

FLEX/RETAIL SPACE FOR LEASE



5 FLEX SPACES - 1600 SQ.FT., PER UNIT

982 Adams Point Drive, Garner, NC 27529



OFFERING SUMMARY

Lease Rate:	\$28.00 PSF (plus TICAM)
Available SF:	Appx 8,000 SF
County:	Johnston County
Township:	Cleveland
Lot Size:	0.75 Acres
Zoning:	COP
APN:	06D01020J

PROPERTY OVERVIEW

This high-visibility property offers approximately five flexible spaces, with each unit divisible to a minimum of 1,600 square feet. The landlord will deliver spaces as Warm Shells with a qualified 5+ year lease commitment, ideal for tenants ready to customize their space and get up and running quickly.

Warm Shell delivery includes concrete flooring, electrical rough-ins, and one ADA-compliant restroom featuring standard lighting, LVP wall panels, an exhaust fan, and a water heater. An HVAC system will be installed based on engineering capacity requirements, accommodating an interior suite layout with limited window exposure. Demising walls will be constructed with studs and one layer of drywall, taped and sanded, ready for tenant finishes. Ceilings will be left exposed except within the restroom. Plumbing stubs and a sign junction box will also be provided. Spaces will be delivered in contractor-defined "base vanilla" condition. Tenants are responsible for their own design, architectural, and engineering expenses, giving them the flexibility to fully customize the space to suit their specific needs.

Perfect for coffee shops, restaurants, bars, hair salons, or physical therapy centers, this property features ample parking, strong accessibility, and no roll-up doors.

Lease rate is \$28 PSF plus TICAM. Spaces like this move fast, act now before it's gone!

PROPERTY HIGHLIGHTS

- Spacious Flex/Retail: Approximately 8,000 sq. ft. with options to subdivide into 5 units starting at 1,600 sq. ft..
- Warm Shell Delivery: Move-in ready with key infrastructure in place.
- Ideal for Retail & Service: Perfect for coffee shops, restaurants, salons, or wellness centers.
- Ample Parking: Easy access for customers and employees.
- High Visibility Location: Prime exposure in a high-traffic area.

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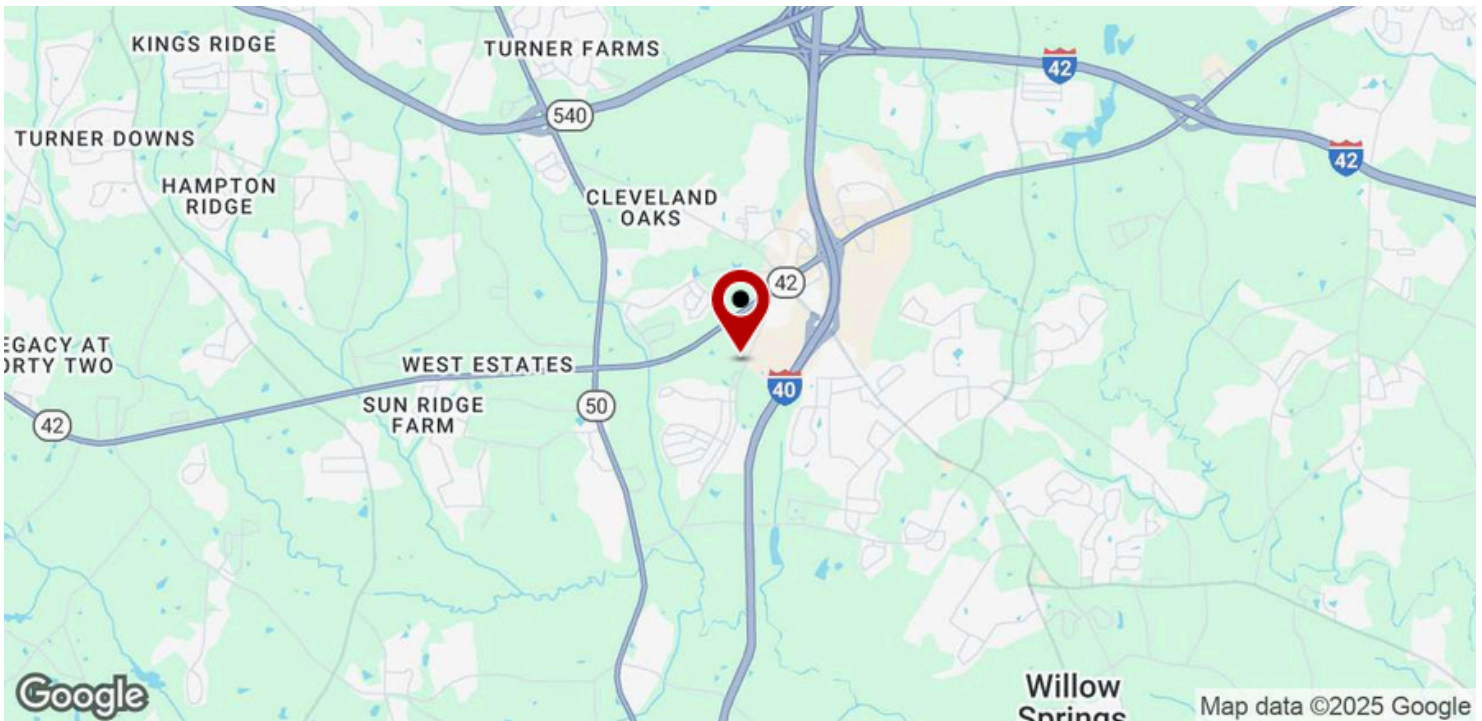
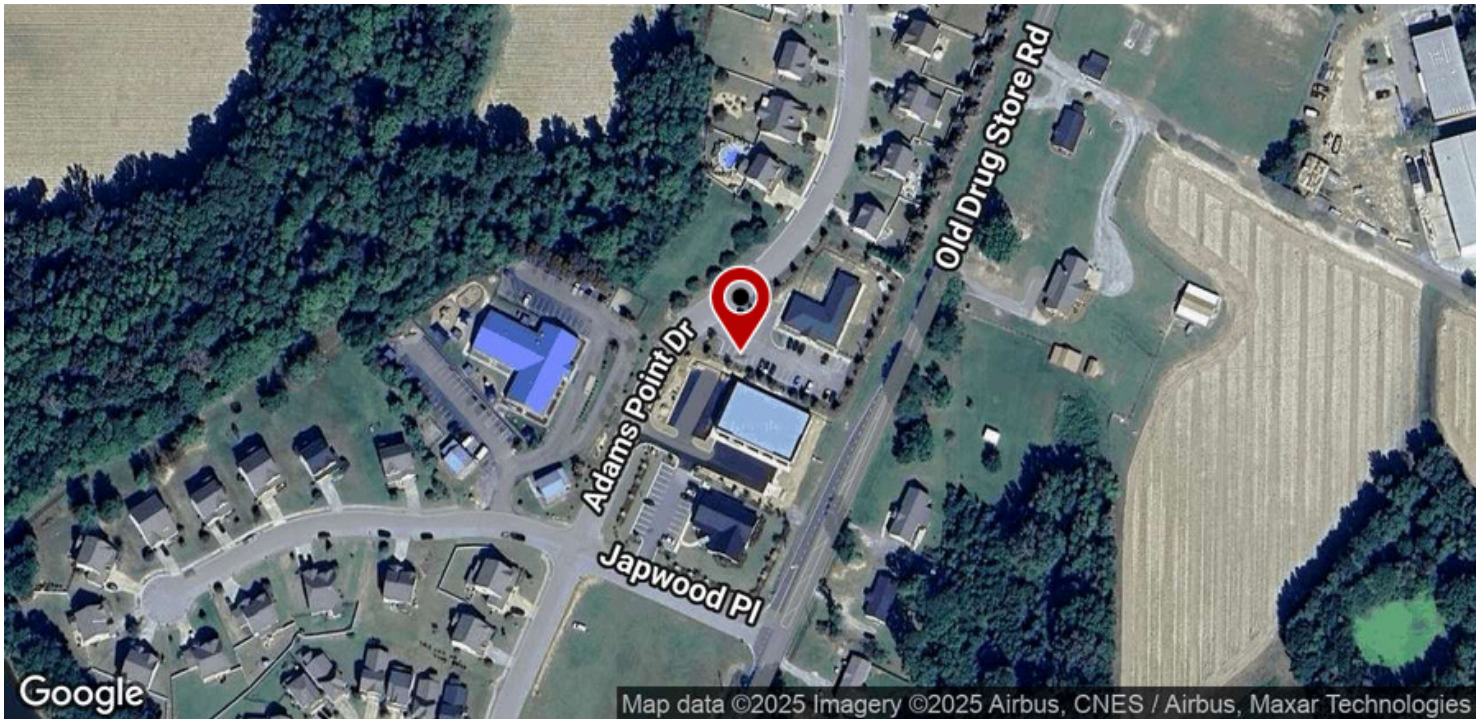
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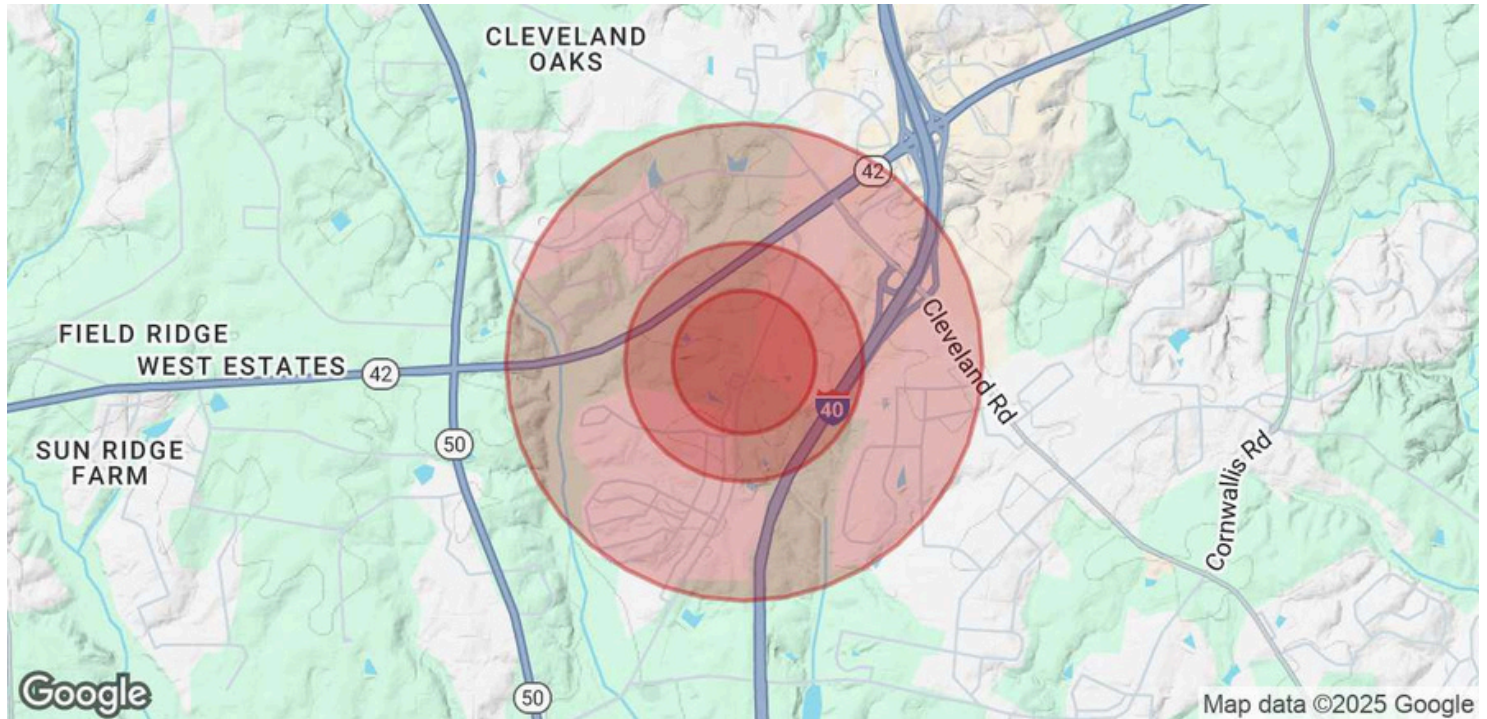
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
TotalPopulation	271	1,060	4,25
Average Age Average	37	37	37
Age (Male) Average	36	36	36
Age (Female)	38	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households # of	90	355	1,455
Persons per HH	3	3	2.9
Average HH Income	\$151,07	\$148,653	\$136,379
Average House Value	\$533,285	\$521,348	\$462,307

Demographics data derived from AlphaMap

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