

FOR SALE

200/202 VANDORA SPRINGS RD /1207 BOBBITT DR

200 Vandora Springs Road, Garner, NC 27529



Offering Summary

Price \$1,450,000

Lot Size: 1.67 Acres

Zoning: CMX

Property Highlights

- 1.67 Acres of land with three buildings
- Excellent location for a redevelopment project in the Opportunity Zone
- 5 miles from Downtown Raleigh
- 12,000 VPD on Vandora Springs/36,000 VPD on US 70
- Approximately 1 Acre fenced in yard
- Over 300 Ft of Road Frontage on Vandora Springs
- CMX Zoning allows for many uses, including: Vehicle Sales, Rental, Service, Repair - Convenience Store w/ or w/o Fuel - Restaurant w/ or w/o Drive-thru - Self Storage, Retail - Personal or Professional Services - Greenhouse/Nursery - Bar, Night Club, Tavern, Microbrewery

KW COMMERCIAL CARY
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Each Office Independently Owned and Operated

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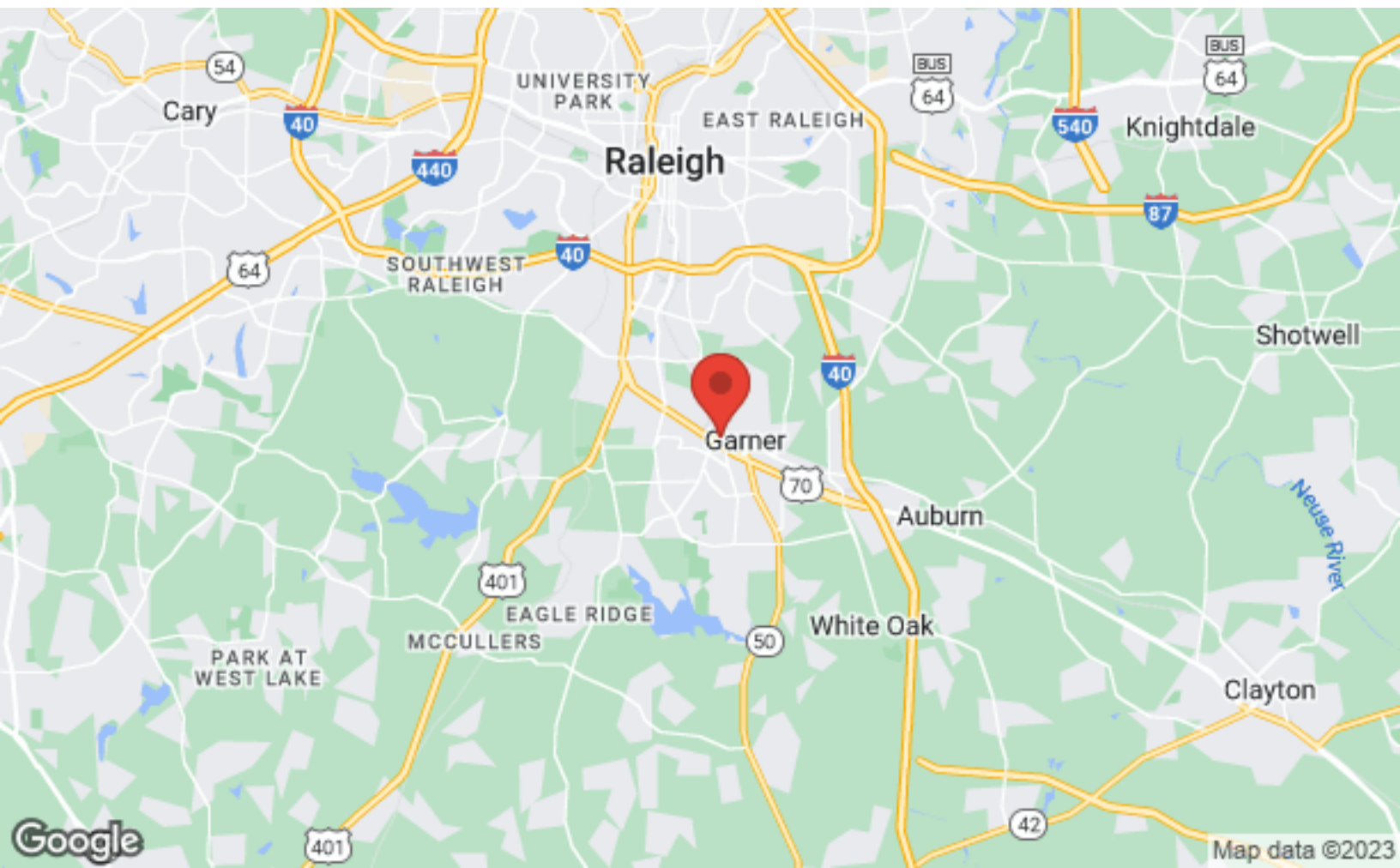
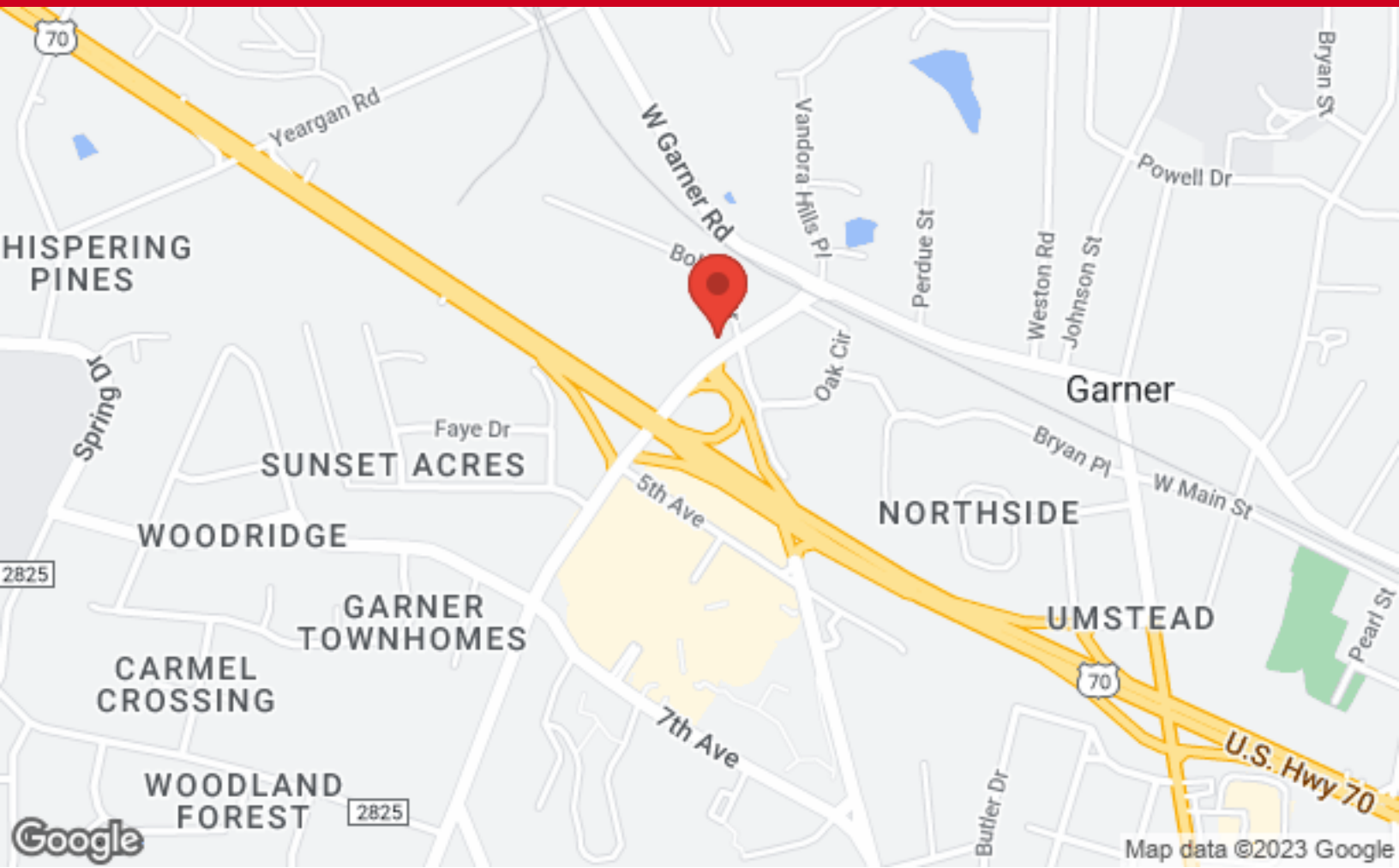
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PROPERTY PHOTOS





LOCATION MAPS



Demographic Summary Report

200 Vandora Springs Rd, Garner, NC 27529

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Auto Repair** % Leased: **100%**
 GLA: **4,000 SF** Rent/SF/Yr: **-**
 Year Built: **1960**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	8,134		47,779		131,529	
2023 Estimate	7,879		46,049		126,664	
2010 Census	6,962		39,060		106,708	
Growth 2023 - 2028	3.24%		3.76%		3.84%	
Growth 2010 - 2023	13.17%		17.89%		18.70%	
2023 Population by Hispanic Origin	1,453		8,036		19,761	
2023 Population	7,879		46,049		126,664	
White	4,104	52.09%	22,614	49.11%	57,611	45.48%
Black	3,377	42.86%	20,945	45.48%	61,115	48.25%
Am. Indian & Alaskan	71	0.90%	547	1.19%	1,699	1.34%
Asian	104	1.32%	803	1.74%	3,045	2.40%
Hawaiian & Pacific Island	4	0.05%	30	0.07%	108	0.09%
Other	219	2.78%	1,110	2.41%	3,086	2.44%
U.S. Armed Forces	0		8		69	
Households						
2028 Projection	3,213		17,797		48,012	
2023 Estimate	3,112		17,159		46,169	
2010 Census	2,748		14,611		38,445	
Growth 2023 - 2028	3.25%		3.72%		3.99%	
Growth 2010 - 2023	13.25%		17.44%		20.09%	
Owner Occupied	1,666	53.53%	10,995	64.08%	26,867	58.19%
Renter Occupied	1,446	46.47%	6,164	35.92%	19,302	41.81%
2023 Households by HH Income	3,112		17,159		46,169	
Income: <\$25,000	799	25.67%	2,799	16.31%	8,733	18.92%
Income: \$25,000 - \$50,000	949	30.49%	4,659	27.15%	11,435	24.77%
Income: \$50,000 - \$75,000	633	20.34%	3,117	18.17%	8,545	18.51%
Income: \$75,000 - \$100,000	225	7.23%	1,998	11.64%	5,072	10.99%
Income: \$100,000 - \$125,000	246	7.90%	2,000	11.66%	4,345	9.41%
Income: \$125,000 - \$150,000	100	3.21%	886	5.16%	2,627	5.69%
Income: \$150,000 - \$200,000	101	3.25%	1,178	6.87%	3,395	7.35%
Income: \$200,000+	59	1.90%	522	3.04%	2,017	4.37%
2023 Avg Household Income	\$60,089		\$75,729		\$77,810	
2023 Med Household Income	\$45,880		\$59,439		\$58,502	



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