

NEW RETAIL DEVELOPMENT

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COMMERCIAL



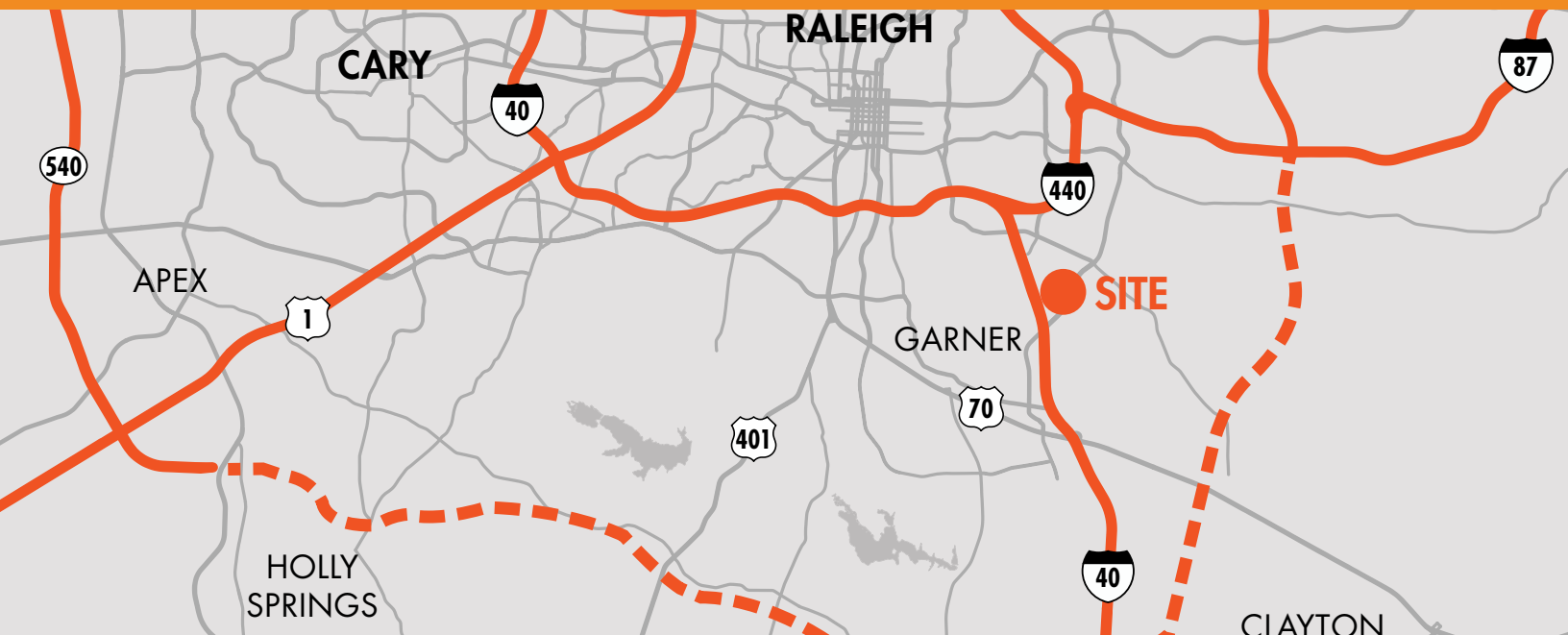
3900 JONES SAUSAGE ROAD

GARNER, NORTH CAROLINA

RETAIL SPACE FOR LEASE
±4,350 SF (DIVISIBLE)

3900 JONES SAUSAGE ROAD

RETAIL SPACE FOR LEASE



PROPERTY FEATURES

- Shop space for lease adjacent to Starbucks
- Prime corner location just off of I-40
- Brand new, state of the art 2.6 million SF Amazon Fulfillment Center with 3,000 employees at shared I-40 exit
- Minutes away from White Oak Crossing and Walnut Creek Amphitheater

DEMOGRAPHICS	3 MILES	5 MILES
2020 ESTIMATED POPULATION	51,555	131,247
2025 PROJECTED POPULATION	56,441	144,492
EST. HOUSEHOLD INCOME	\$55,010	\$56,392

TRAFFIC COUNTS	
I-40	115,000 VPD
JONES SAUSAGE ROAD	23,000 VPD

AREA RETAILERS



For more information, please contact:

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ROSS DIACHENKO

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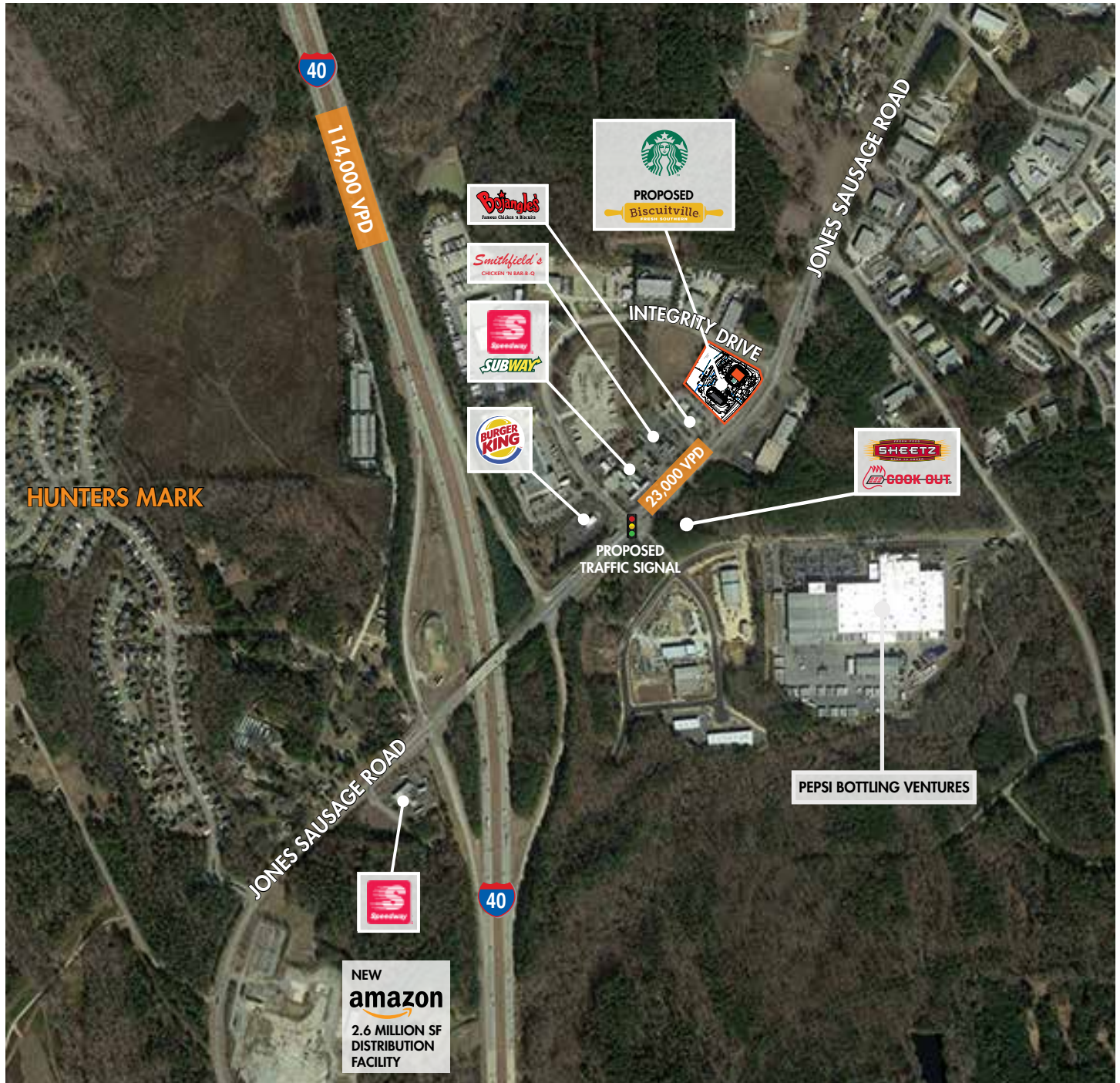
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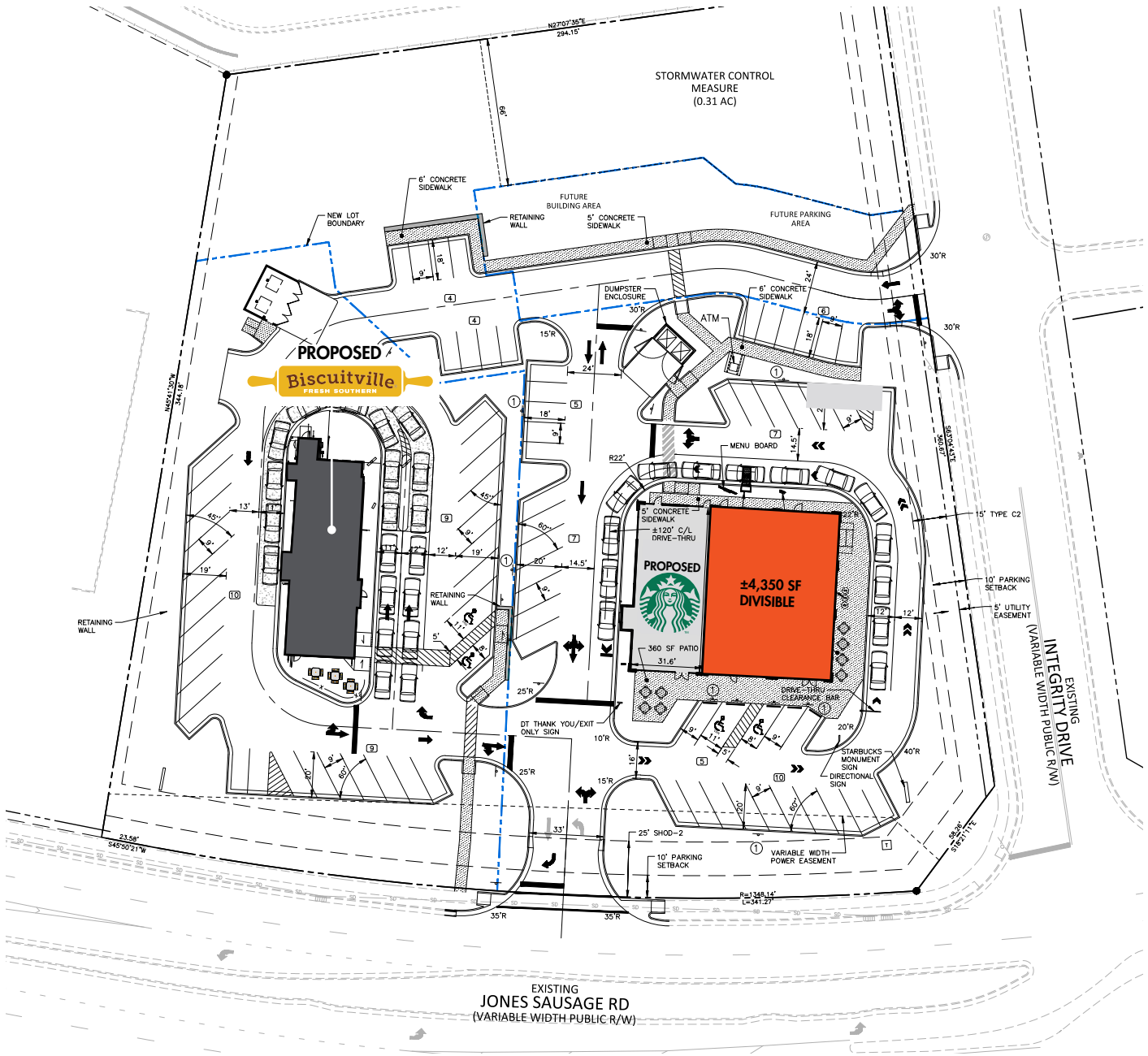
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CONCEPT PLAN



■ AVAILABLE

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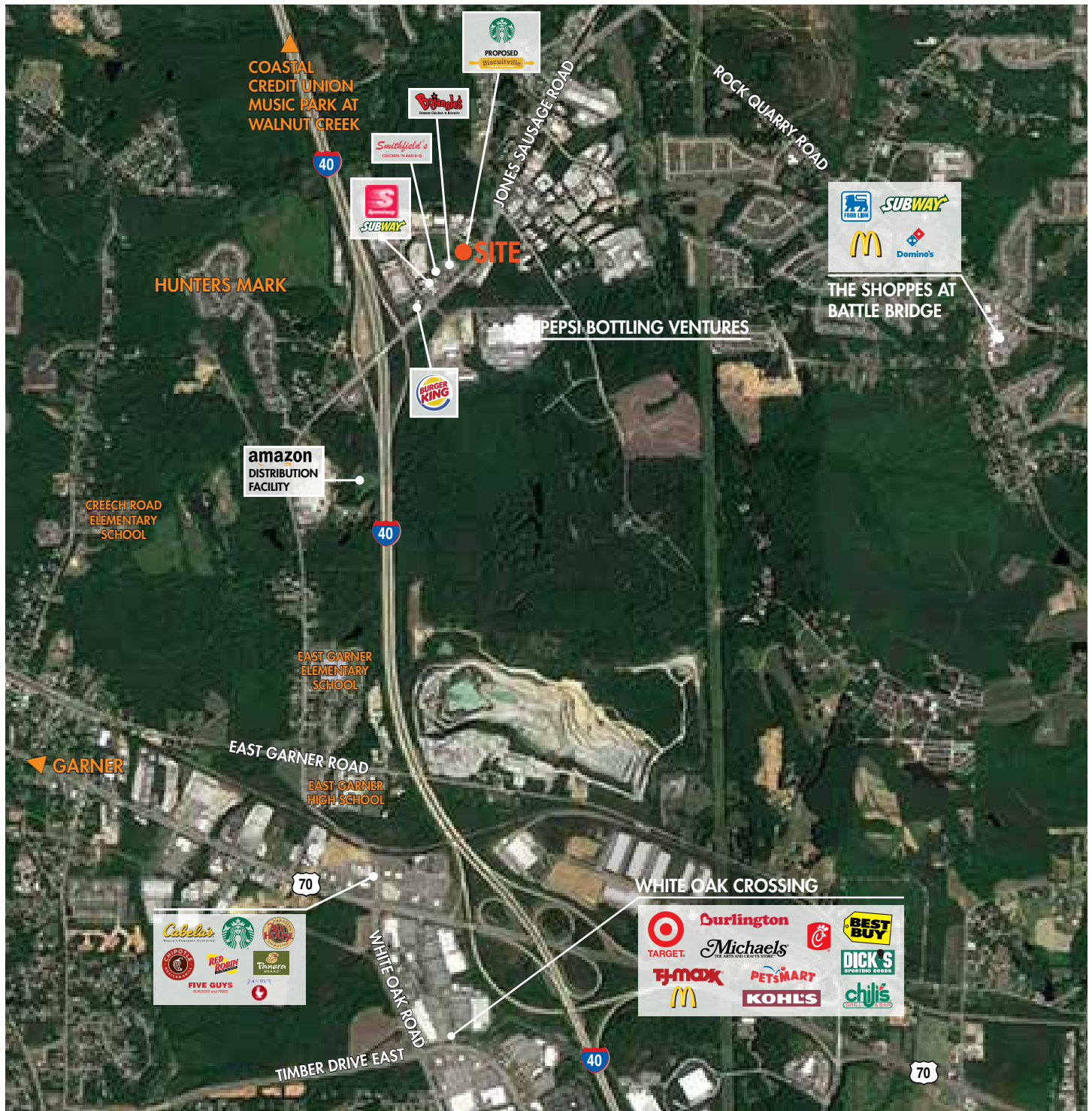
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LOCATION OVERVIEW



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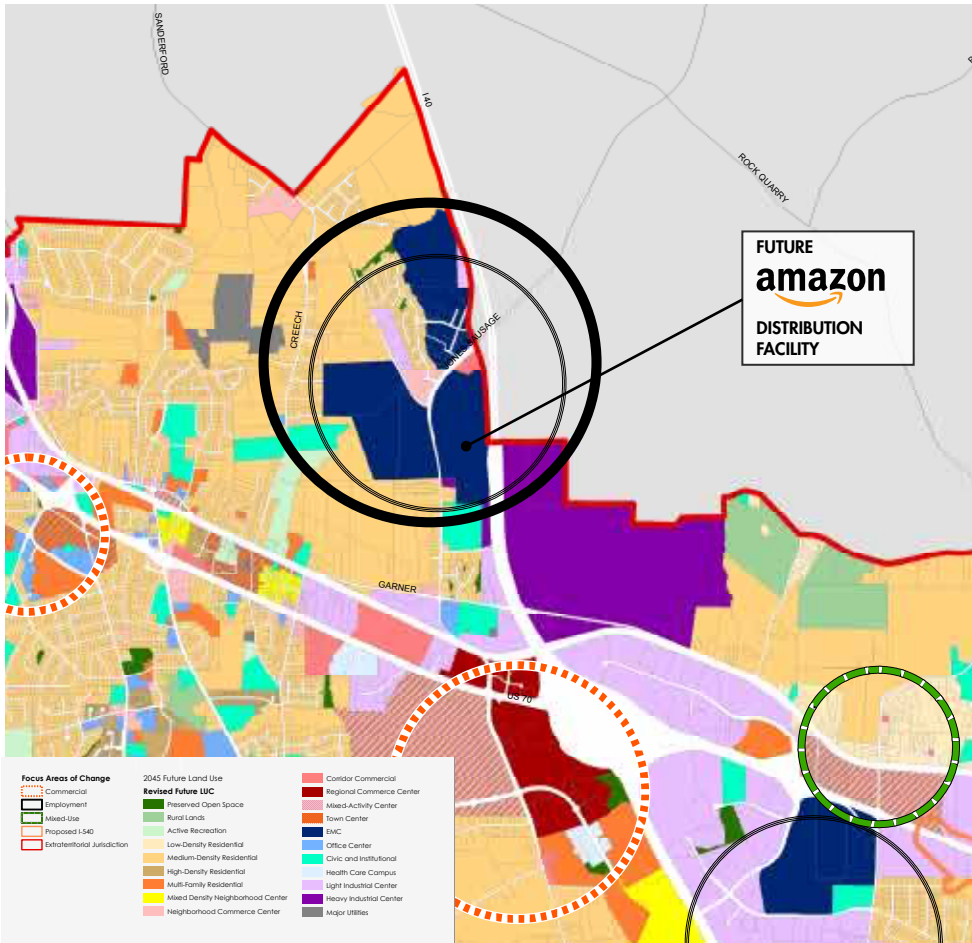
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IMMINENT GROWTH: THE JONES SAUSAGE ROAD CORRIDOR

The Jones Sausage Road corridor is designated as “Employment Center” (EMC) in the future land use plan. This corridor is slated to become one of the region’s sought-after business destinations due to the convenient access to transportation and shipping thoroughfares as well as amenities and housing to serve the workforce.



AMAZON

- 2.6 million square foot state of the art distribution center
- \$200+ million investment into the Jones Sausage Road corridor
- 3,000 jobs

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