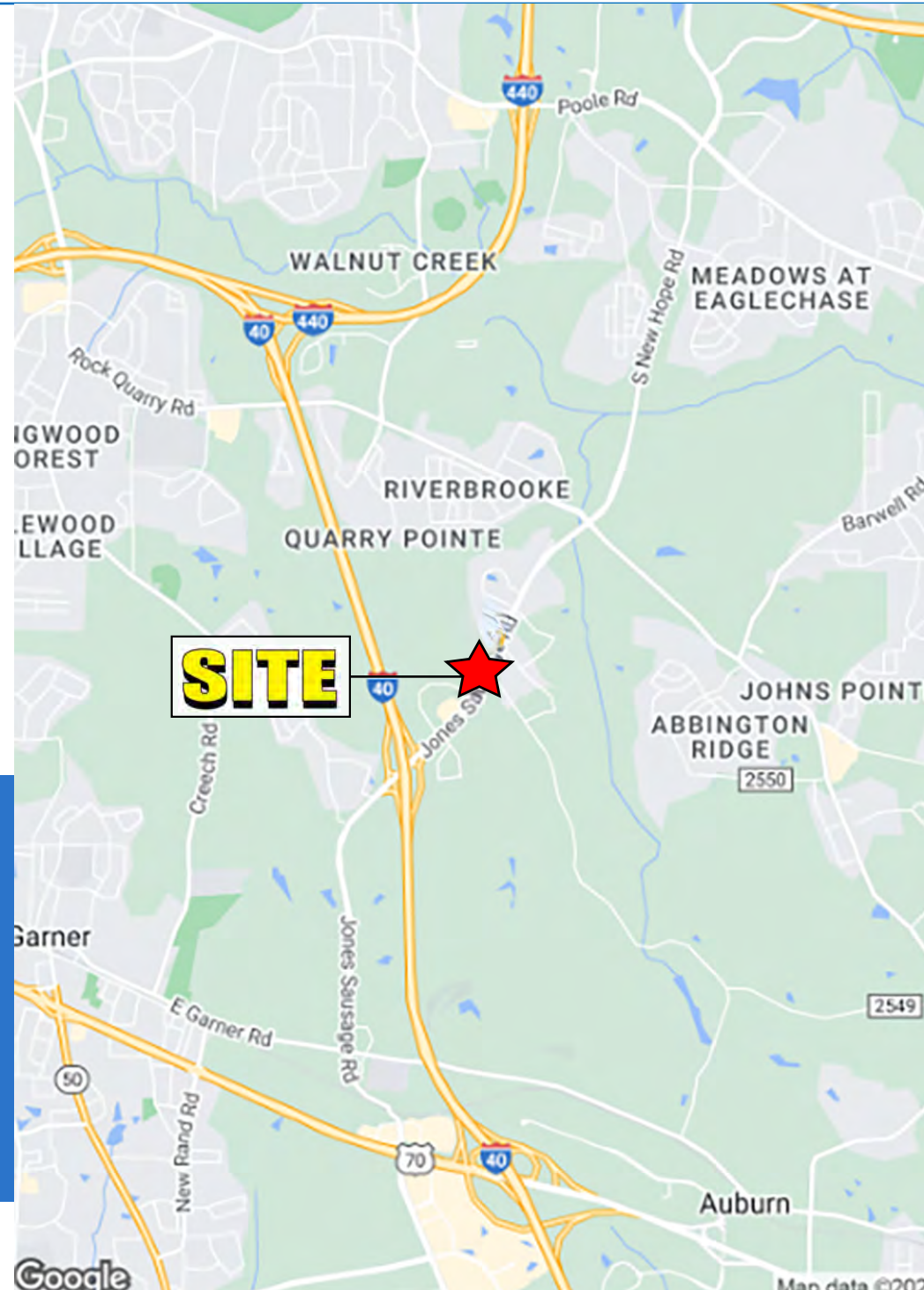




PROJECT  
DETAILS

- AVAILABLE SPACE** ±1.28 Acres
- TRAFFIC COUNTS** 22,000 ADT on Jones Sausage Rd
- PROPERTY HIGHLIGHTS**
  - Full access via traffic signal at Jones Sausage Rd (22,000 ADT) & Auburn Church Rd (4,100 ADT)
  - Located directly off of I-40 which carries 96,5000 ADT
  - Average HH Income within a 1 mile radius is over \$100,000/YR
  - Proximity to Pepsi Bottling Ventures and 2.6M SF Amazon Distribution facility
  - Nearby retailers include Sheetz, Cookout, Starbucks, Bojangles, and Biscuitville
- LEASE RATE** Call to discuss
- COUNTY** Wake



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,093	21,221	48,973



TOTAL POPULATION	3,560	58,763	132,103
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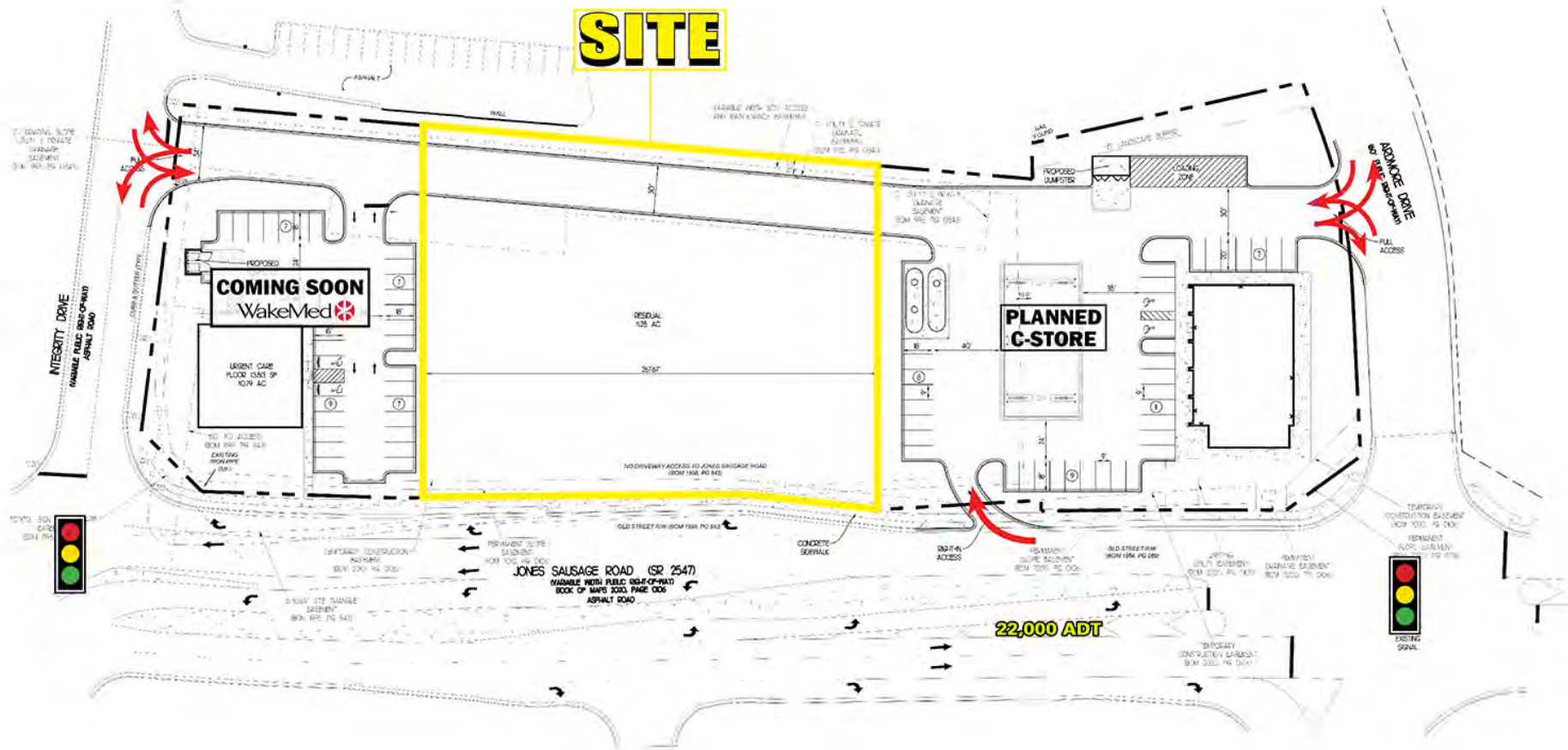


MEDIAN HH INCOME	\$59,774	\$57,595	\$61,044
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**SITE PLAN**

SITE DATA	
JONES SAUSAGE ROAD & ADDMORE DRIVE	
PROJECT AREA 1347 AC	
ZONING: CITY OF SAUSHA, NC • UNCLD INDUSTRIAL MIXED USE	
PARCEL NO: 1722-50-034, 1722-50-265, & 1722-50-070	
FRONT SETBACK • 30'	
SIDE SETBACK STREET • 3'	
SIDE SETBACK • NA	
DEEP SETBACK • 0'	

PARKING CALCULATIONS				
TENANT	QUANTITY	RATIO REQUIRED	PARKING REQUIRED	PARKING PROVIDED
	5600 SF	NO MAX	NA	35
URGENT CARE	330 SF	NO MAX	NA	36
TOTAL			NA	71



SITE PLAN



AERIAL



AERIAL



**SITE**

**PLANNED C-STORE**

**COMING SOON**  
WakeMed

**PLANNED**  
Biscuitville  
Starbucks

**Bojangles**  
Famous Chicken & Biscuits

**Smithfield's**  
CHICKEN, MEAT & G



NORTH CAROLINA

# GARNER

Garner is a beautiful town in Wake County, North Carolina, that is found just south of Downtown Raleigh. Recognized as a suburb of Raleigh, many families are moving to Garner for its affordability, low cost of living, small-town charm, diversity, and prime real estate. Located in a region consistently ranked among America's best places to live, work and raise a family, Garner is an idyllic suburban community that offers something for everyone. In addition to being known for its hometown character, historic downtown area, quality schools and quiet neighborhoods, Garner also offers an excellent climate for new, relocating or expanding businesses. T

he town was named an All-America City in 2013 because of innovative, citizen-led projects that improve the quality of life and expand educational and cultural opportunities for citizens of all ages. And you can find this all just a few minutes from downtown Raleigh.

GARNER, NC

# JONES SAUSAGE RD & INTEGRITY DR

±1.28 ACRES | AVAILABLE FOR LEASE

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