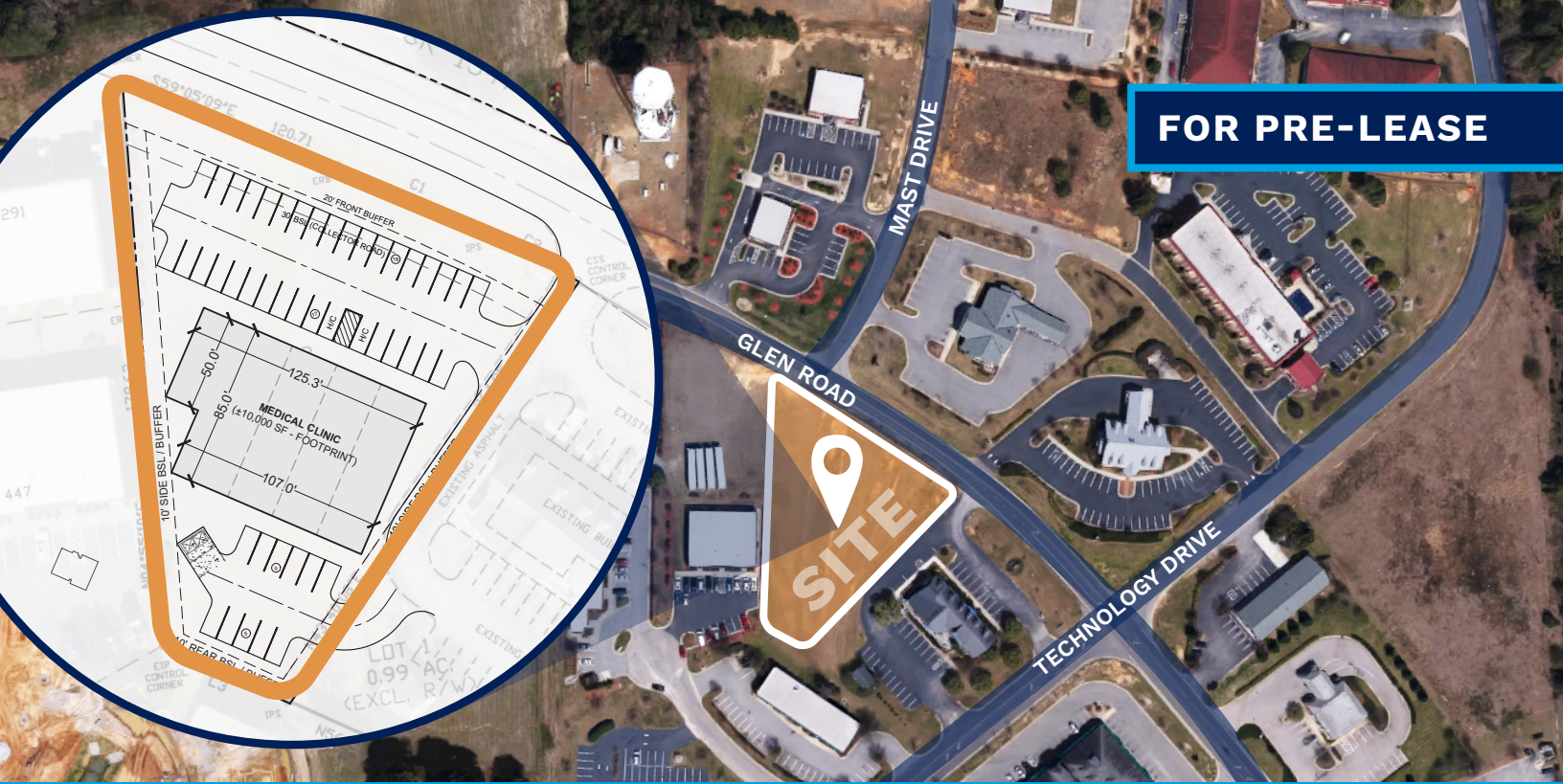


FOR PRE-LEASE



225 GLEN ROAD GARNER, NC 27529

MEDICAL OFFICE OPPORTUNITY NOW PRE-LEASING

A premier ground-up development opportunity for a medical office development in Garner's thriving Cleveland submarket.

Optimal medical location: positioned less than 5-miles from UNC Health Johnson and 8-miles from the WakeMed Garner Healthplex

1.01-acre site can handle a $\pm 9,100$ SF rectangular shaped building with 41-parking spaces

Ideal for general, specialty, or diagnostic healthcare providers; a strategic opportunity to fill critical medical office service gaps in Garner

Located just off I-40 Exit 312 at HWY 42 in the Cleveland Community



Representative images

LEASE RATE

Call for pricing

ZACH MILLER | 919.418.5449 | ZMILLER@TRINITY-PARTNERS.COM
BOSS POE, CCIM | 919.868.0016 | BPOE@TRINITY-PARTNERS.COM

**TRINITY
PARTNERS**

225 GLEN ROAD

GARNER, NC 27529

FOR PRE-LEASE



TRAFFIC COUNTS

NC 42 & Technology Dr 30,705 VPD

I-40 & NC 42 55,000 VPD

NC 42 & Old Drug Store Rd 21,021 VPD

Cleveland Rd & Commerce Pkwy 13,995 VPD

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	5,751	23,559	65,587
HOUSEHOLDS (HH)	2,340	8,840	24,199
AVERAGE HH INCOME	\$98,306	\$126,707	\$126,164
MEDIAN AGE	36.9	38.4	39.2
TOTAL BUSINESSES	364	703	1,332

Source: STDB, 2025

The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

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