

# OFFICE FOR LEASE

1005 VANDORA SPRINGS ROAD, GARNER NC



## OFFERING SUMMARY

**AVAILABLE SF:** 7,096

**LEASE RATE:** \$21.00 NNN

**TICAM:** \$4.00 (Estimated for 2026)

**LEASE TERM:** 5 years +

**YEAR BUILT:** 1984

**PARKING:** 7:1000

**ZONING:** NMX  
(Neighborhood Commercial)

**DATE AVAILABLE:** 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

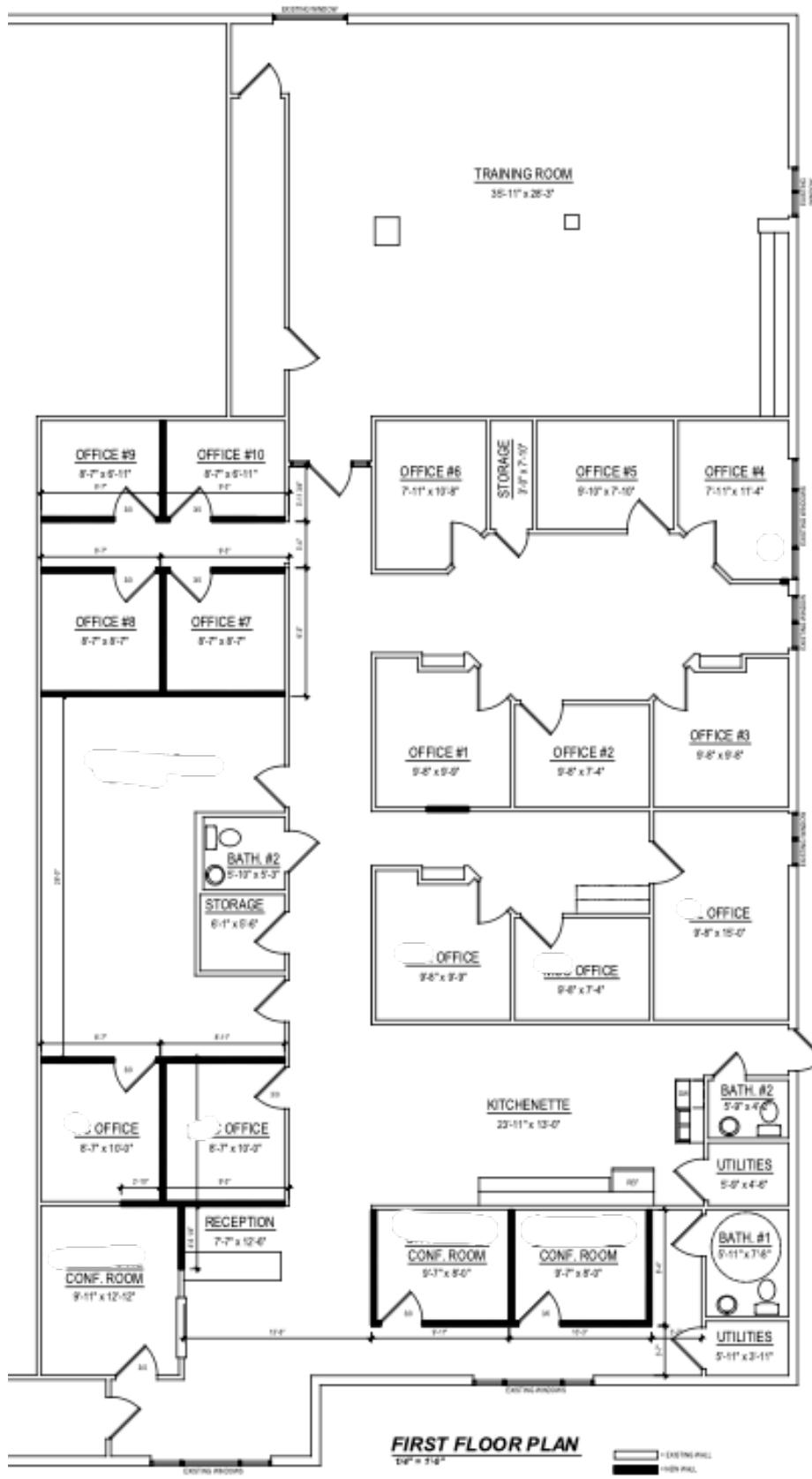
Each Office Independently Owned and Operated

**JULIE DONNELLY**  
Commercial Sales & Leasing  
O: (919) 616-0956  
C: (919) 616-0956  
juliedonnelly@kwcommercial.com  
284041, NC

**BRIAN DONNELLY**  
Commercial Sales & Leasing  
O: (919) 616-8681  
briandonnelly@kwcommercial.com  
273493, NC

# MAIN FLOOR LAYOUT

1005 VANDORA SPRINGS ROAD



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

Each Office Independently Owned and Operated

**JULIE DONNELLY**  
Commercial Sales & Leasing  
O: (919) 616-0956  
C: (919) 616-0956  
juliedonnally@kwcommercial.com  
284041, NC

**BRIAN DONNELLY**  
Commercial Sales & Leasing  
O: (919) 616-8681  
briandonnelly@kwcommercial.com  
273493, NC

# UPSTAIRS AND BASEMENT LAYOUTS

1005 VANDORA SPRINGS ROAD



SECOND FLOOR



BASEMENT LEVEL

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

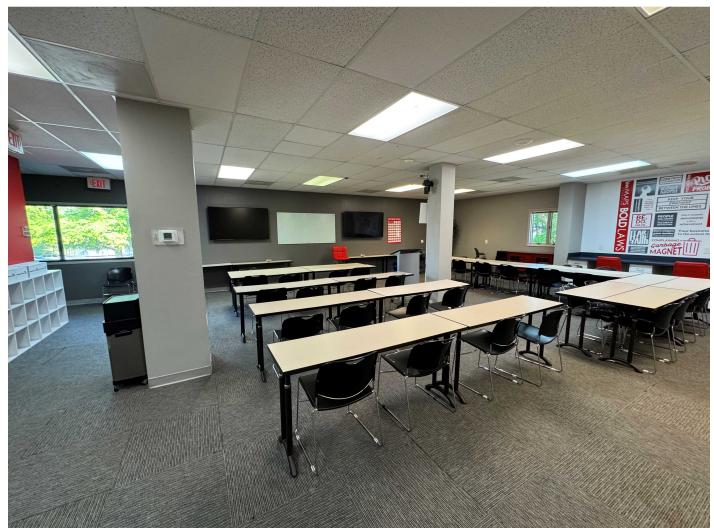
Each Office Independently Owned and Operated

**JULIE DONNELLY**  
Commercial Sales & Leasing  
O: (919) 616-0956  
C: (919) 616-0956  
[juliedonnelly@kwcommercial.com](mailto:juliedonnelly@kwcommercial.com)  
284041, NC

**BRIAN DONNELLY**  
Commercial Sales & Leasing  
O: (919) 616-8681  
[briandonnelly@kwcommercial.com](mailto:briandonnelly@kwcommercial.com)  
273493, NC

# PROPERTY PHOTOS

1005 VANDORA SPRINGS ROAD



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

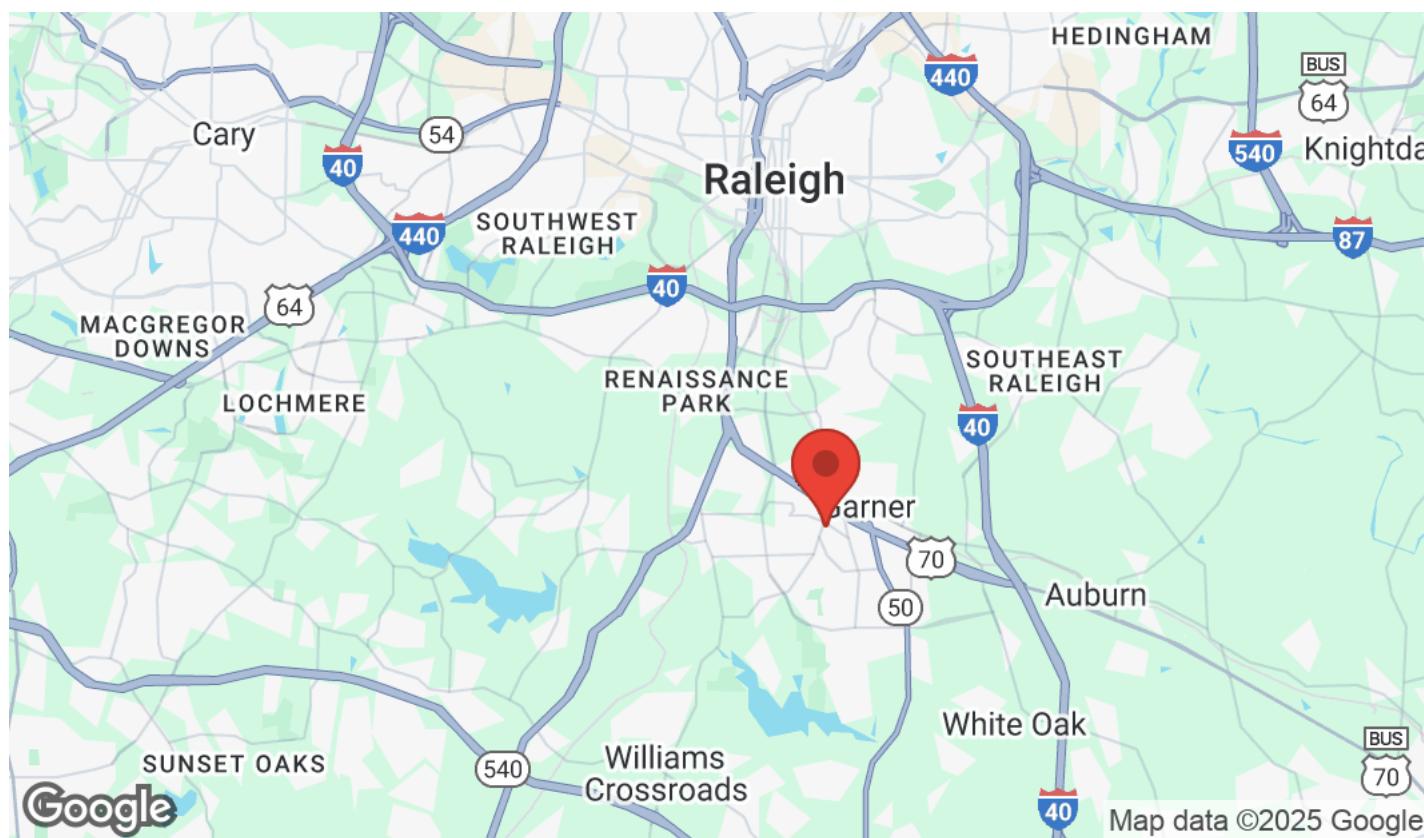
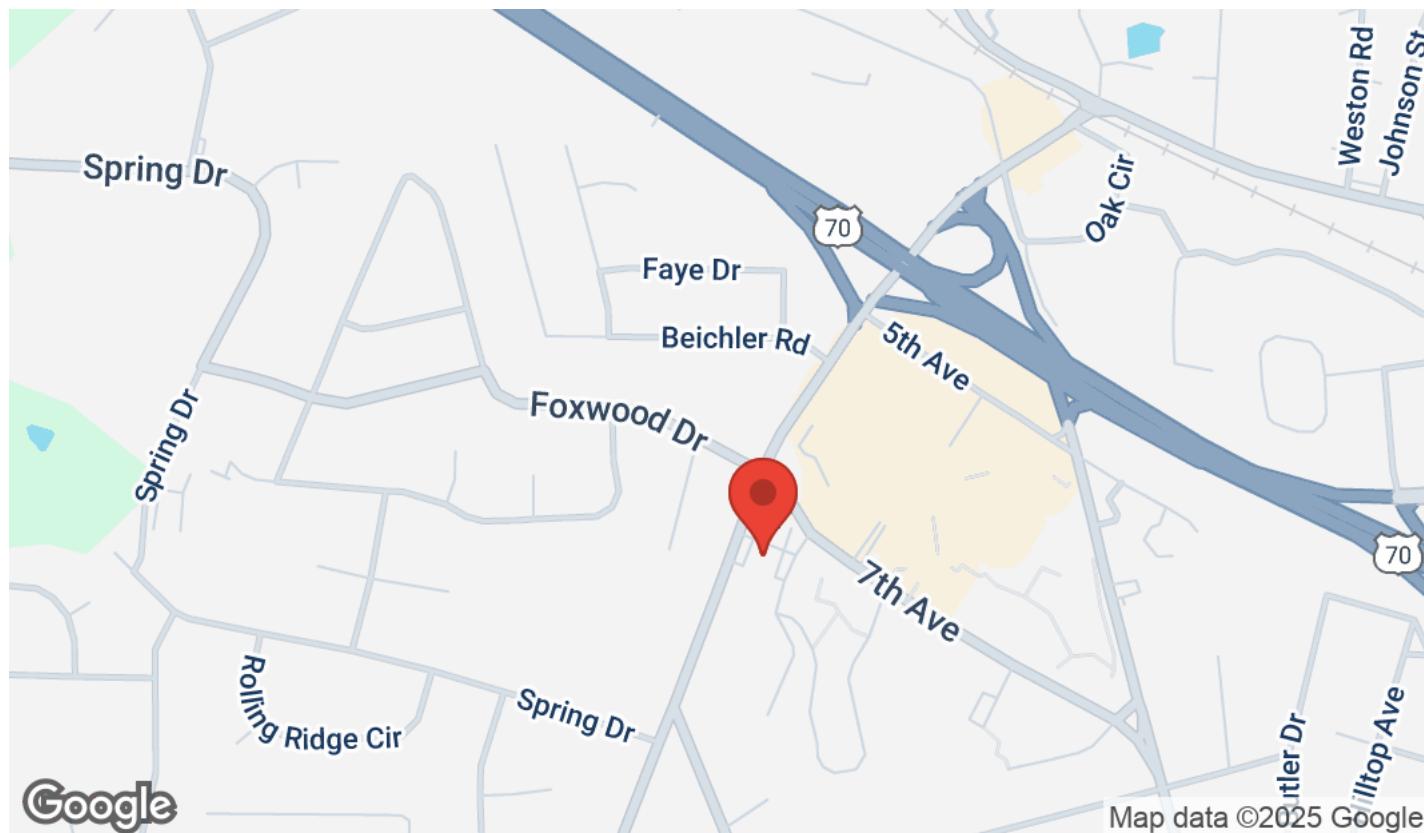
Each Office Independently Owned and Operated

**JULIE DONNELLY**  
Commercial Sales & Leasing  
O: (919) 616-0956  
C: (919) 616-0956  
[juliedonnelly@kwcommercial.com](mailto:juliedonnelly@kwcommercial.com)  
284041, NC

**BRIAN DONNELLY**  
Commercial Sales & Leasing  
O: (919) 616-8681  
[briandonnelly@kwcommercial.com](mailto:briandonnelly@kwcommercial.com)  
273493, NC

## LOCATION MAPS

1005 VANDORA SPRINGS ROAD



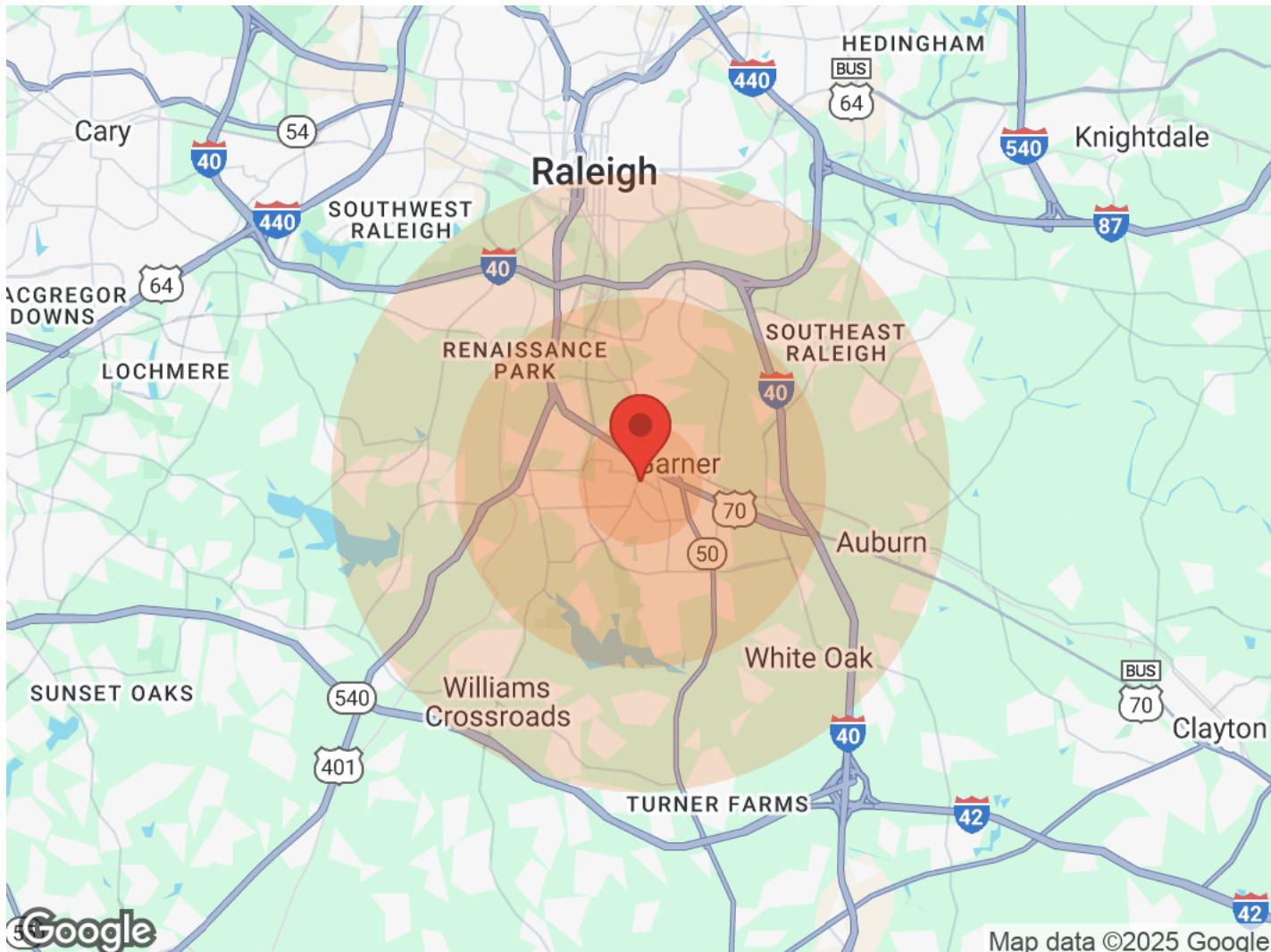
**KW COMMERCIAL | APEX**  
1483 Beaver Creek Commons Drive  
Apex, NC 27502

**JULIE DONNELLY**  
Commercial Sales & Leasing  
O: (919) 616-0956  
C: (919) 616-0956  
juliedonnally@kwcommercial.com  
284041, NC

**BRIAN DONNELLY**  
Commercial Sales & Leasing  
O: (919) 616-8681  
briandonnelly@kwcommercial.com  
273493, NC

# DEMOGRAPHICS

1005 VANDORA SPRINGS ROAD



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
Age	1 Mile	3 Miles	5 Miles	\$25,000-\$34,999	380	2,292	4,674
Ages 0-14	1,100	11,063	24,105	\$35,000-\$49,999	531	3,170	6,332
Ages 15-24	670	6,403	14,244	\$50,000-\$74,999	376	3,945	7,232
Ages 25-54	2,201	18,369	41,220	\$75,000-\$99,999	202	2,297	4,738
Ages 55-64	645	5,177	11,910	\$100,000-\$149,999	281	1,881	3,796
Ages 65+	809	6,409	16,466	\$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				

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

Each Office Independently Owned and Operated

**JULIE DONNELLY**  
Commercial Sales & Leasing  
O: (919) 616-0956  
C: (919) 616-0956  
juliedonnelly@kwcommercial.com  
284041, NC

**BRIAN DONNELLY**  
Commercial Sales & Leasing  
O: (919) 616-8681  
briandonnelly@kwcommercial.com  
273493, NC