

FOR SALE OR GROUND LEASE

0.92 AC SITE ON SIGNALIZED CORNER

SWC of Cleveland Rd & Cornwallis Rd
Garner, NC 27529



~25 AC Parcel
Listed For Sale

Approved for
Drive-Thru

800+ Student Public
Elementary School

OFFERING SUMMARY

- **Address:** 2791 Cornwallis Rd, Garner, NC 27529
- **Acreage:** Approximately 0.92 Acres
- **Pricing:** \$1,375,000 for purchase or \$125k/yr for ground lease

PROPERTY HIGHLIGHTS

- **Zoning:** GB - General Business
- **Utilities:** Gravity sewer located on adjacent parcel. Site to be delivered with easement in place ([see plans](#)).
- **Frontage:** ~175' on Cleveland Rd, ~200' on Cornwallis Rd
- **Access:** Approved access from Cleveland Rd and Cornwallis Rd
- **Traffic:** 13,000 VPD on Cleveland Rd, 6,000 VPD on Cornwallis Rd

Interested?

Contact us for more
information

Mike Wilen

Mike@southatlanticsites.com
(919) 438-0934

LOCATION DESCRIPTION

- **Approved plans** for a **drive-thru** restaurant
- Located in **Garner, NC** just west of **Clayton, NC** with a **~20 min drive** to downtown **Raleigh** in **Johnston County**, the state of NC's **fastest growing county** (15.7% since 2020)
- **Hard corner** of a **signalized intersection** within 1.5 miles from the **I-40 and 42 interchange** and the **new 540 outer loop** extension
- **~25 acres** behind the site currently listed **for sale** providing **additional upside** from potential future **neighboring development**
- **New construction Handy Mart Gas/C-store** across the street on the northwest corner
- 1 mile and 3 mile **Median Household Income of \$100k+**

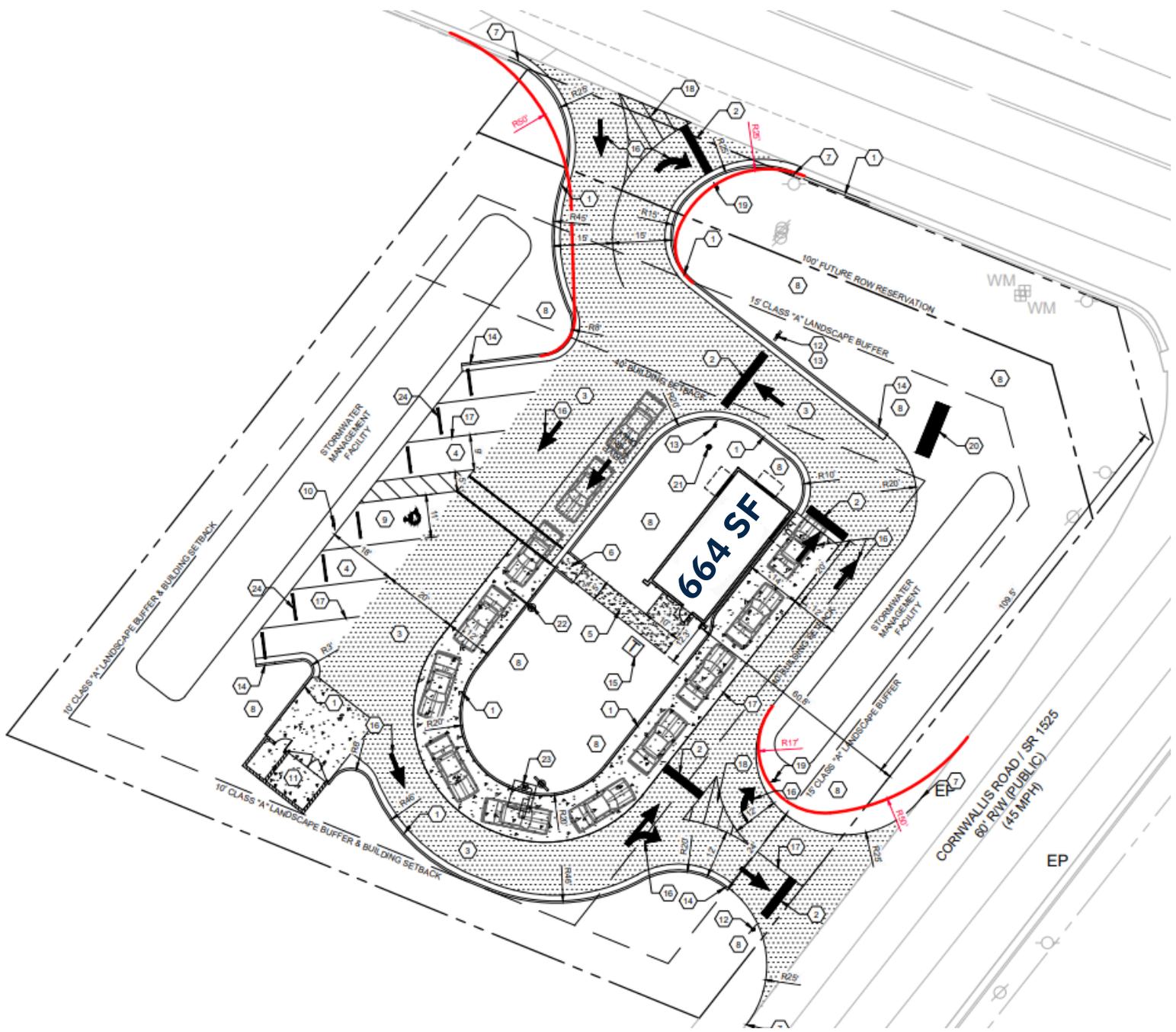
FOR SALE OR GROUND LEASE

0.92 AC SITE ON SIGNALIZED CORNER

SWC of Cleveland Rd & Cornwallis Rd
Garner, NC 27529



APPROVED PLAN



Interested?
Contact us for more
information

Mike Wilen
Mike@southatlanticsites.com
(919) 438-0934

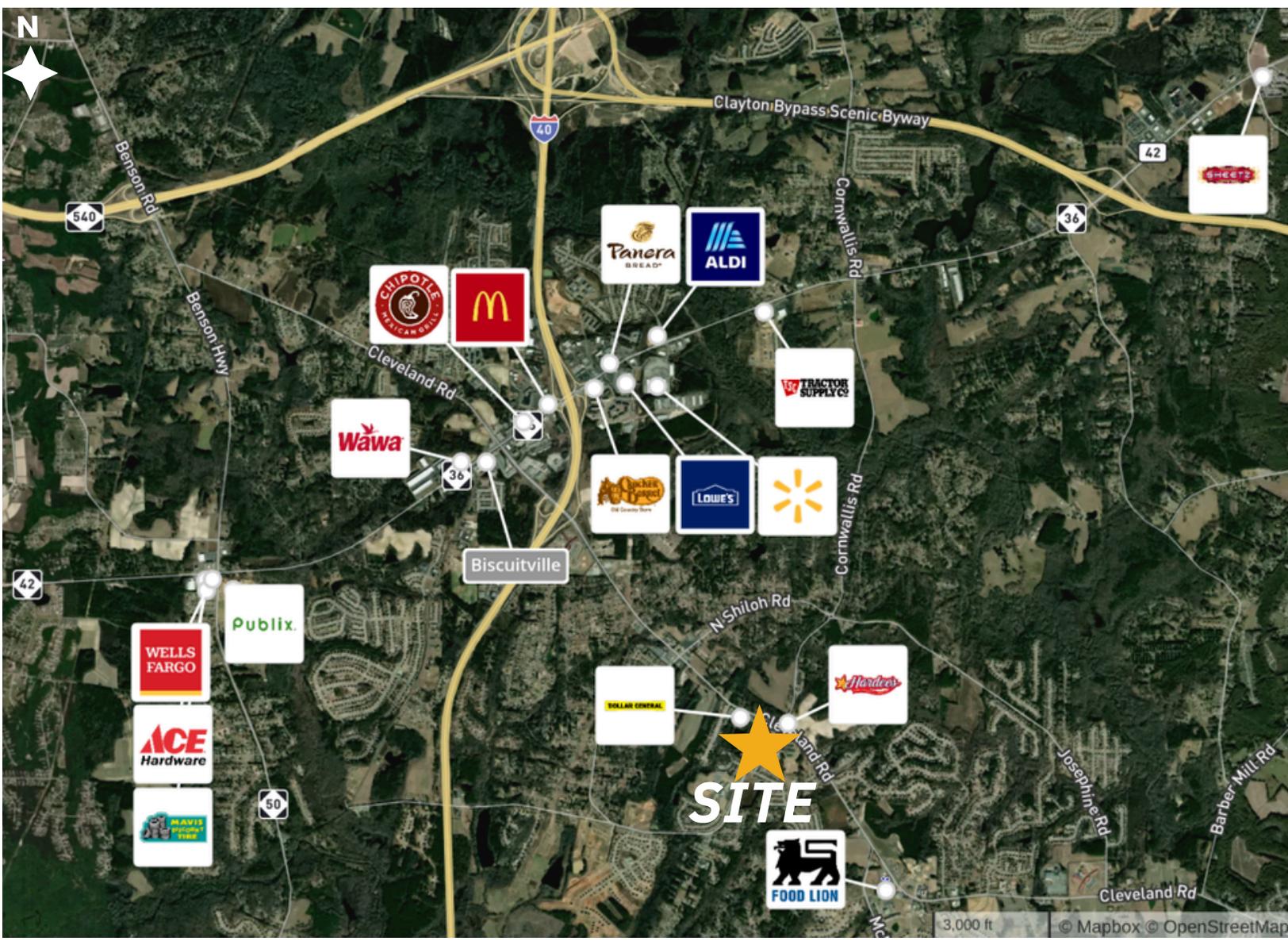
FOR SALE OR GROUND LEASE

0.92 AC SITE ON SIGNALIZED CORNER

SWC of Cleveland Rd & Cornwallis Rd
Garner, NC 27529



ROADS AND RETAIL



Interested?
Contact us for more information

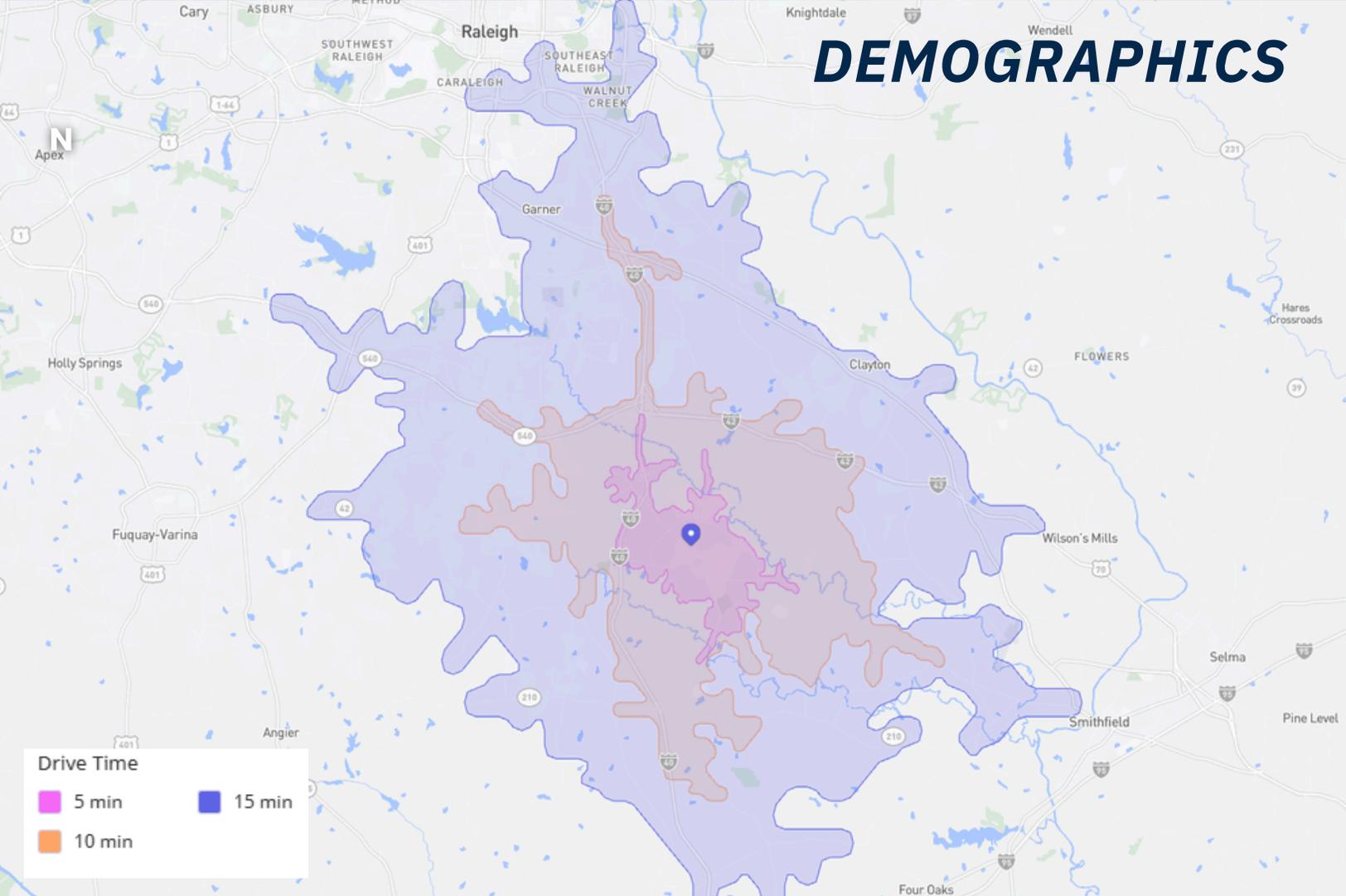
Mike Wilen
Mike@southatlanticsites.com
(919) 438-0934

FOR SALE OR GROUND LEASE

0.92 AC SITE ON SIGNALIZED CORNER

SWC of Cleveland Rd & Cornwallis Rd

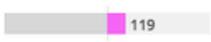
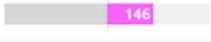
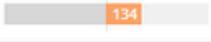
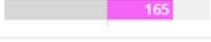
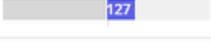
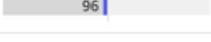
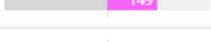
Garner, NC 27529



DEMOGRAPHICS

Drive Time

- 5 min (pink square)
- 10 min (orange square)
- 15 min (blue square)

Population	14,080	38,426	164,352
Households	4,848	13,609	60,289
Persons per Household	2.9 	2.82 	2.72 
Household Median Income	\$107,812.19 	\$98,013.86 	\$87,110.22 
Household Median Disposable Income	\$89,490.01 	\$82,604.74 	\$74,177.85 
Household Median Discretionary Income	\$75,096.14 	\$66,980.65 	\$57,699.17 
Average Income Per Person	\$47,068.4 	\$41,165.49 	\$38,514.93 
Median Rent	\$1,842.2 	\$1,440.55 	\$1,462.2 
Median House Value	\$409,408.28 	\$378,237.26 	\$367,738.94 

Interested?
Contact us for more information

Mike Wilen
 Mike@southatlanticsites.com
 (919) 438-0934

FOR SALE OR GROUND LEASE

0.92 AC SITE ON SIGNALIZED CORNER

SWC of Cleveland Rd & Cornwallis Rd
Garner, NC 27529



CLEVELAND ROAD TRAFFIC ANALYSIS



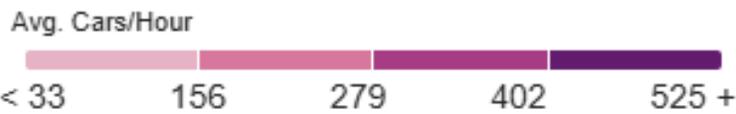
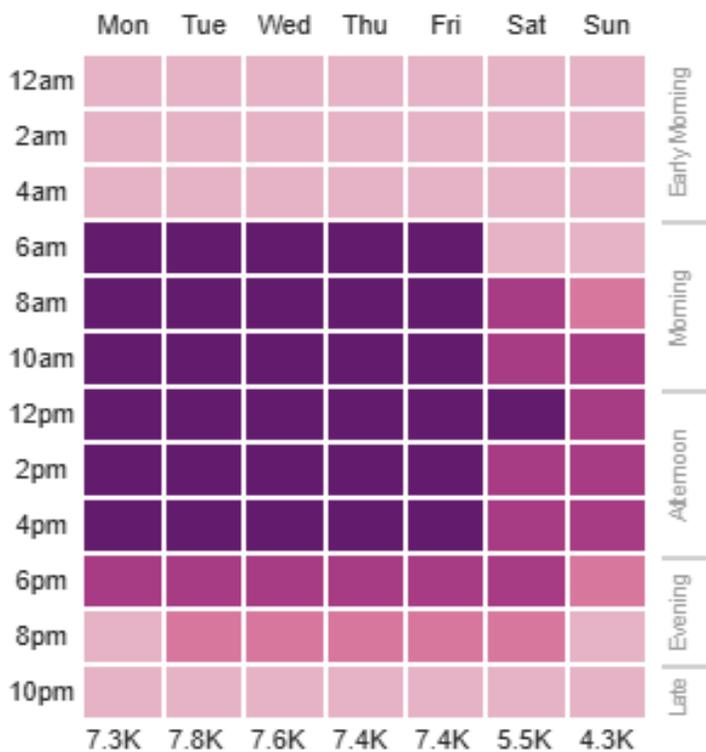
6,778 Cars | Average Daily Volume
Cleveland Road, SR 1010



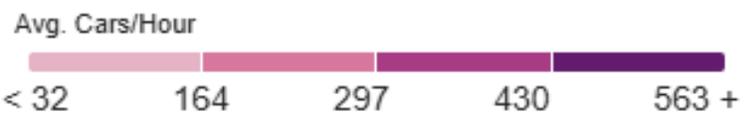
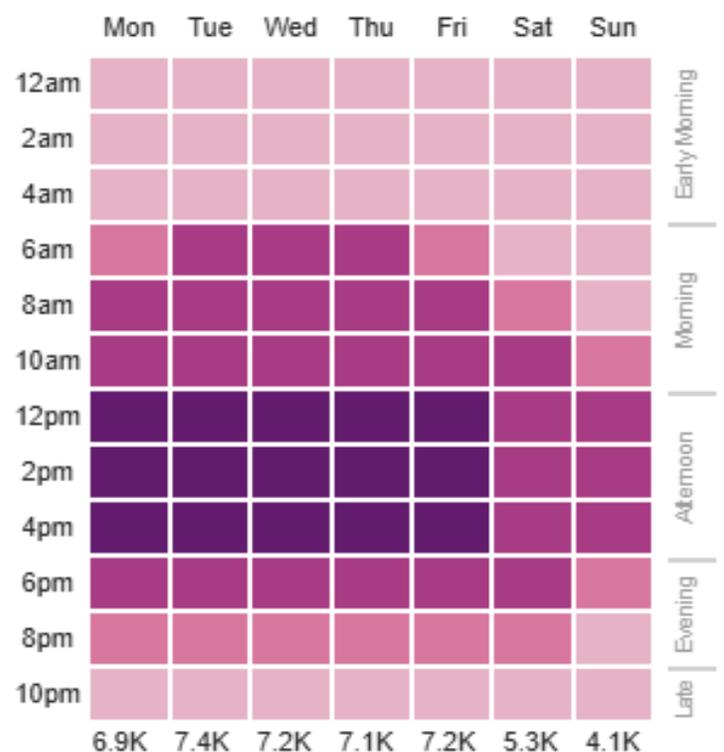
6,454 Cars | Average Daily Volume
Cleveland Road, SR 1010



Westbound



Eastbound



Interested?
Contact us for more
information

Mike Wilen
Mike@southatlanticsites.com
(919) 438-0934