

FOR SALE WITH PLAN APPROVAL

0.92 AC SITE ON SIGNALIZED CORNER

SWC of Cleveland Rd & Cornwallis Rd
Garner, NC 27529



~25 AC Parcel
Listed For Sale

Approved for
Drive-Thru

800+ Student Public
Elementary School

Cornwallis Rd - 6,000+ VPD

Cleveland Rd - 13,000+ VPD

To Clayton/
Willow Springs

OFFERING SUMMARY

- **Address:** 2791 Cornwallis Rd, Garner, NC 27529
- **Acreage:** Approximately 0.92 Acres
- **Sale Pricing:** \$1,375,000

PROPERTY HIGHLIGHTS

- **Zoning:** GB - General Business
- **Utilities:** Gravity sewer located across Cleveland Rd ([see plans](#))
- **Frontage:** ~175' on Cleveland Rd, ~200' on Cornwallis Rd
- **Access:** Approved access from Cleveland Rd and Cornwallis Rd
- **Traffic:** 13,000 VPD on Cleveland Rd, 6,000 VPD on Cornwallis Rd

LOCATION DESCRIPTION

- **Approved plans** for a **drive-thru** restaurant
- Located in **Garner, NC** just west of **Clayton, NC** with a **~20 min drive** to downtown **Raleigh** in **Johnston County**, the state of NC's **fastest growing county** (15.7% since 2020)
- **Hard corner** of a **signalized intersection** within **1.5 miles** from the **I-40 and 42 interchange** and the **new 540 outer loop** extension
- **~25 acres** behind the site currently listed **for sale** providing **additional upside** from potential future **neighboring development**
- **New construction Handy Mart Gas/C-store** across the street on the northwest corner
- 1 mile and 3 mile **Median Household Income of \$100k+**

Interested?
Contact us for more
information

Mike Wilen
Mike@southatlanticsites.com
(919) 438-0934

FOR SALE WITH PLAN APPROVAL

0.92 AC SITE ON SIGNALIZED CORNER

SWC of Cleveland Rd & Cornwallis Rd
Garner, NC 27529

ROADS AND RETAIL



Interested?
Contact us for more
information

Mike Wilen
Mike@southatlanticsites.com
(919) 438-0934

FOR SALE WITH PLAN APPROVAL

0.92 AC SITE ON SIGNALIZED CORNER

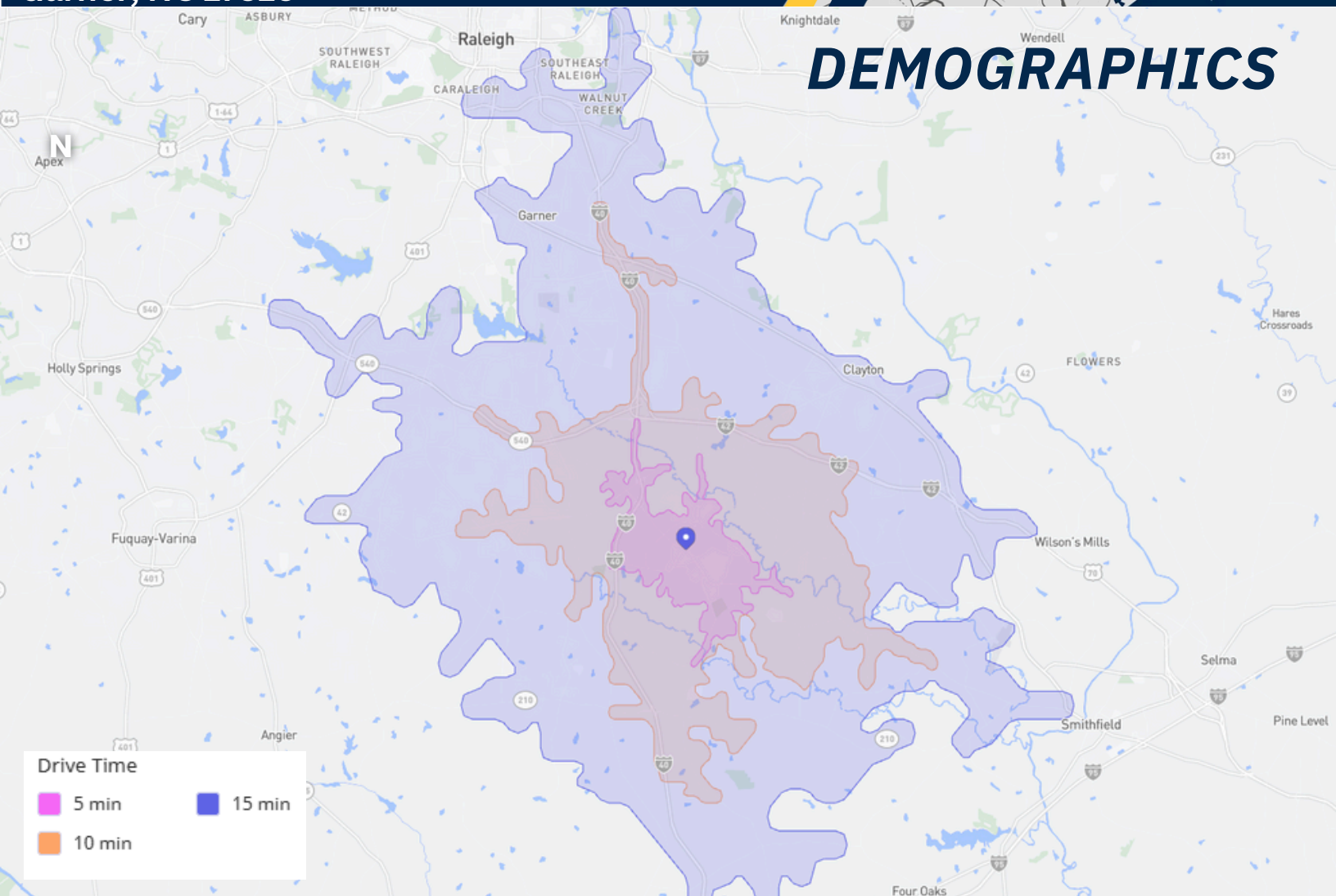
SWC of Cleveland Rd & Cornwallis Rd

Garner, NC 27529



South
Atlantic
Sites

DEMOGRAPHICS



Population	14,080	38,426	164,352
Households	4,848	13,609	60,289
Persons per Household	2.9	2.82	2.72
Household Median Income	\$107,812.19	\$98,013.86	\$87,110.22
Household Median Disposable Income	\$89,490.01	\$82,604.74	\$74,177.85
Household Median Discretionary Income	\$75,096.14	\$66,980.65	\$57,699.17
Average Income Per Person	\$47,068.4	\$41,165.49	\$38,514.93
Median Rent	\$1,842.2	\$1,440.55	\$1,462.2
Median House Value	\$409,408.28	\$378,237.26	\$367,738.94

Interested?
Contact us for more
information

Mike Wilen
Mike@southatlanticsites.com
(919) 438-0934

FOR SALE WITH PLAN APPROVAL

0.92 AC SITE ON SIGNALIZED CORNER

SWC of Cleveland Rd & Cornwallis Rd

Garner, NC 27529



CLEVELAND ROAD TRAFFIC ANALYSIS



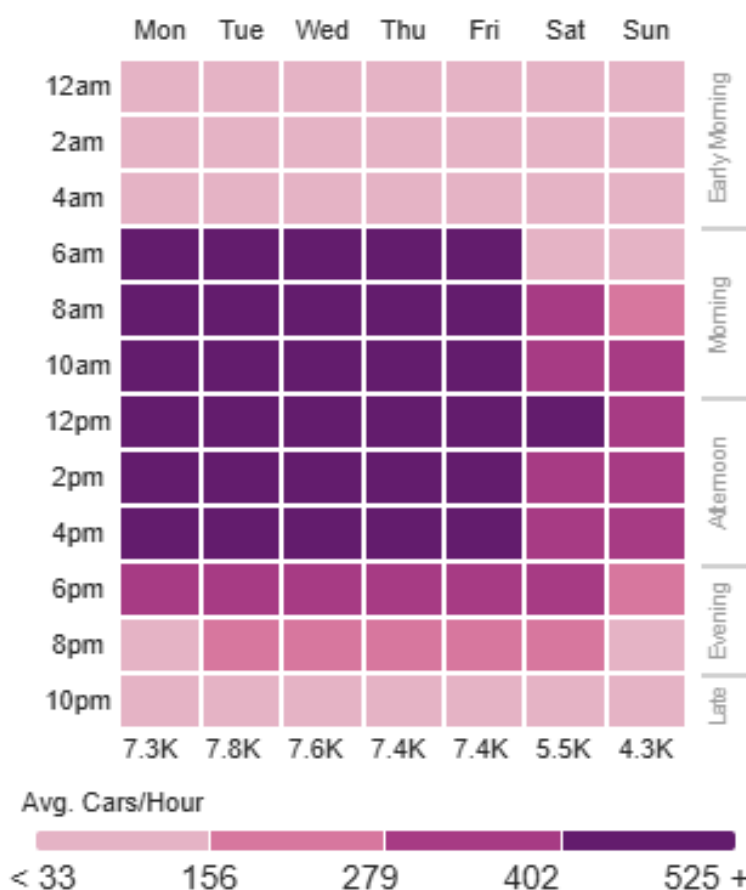
6,778 Cars | Average Daily Volume
Cleveland Road, SR 1010



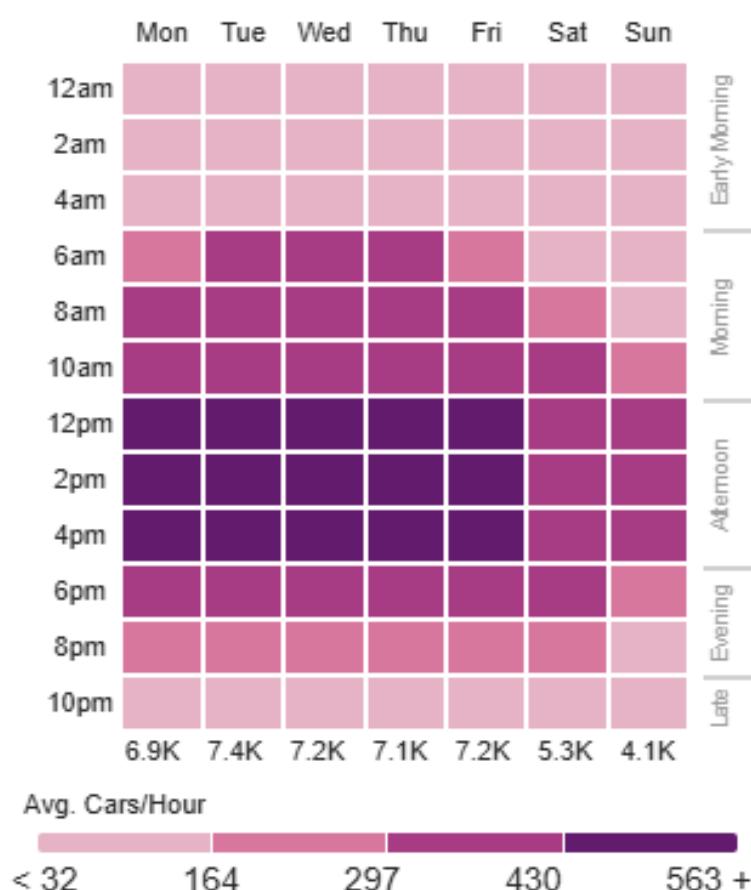
6,454 Cars | Average Daily Volume
Cleveland Road, SR 1010



Westbound



Eastbound



Interested?
Contact us for more
information

Mike Wilen
Mike@southatlanticsites.com
(919) 438-0934