

## OFFICE FOR LEASE

1005 VANDORA SPRINGS ROAD, GARNER NC



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	7,096
<b>LEASE RATE:</b>	\$21.00 NNN
<b>TICAM:</b>	\$4.00 (Estimated for 2026)
<b>LEASE TERM:</b>	5 years +
<b>YEAR BUILT:</b>	1984
<b>PARKING:</b>	7:1000
<b>ZONING:</b>	NMX (Neighborhood Commercial)
<b>DATE AVAILABLE:</b>	July 1, 2025

### PROPERTY OVERVIEW

- Excellent Location off of US 70 & Vandora Springs Rd
- Great combination off hard-walled offices, conference rooms, open work area, training room and kitchen
- High Parking ratio of 7:1000
- 12,500 VPD on Vandora Springs
- Many nearby restaurants and amenities
- Large monument signage available (2)
- Ideal for office, professional services, medical
- Tours by appointment only
- Owner is local broker/property manager

**KW COMMERCIAL | APEX**  
1483 Beaver Creek Commons Drive  
Apex, NC 27502

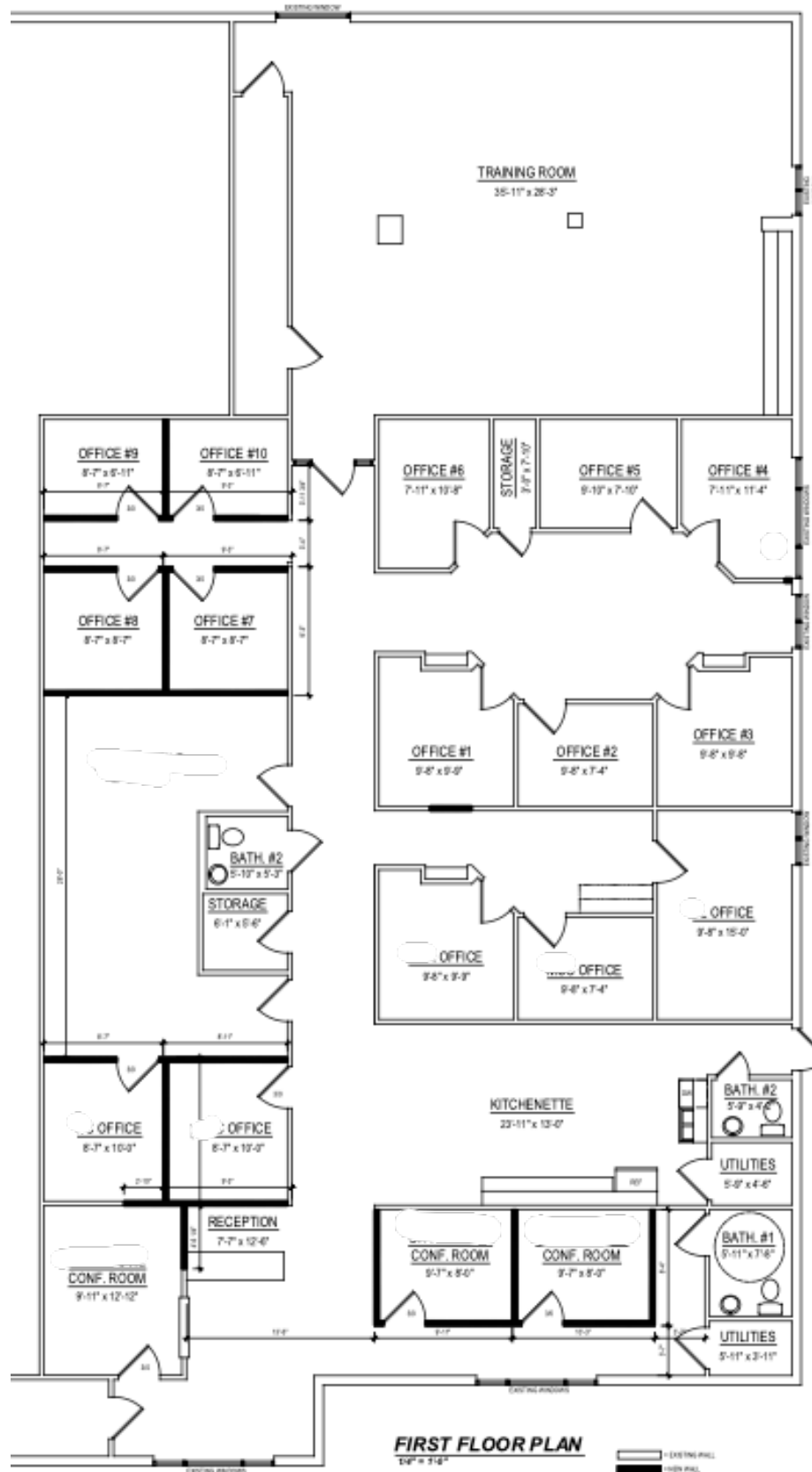
**JULIE DONNELLY**  
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Each Office Independently Owned and Operated

# MAIN FLOOR LAYOUT

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# UPSTAIRS AND BASEMENT LAYOUTS

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SECOND FLOOR



BASEMENT LEVEL

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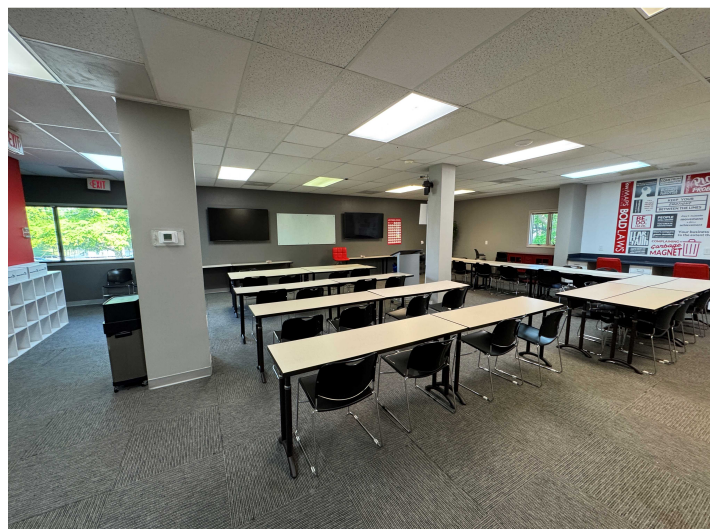
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## PROPERTY PHOTOS

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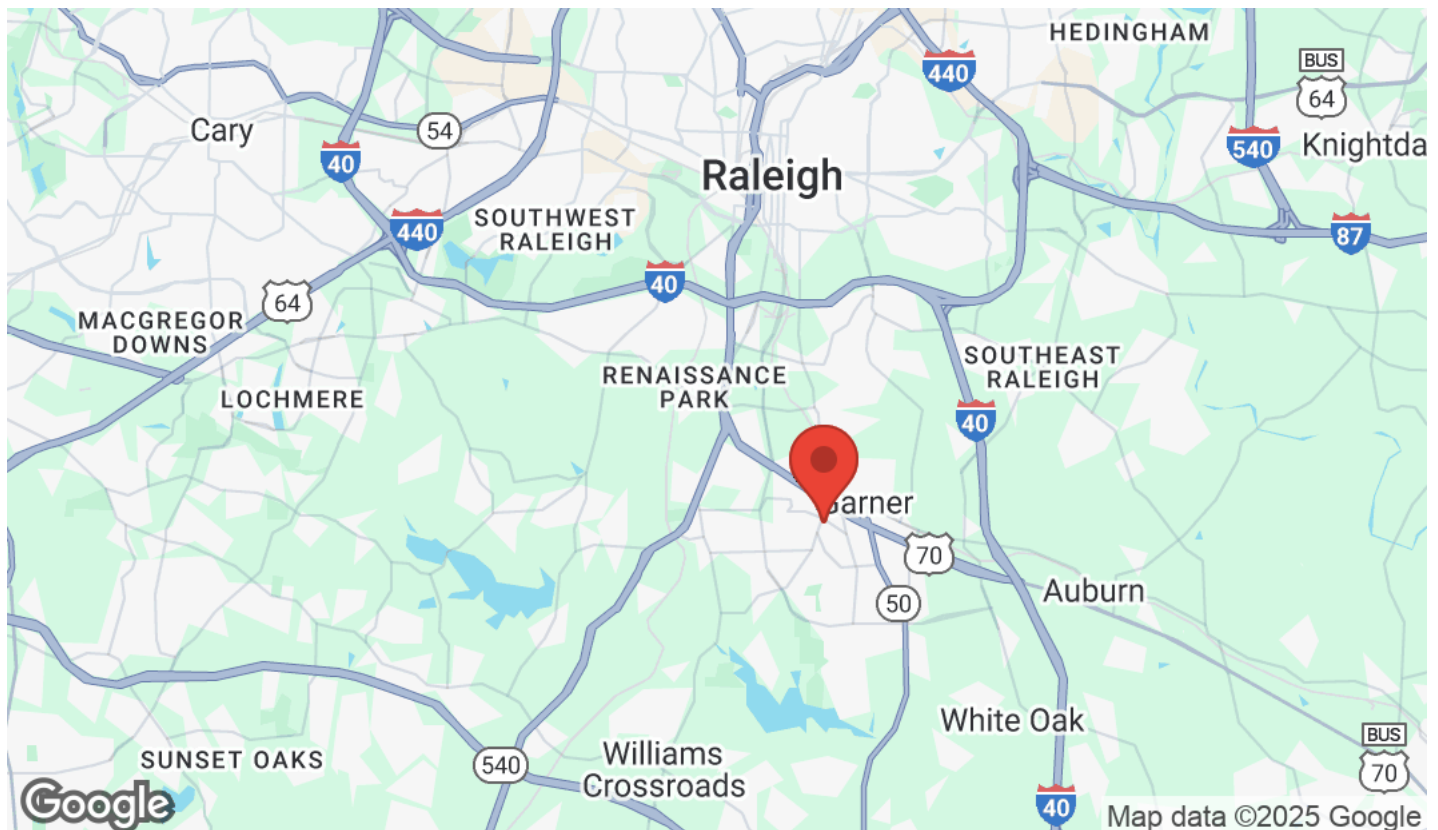
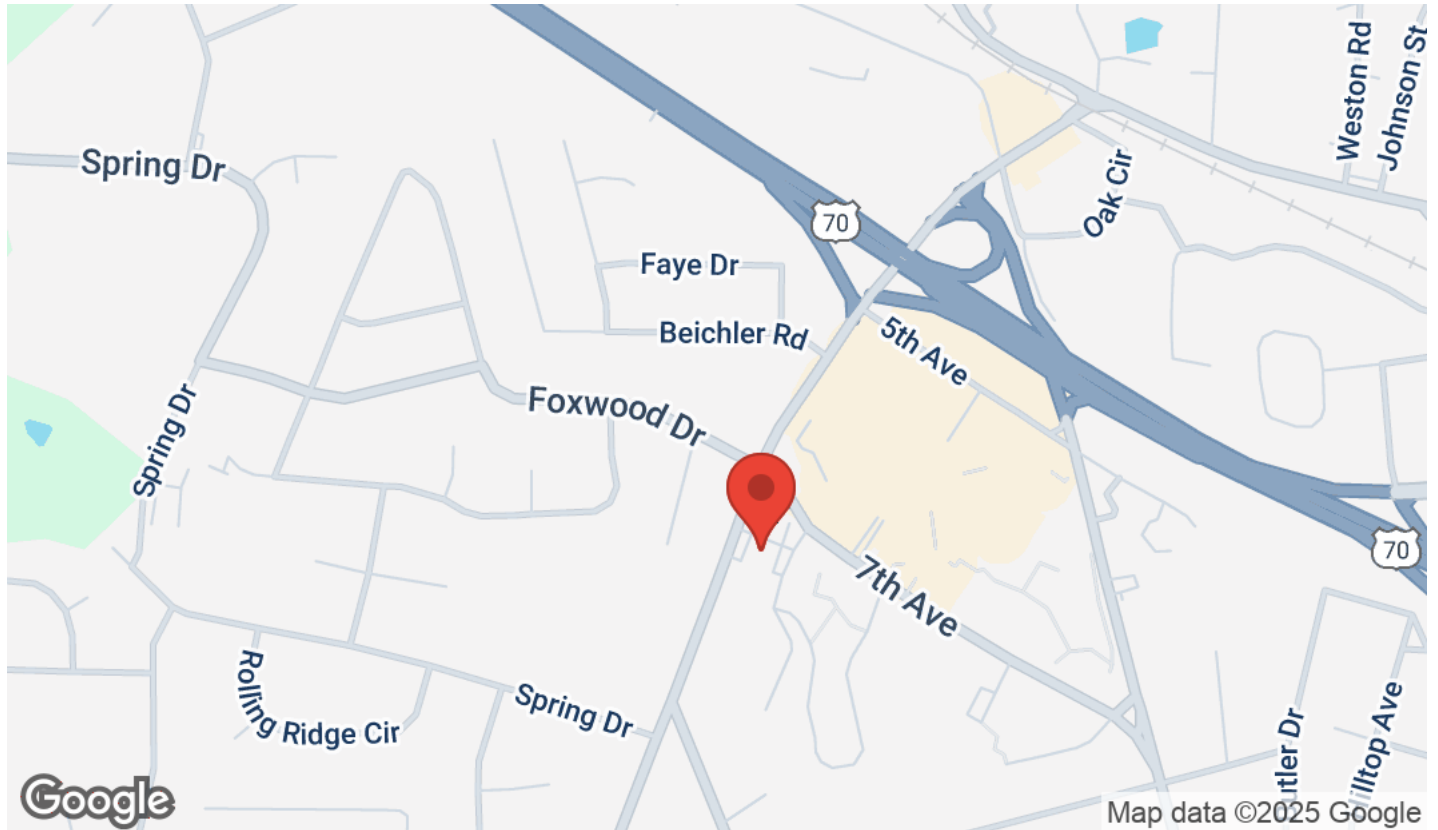
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## LOCATION MAPS

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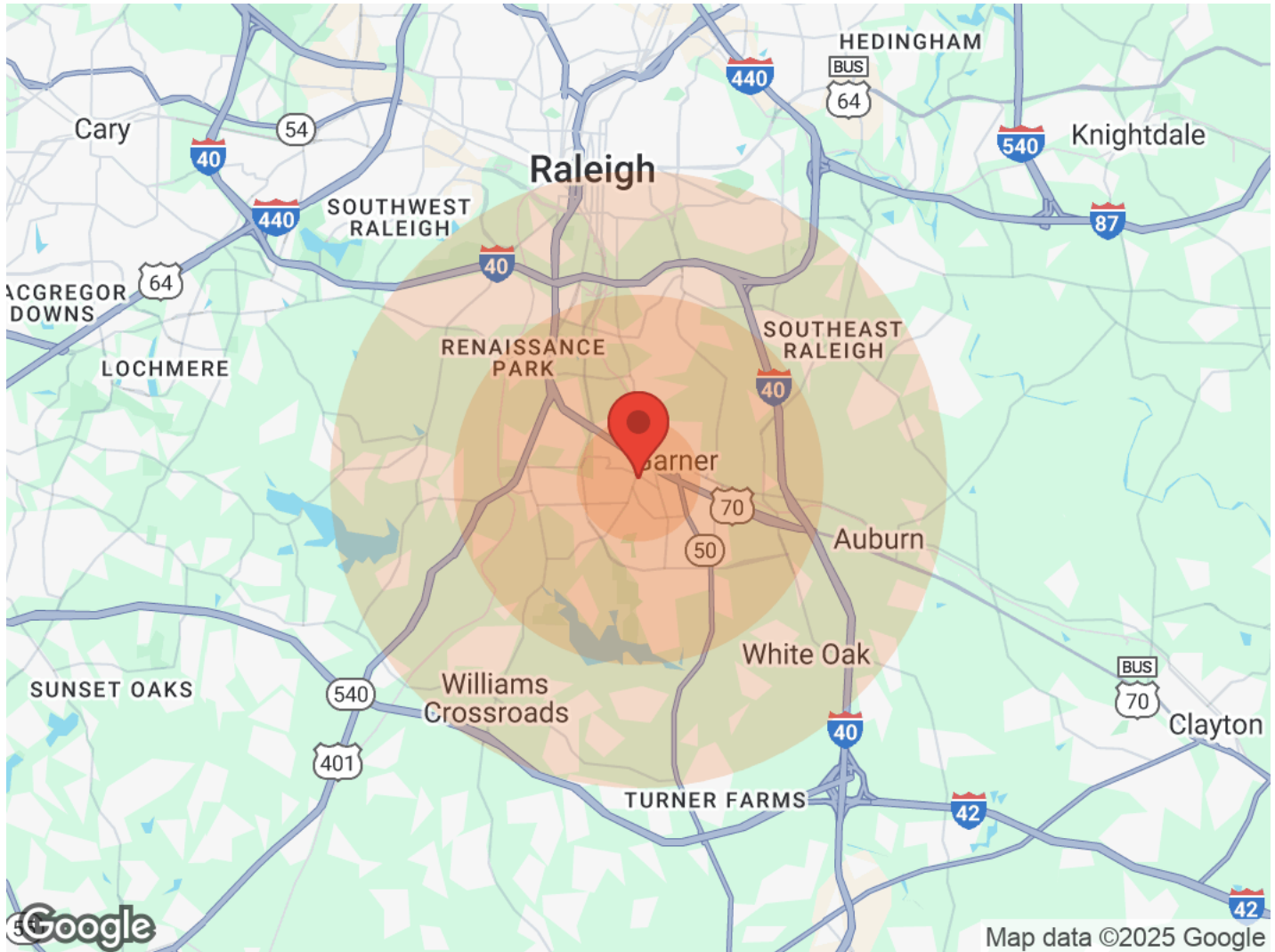
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,559	22,786	52,032	Median	\$42,722	\$50,220	\$45,713
Female	2,866	24,635	55,913	< \$15,000	159	1,427	5,726
Total Population	5,425	47,421	107,945	\$15,000-\$24,999	288	1,899	4,686
				\$25,000-\$34,999	380	2,292	4,674
				\$35,000-\$49,999	531	3,170	6,332
				\$50,000-\$74,999	376	3,945	7,232
				\$75,000-\$99,999	202	2,297	4,738
				\$100,000-\$149,999	281	1,881	3,796
				\$150,000-\$199,999	25	330	845
				> \$200,000	N/A	197	548
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	3,136	20,416	44,351	Total Units	2,405	18,516	41,946
Black	1,731	20,766	50,068	Occupied	2,229	16,981	38,430
Am In/AK Nat	12	147	521	Owner Occupied	1,215	10,918	22,943
Hawaiian	N/A	N/A	N/A	Renter Occupied	1,014	6,063	15,487
Hispanic	849	8,958	18,450	Vacant	176	1,535	3,516
Multi-Racial	1,038	11,702	23,798				

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