham, NC 27713

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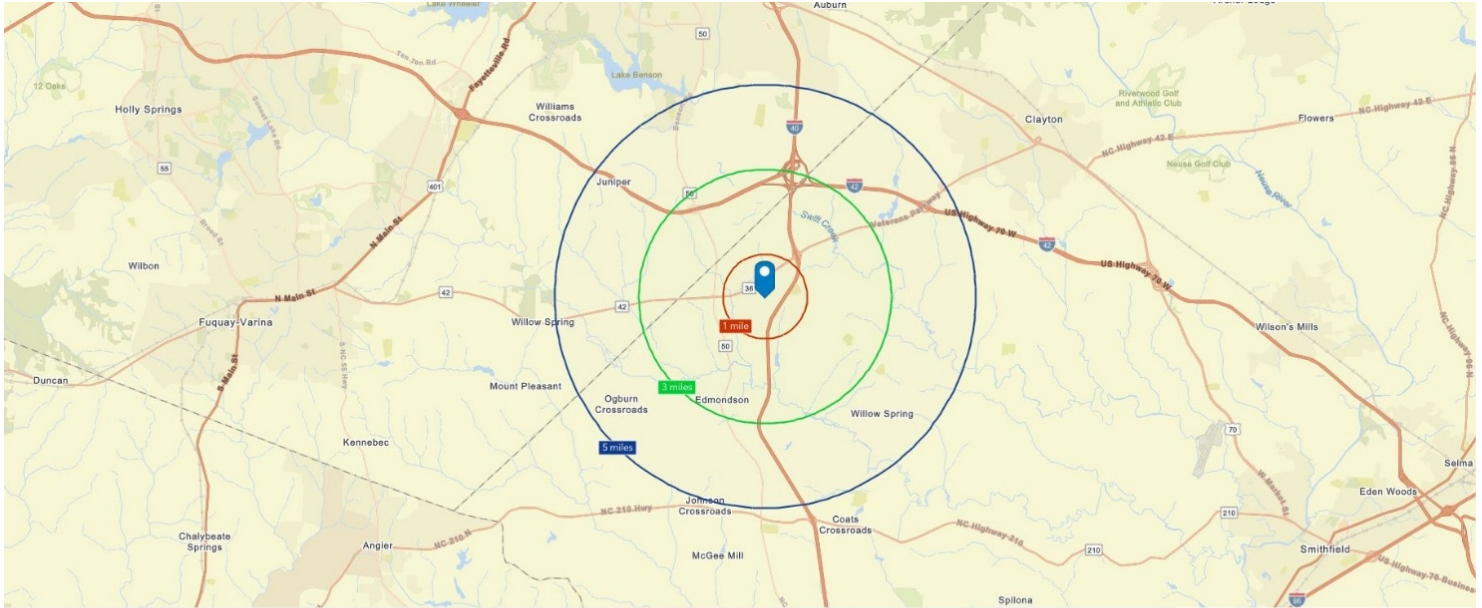


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|                                               | 1 MILE       | 3 MILES       | 5 MILES       |                                                                                                     |
|-----------------------------------------------|--------------|---------------|---------------|-----------------------------------------------------------------------------------------------------|
| <b>2025 Estimated Population</b>              | <b>4,184</b> | <b>25,162</b> | <b>63,025</b> | <br>POPULATION |
| <b>2030 Projected Population</b>              | <b>4,743</b> | <b>28,042</b> | <b>70,168</b> |                                                                                                     |
| <b>2025 Estimated Household</b>               | <b>1,492</b> | <b>9,382</b>  | <b>23,159</b> | <br>HOUSEHOLD  |
| <b>2030 Projected Household</b>               | <b>1,733</b> | <b>10,690</b> | <b>26,269</b> |                                                                                                     |
| <b>2030 Estimated Owner Occupied Housing</b>  | <b>1,491</b> | <b>8,851</b>  | <b>22,657</b> | <br>HOUSING    |
| <b>2030 Estimated Renter Occupied Housing</b> | <b>242</b>   | <b>1,839</b>  | <b>3,612</b>  |                                                                                                     |
| <b>2025 Estimated Total Business</b>          | <b>154</b>   | <b>709</b>    | <b>1,289</b>  | <br>BUSINESS   |
| <b>2025 Estimated Total Employees</b>         | <b>1,293</b> | <b>6,149</b>  | <b>10,364</b> | <br>EMPLOYEES  |

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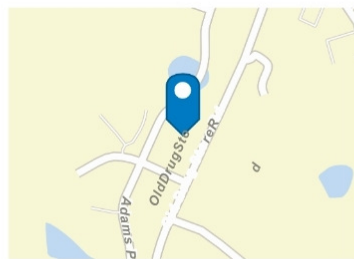
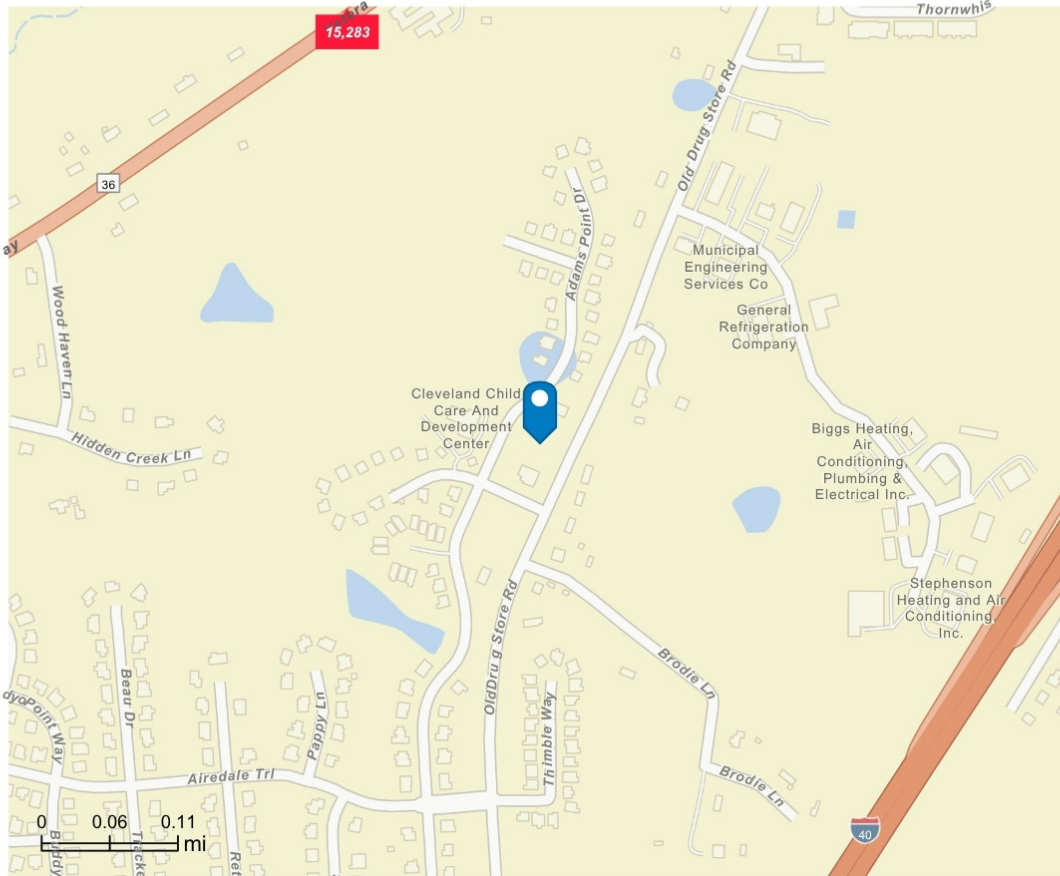
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## Traffic Count Map - Close Up

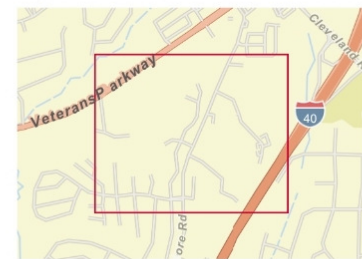
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Rings: 1, 3, 5 mile radii



### Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

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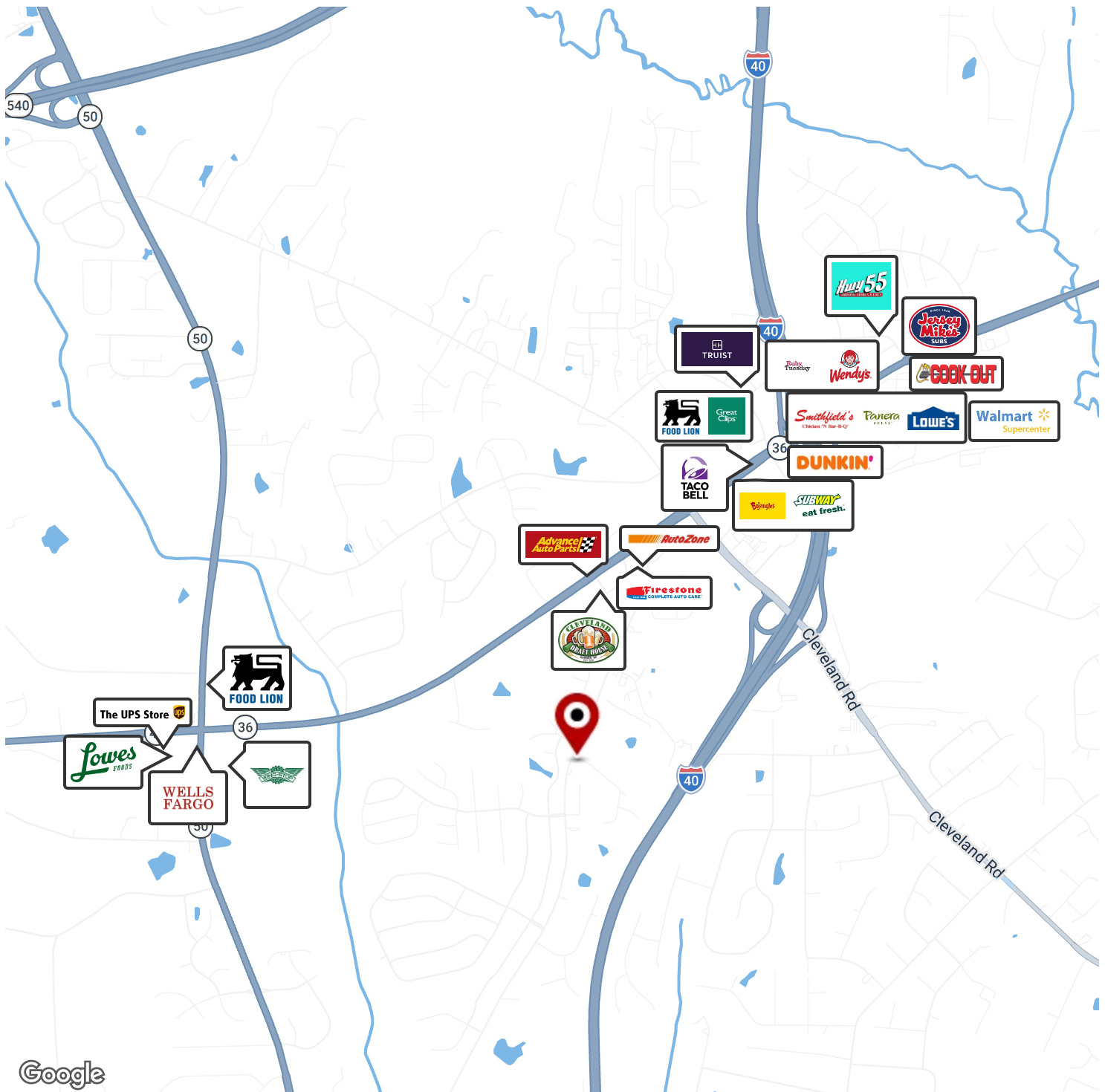
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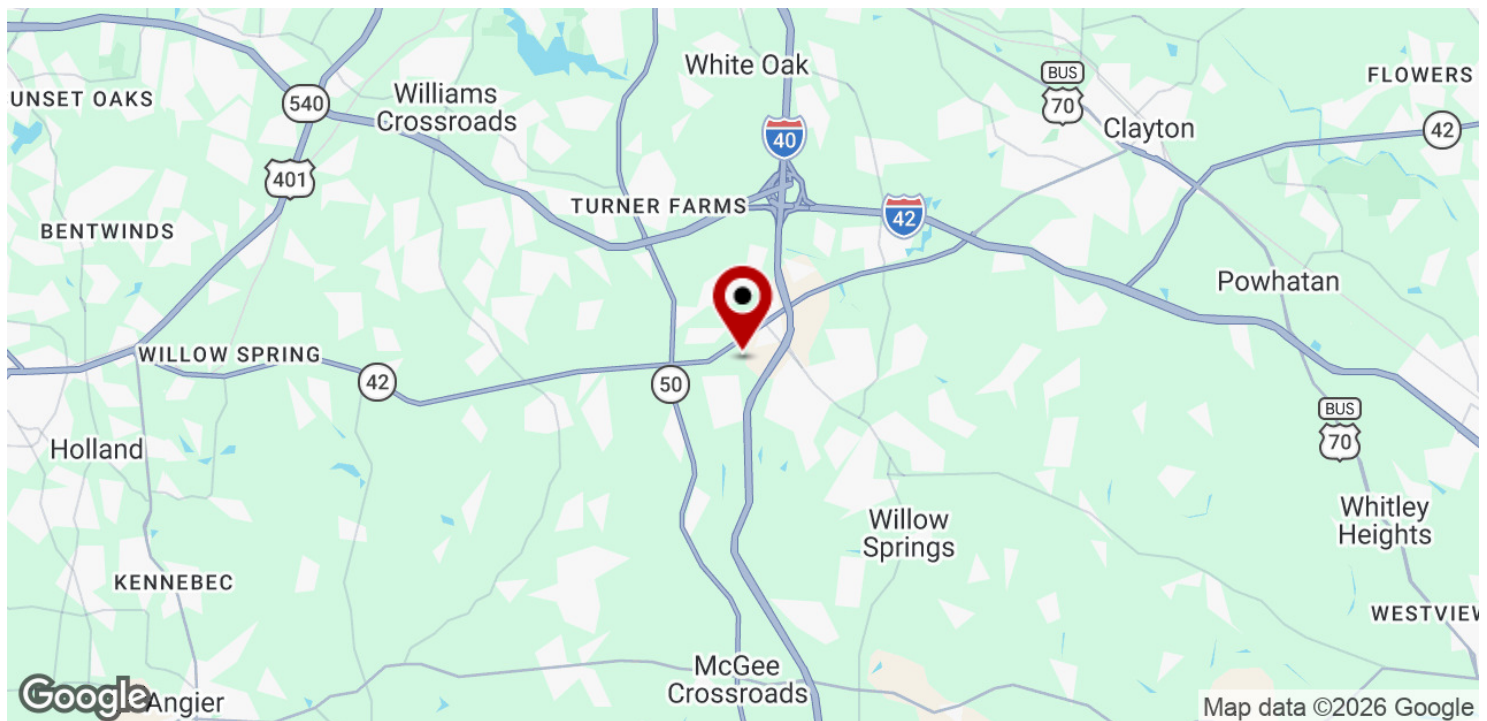
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