



COMMERCIAL OUTPARCELS

7509 FAYETTEVILLE RD, RALEIGH, NC 27603

Commercial outparcels with US 401 Hwy frontage
near Costco and NC 540 Hwy

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Property Overview

Commercial Outparcels Available
7509 Fayetteville Rd, Garner, NC 27603

Two outparcel sites available in Garner near the US 401/NC 540 intersection. The sites are situated at the entrance of Pulte's Exchange at 401 development, currently under construction for 1,300+ homes.

The property is conveniently located for easy commuting and quick access to major highway corridors.

- » 4.1 and 4.22 acre sites
- » Commercial zoning in progress
- » 4,000+ new homes approved and under construction nearby
- » Less than two miles from Costco, Wake Tech's main campus
- » Call brokers for pricing



25 minutes from
Research Triangle Park
and Raleigh-Durham
International Airport

1.5 miles north of new
NC 540 Hwy, opening
summer 2024

30,000+ daily
traffic count

SITE 1

Address	7509 Fayetteville Rd Raleigh, NC 27603
Acreage	4.22 acres
Wake County PIN	0699197253
Frontage	469'

SITE 2

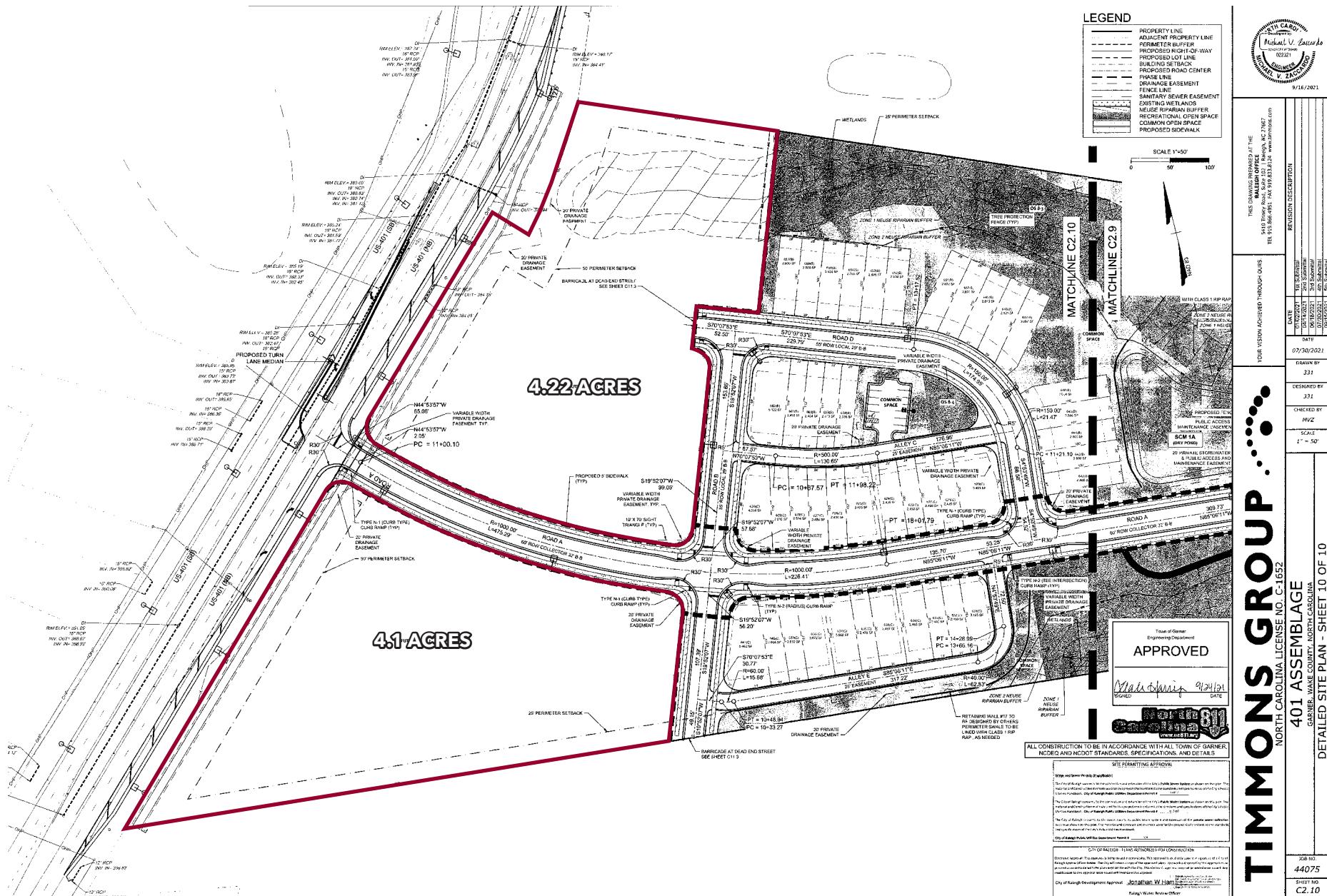
Address	0 Fayetteville Rd Raleigh, NC 27603
Acreage	4.1 acres
Wake County PIN	0699184827
Frontage	504'

DEVELOPMENT OVERVIEW

Municipality	Town of Garner
Zoning	R4-C
Utilities	Town of Garner
Traffic Count	30,000+ vehicles per day
Pricing	Call brokers

Survey

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The logo for Lee & Associates, featuring a stylized 'L' and 'A' icon followed by the company name in a serif font.

Nearby Development

Commercial Outparcels Available
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Demographics

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	1 MILE	3 MILES	5 MILES
2028 Projection	3,272	28,752	81,457
2023 Estimate	2,538	25,319	76,630
Daytime Population	2,273	17,881	62,679
Average Home Value	\$370,569	\$407,562	\$430,944
Average Household Income	\$140,109	\$139,811	\$133,750
Median Age	35.1	39.8	40.3
Bachelor's Degree or Higher	58.7%	54.5%	52.3%



#3 Best Places to Live in the US (Raleigh-Durham)
US News & World Report, 2023

#6 Top Real Estate Market to Watch in 2023 (Raleigh-Durham)
PwC US, 2022

#2 Top Real Estate Market for Homebuilding Prospects in 2023 (Raleigh-Durham)
PwC US, 2022

