



Anticipated opening
summer 2024

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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RALEIGH DURHAM

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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



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'

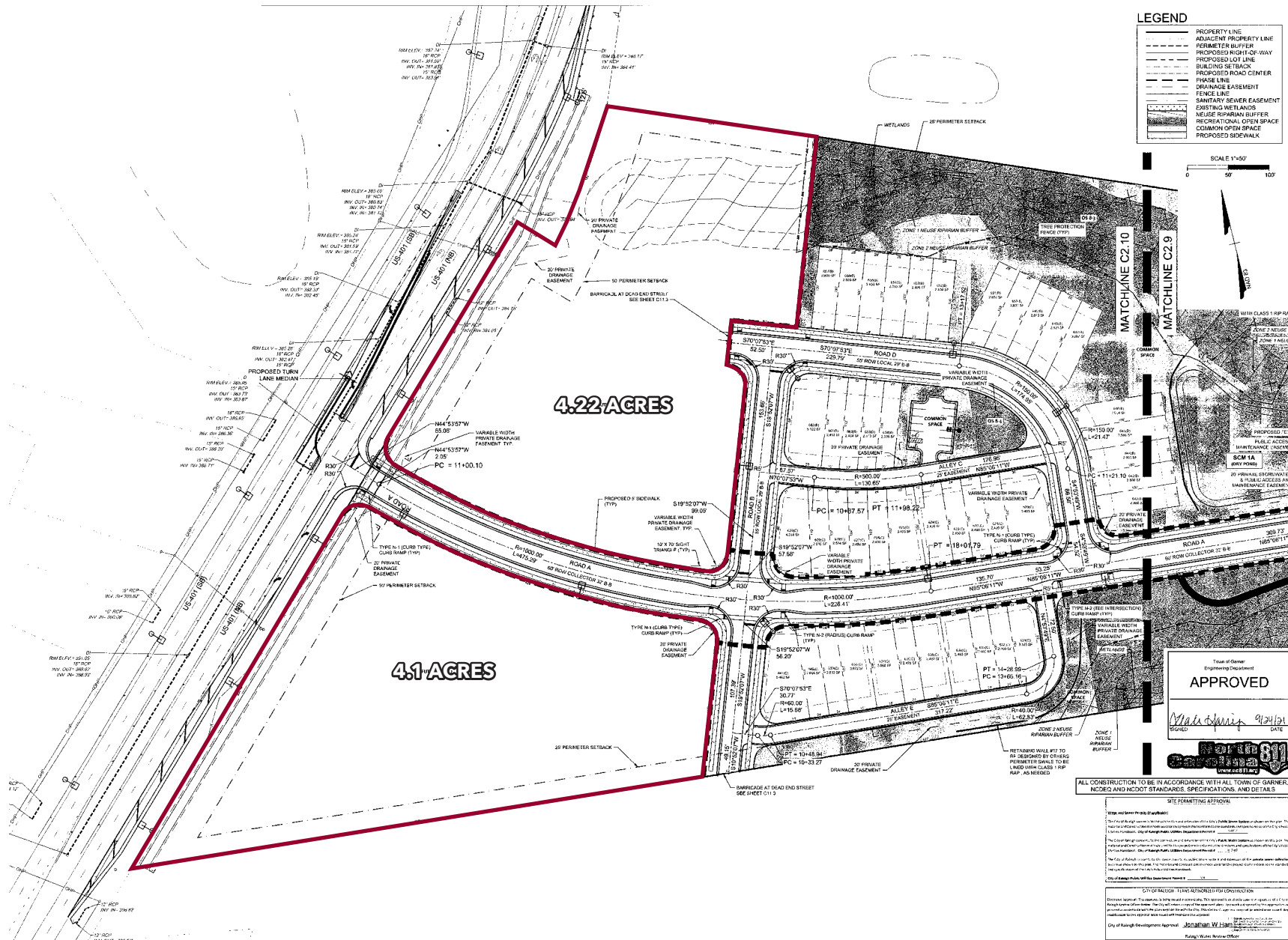
DEVELOPMENT OVERVIEW

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

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



THIS DRAWING SUBMITTED AT THE
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YOUR VISION. ACHIEVED THROUGH OURS

DATE	BY	DESCRIPTION
07/30/2021 <td>331 <td>DRAWN BY</td> </td>	331 <td>DRAWN BY</td>	DRAWN BY
	331 <td>DESIGNED BY</td>	DESIGNED BY
	RVZ	CHECKED BY
	1" = 50'	SCALE

TIMMONS GROUP

401 ASSEMBLAGE

NORTH CAROLINA LICENSE NO. C-1652

DETAILED SITE PLAN - SHEET 10 OF 10

Nearby Development

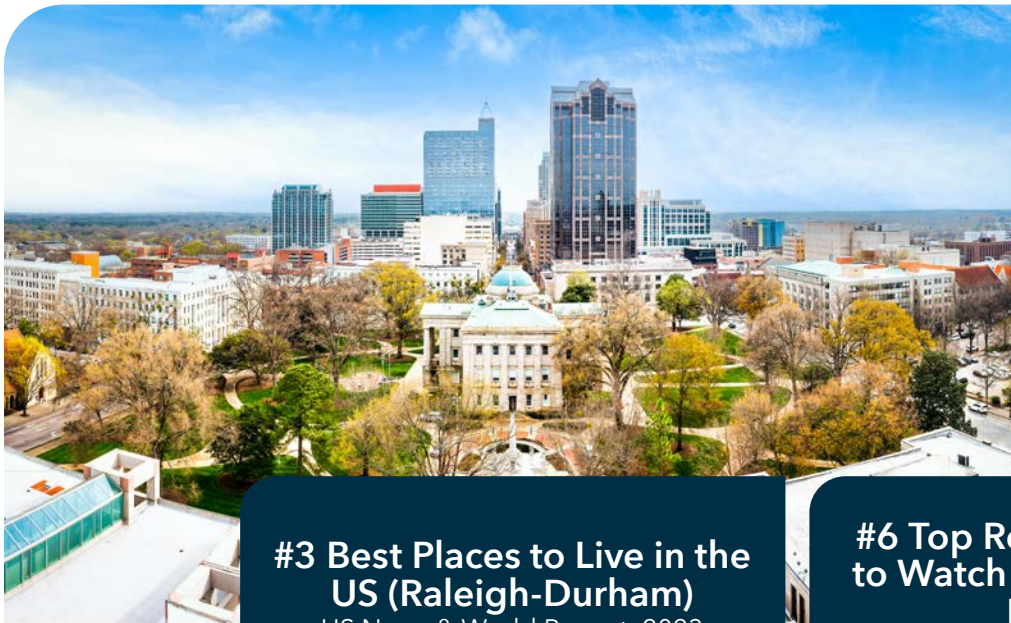
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7509 Fayetteville Rd, Garner, NC 27603



Demographics

Commercial Outparcels Available
7509 Fayetteville Rd, Garner, NC 27603

	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

