

## FLEX/RETAIL SPACE FOR LEASE

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

982 Adams Point Drive, Garner, NC 27529



### OFFERING SUMMARY

Lease Rate:	\$26.00 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 property offers approximately 5 flexible spaces, each unit can be subdivided into a minimum of 1,600 sq. ft., per unit. Delivered in a COLD DARK SHELL, ready for custom build-out.

It's ideal for a coffee shop, restaurant/bar, hair salon, or physical therapy center. With no roll-up doors and ample parking. The location provides excellent visibility and accessibility.

Lease rates at \$26 PSF plus TICAM.

### PROPERTY HIGHLIGHTS

- Spacious Flex/Retail: Approximately 8,000 sq. ft. with options to subdivide into 5 units starting at 1,600 sq. ft.
- Prime Location
- Versatile Usage: Perfect for a coffee shop, restaurant, salon, or therapy center.
- Ample Parking: Plenty of spaces for your customers' convenience.
- Affordable Rates: Lease at \$26 PSF plus TICAM

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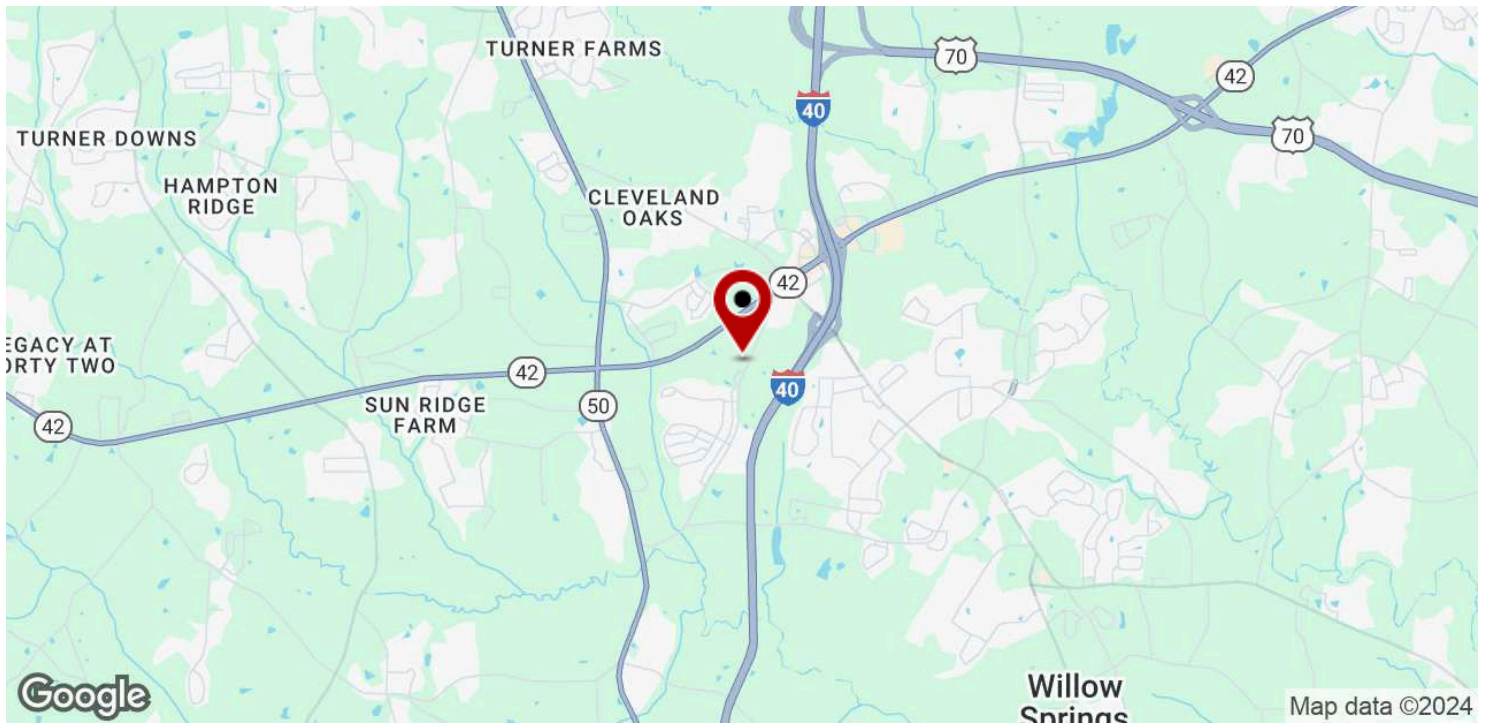
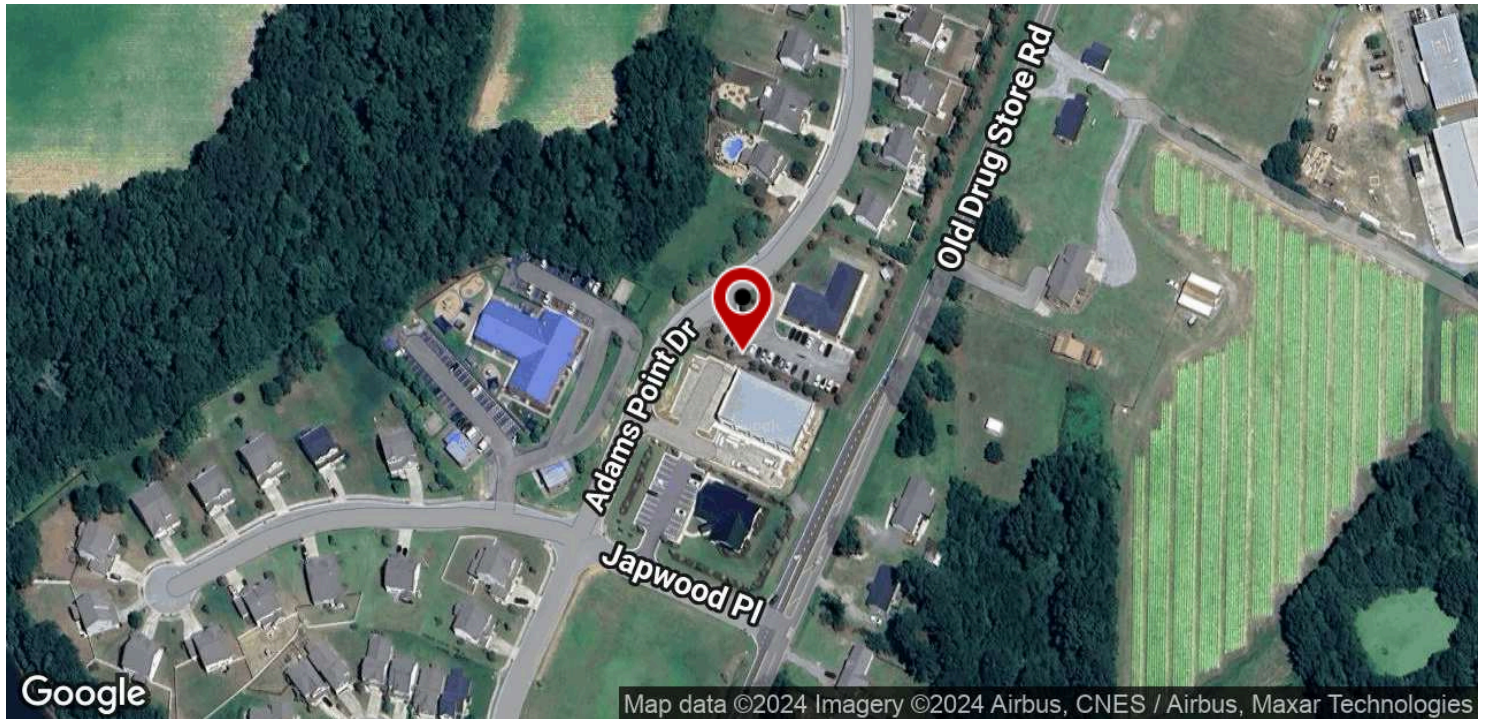
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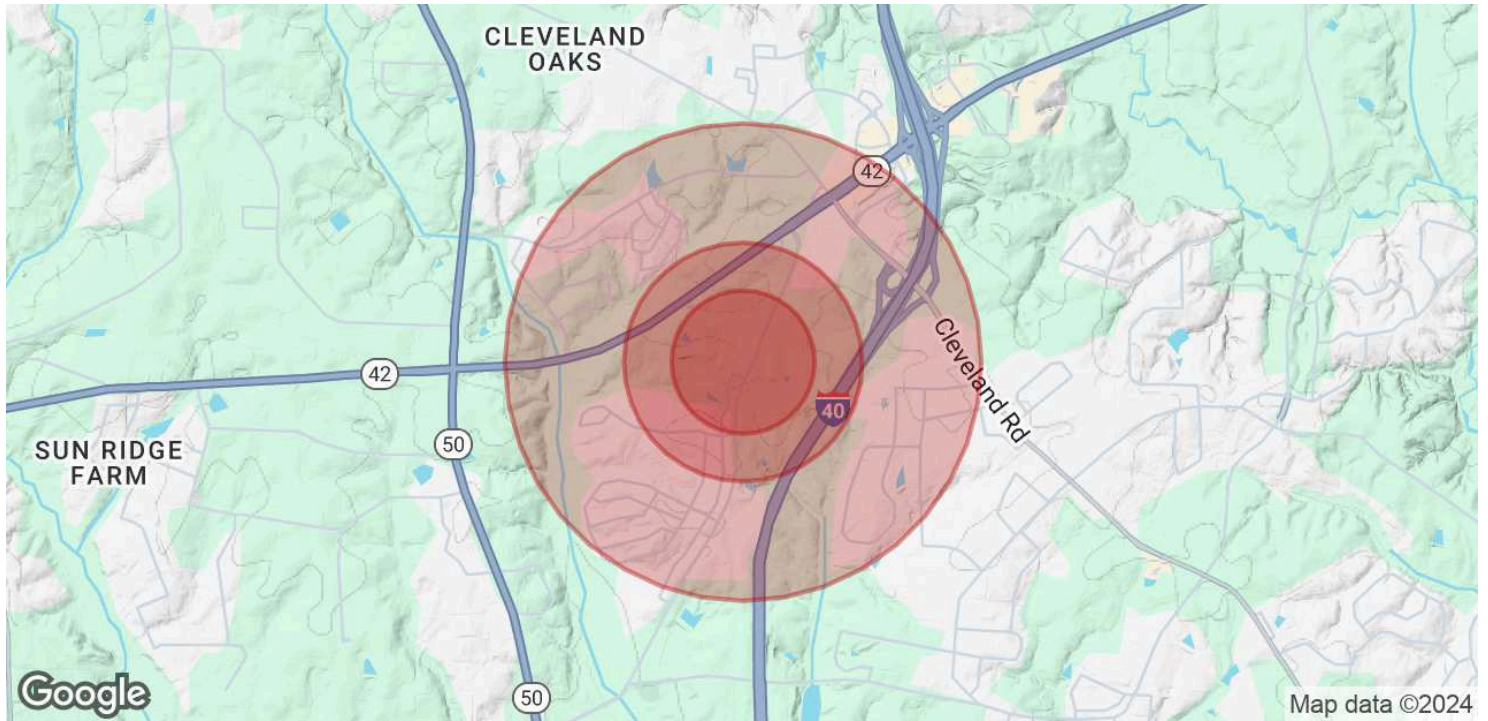
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	271	1,060	4,250
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	90	355	1,455
# of Persons per HH	3	3	2.9
Average HH Income	\$151,079	\$148,653	\$136,379
Average House Value	\$533,285	\$521,348	\$462,307

Demographics data derived from AlphaMap

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