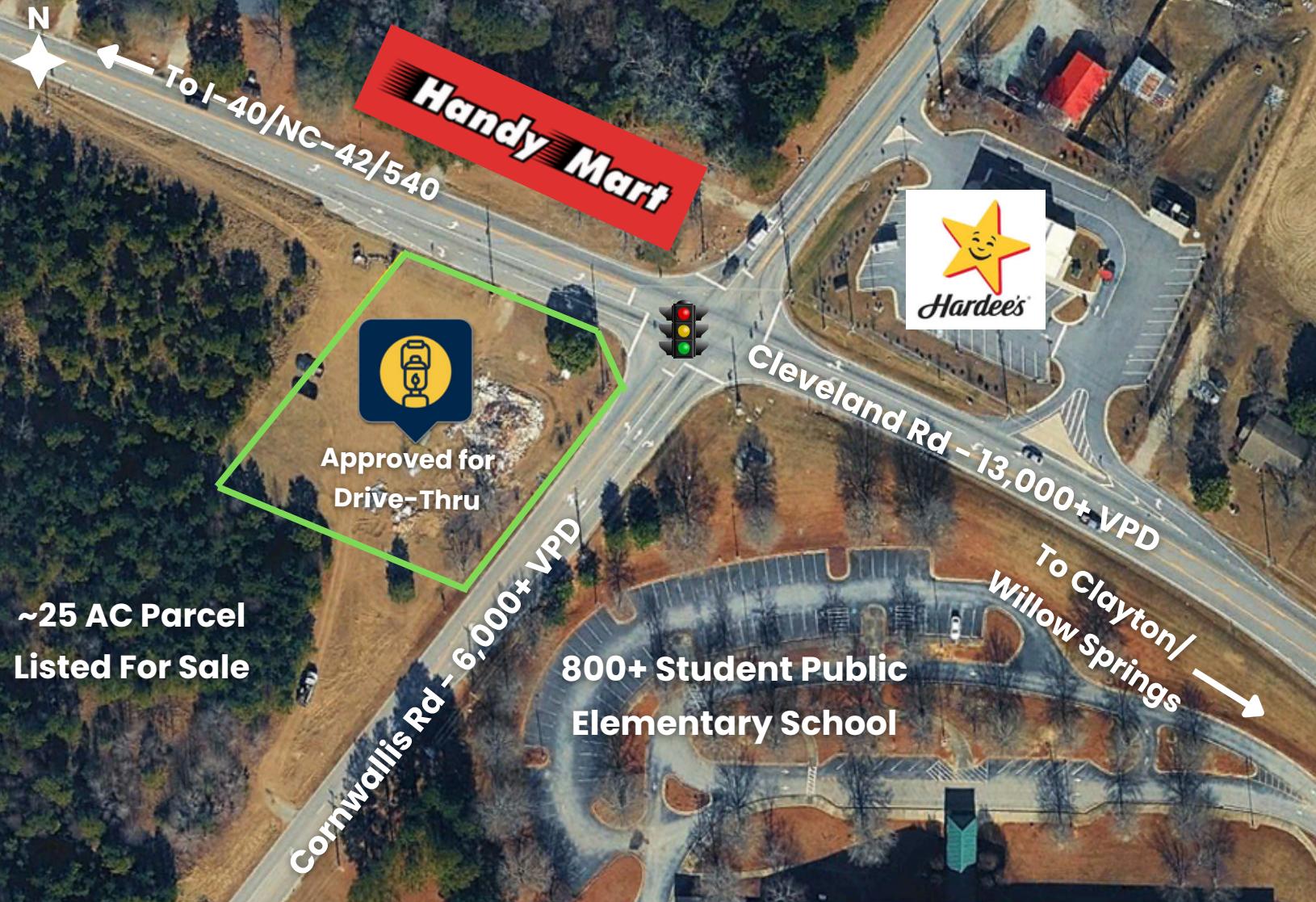


# FOR SALE WITH PLAN APPROVAL

## 0.92 AC SITE ON SIGNALIZED CORNER

SWC of Cleveland Rd & Cornwallis Rd  
Garner, NC 27529



### 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

Interested?  
Contact us for more  
information

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

### 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+**

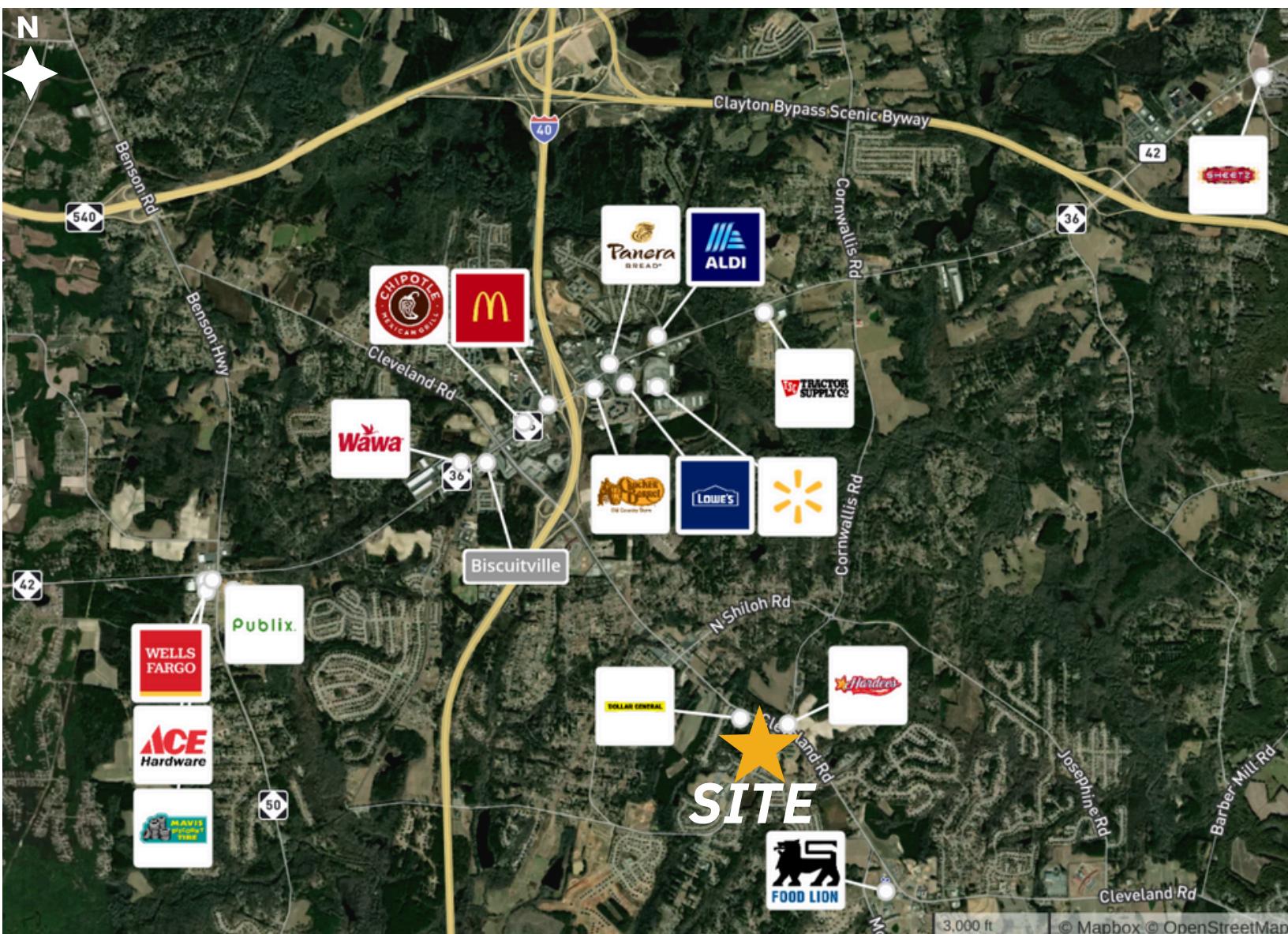
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## ROADS AND RETAIL



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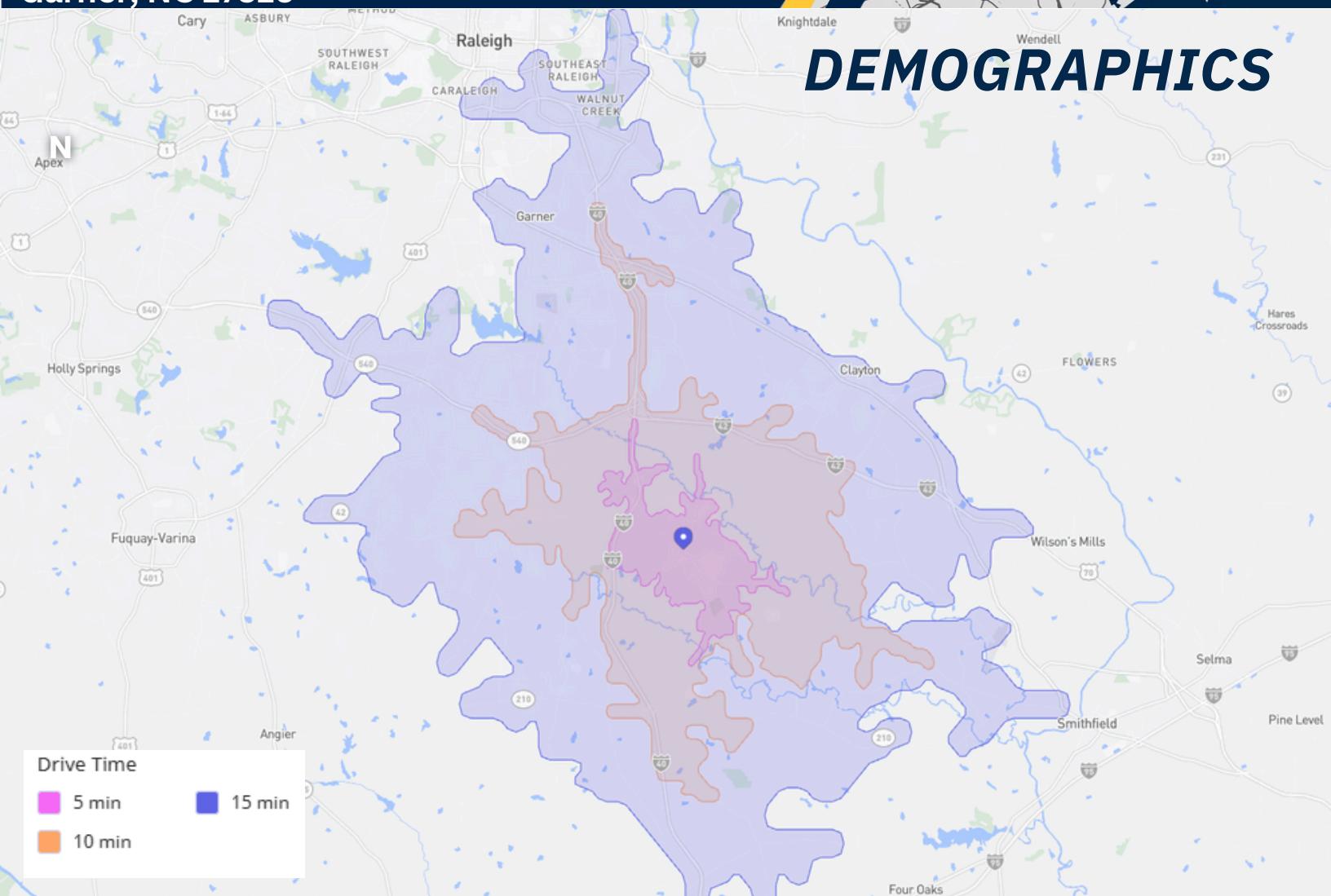
## 0.92 AC SITE ON SIGNALIZED CORNER

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	119	111
Household Median Income	\$107,812.19	150	121
Household Median Disposable Income	\$89,490.01	146	121
Household Median Discretionary Income	\$75,096.14	165	127
Average Income Per Person	\$47,068.4	118	96
Median Rent	\$1,842.2	149	118
Median House Value	\$409,408.28	120	107

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## CLEVELAND ROAD TRAFFIC ANALYSIS

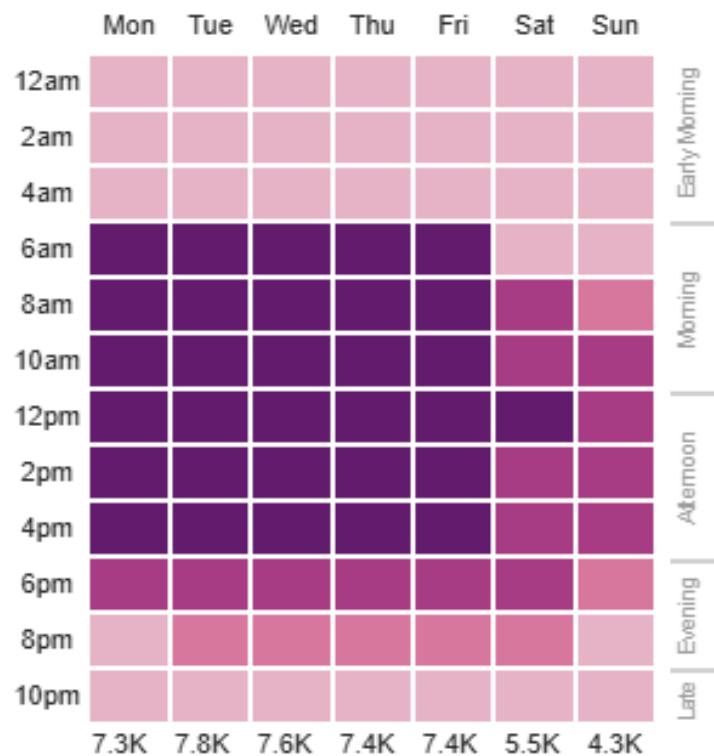


6,778 Cars | Average Daily Volume  
Cleveland Road, SR 1010



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

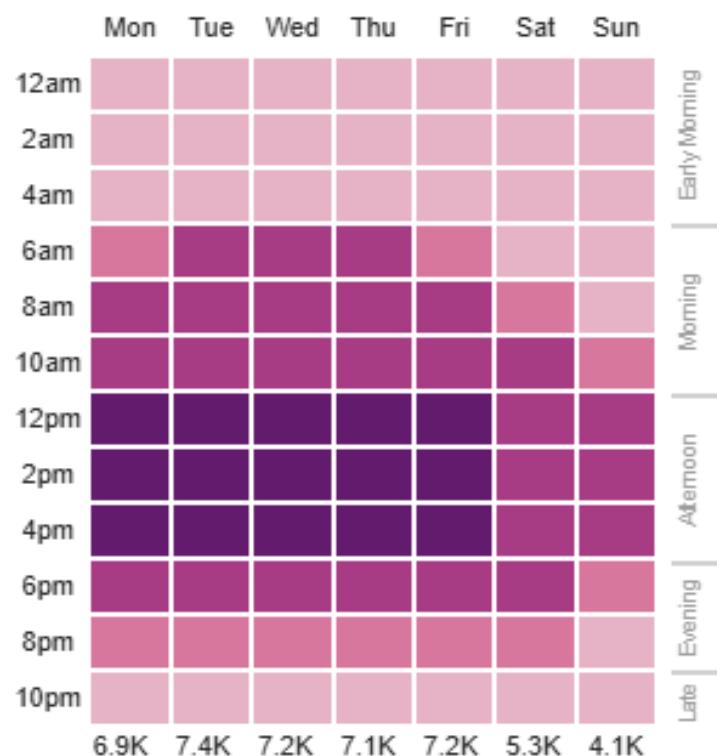
### Westbound



Avg. Cars/Hour



### Eastbound



Avg. Cars/Hour



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