

5770 Veterans Parkway, Garner, NC 27529

HIGH-VISIBILITY COMMERCIAL LAND

±1.03 Acres | For Sale or Lease | 3-Parcel Assemblage

±1.03 Acres

CLEVELAND RD

VETERANS PKWY
32000 VPD

18000 VPD



±1 Mile
Away

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PROPERTY OVERVIEW

TOTAL ACRES	ZONING	SALE PRICE	LEASE RATE	ACCESS
±1.03	AR / CB IHI OVERLAY	\$1,800,000	TBD	Cleveland Rd & Veterans Pkwy

PROPERTY DESCRIPTION

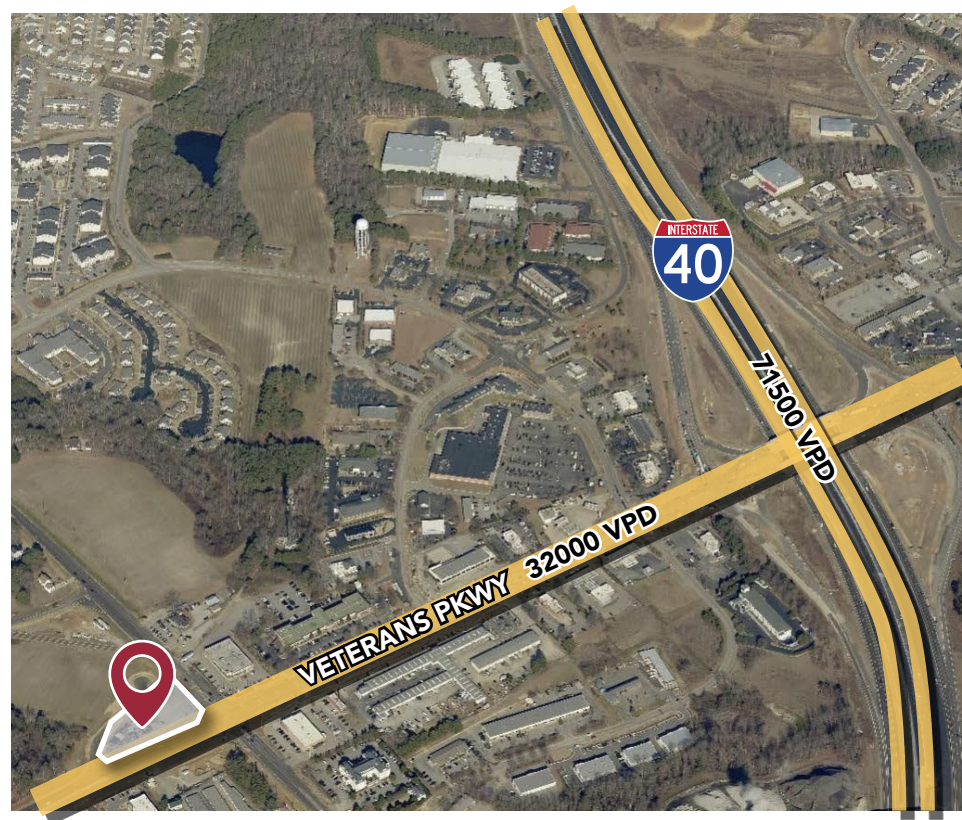
5770 Veterans Parkway presents a rare opportunity to acquire or lease ±1.03 acres at a signalized corner in one of the Triangle's most active development corridors. The offering consists of a three-parcel assemblage with utilities available to the site, commercial zoning established on two of the three parcels, and recent roadway improvements completed by NCDOT. With outstanding visibility, multiple points of access, and flexibility for a variety of commercial uses, the property is well positioned for retail, office, bank, restaurant, and service-oriented development.

ADDRESS

5770 Veterans Parkway, Garner, NC 27529

PROPERTY HIGHLIGHTS

- » ±1.03 Acres
- » Sale or Lease
- » 3-Parcel Assemblage
- » Signalized Hard Corner
- » Utilities to Site
- » Zoning in Place (2 of 3 Parcels)
- » Excellent Visibility
- » DOT improvements recently completed



CURRENT ZONING

PARCEL 1

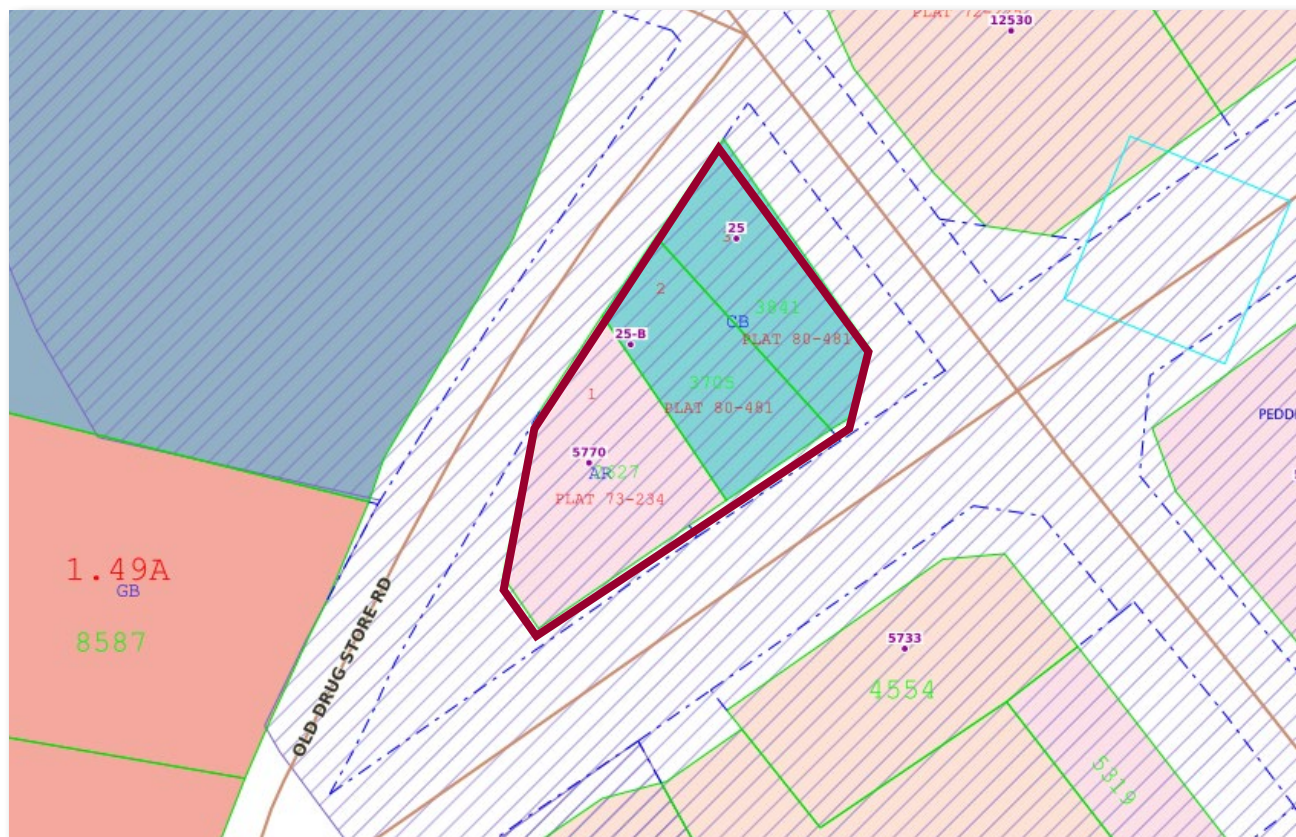
AR - Agricultural Residential

The agricultural-residential district is intended to encourage the continuance of agricultural uses as well as to ensure that residential development of appropriate intensities that are consonant with the suitability of land, availability of public services, accessibility to major activity centers, and transportation systems, and that are compatible with surrounding development, will occur at appropriate density to provide a healthful environment.

PARCELS 2 & 3

CB - Community Business

The community business district is intended to provide for the development of commercial and service centers that serve communities' commercial needs, are accessible by residents from the community and surrounding neighborhoods, and are of such a nature so as to minimize conflicts with surrounding residential areas.



ALL PARCELS

IHI Overlay Districts

Interstate Highway Interchange. Uses commonly found at the interchange of interstates. These include restaurants, gas stations, grocery stores, hotels, offices, etc.

ZONING / USE DISCLAIMER: Zoning classifications and permitted uses are subject to change. Prospective purchasers/users should independently verify current zoning, overlay requirements and permitted uses with Johnston County Planning.

[Johnston County Permitted Uses Link](#)

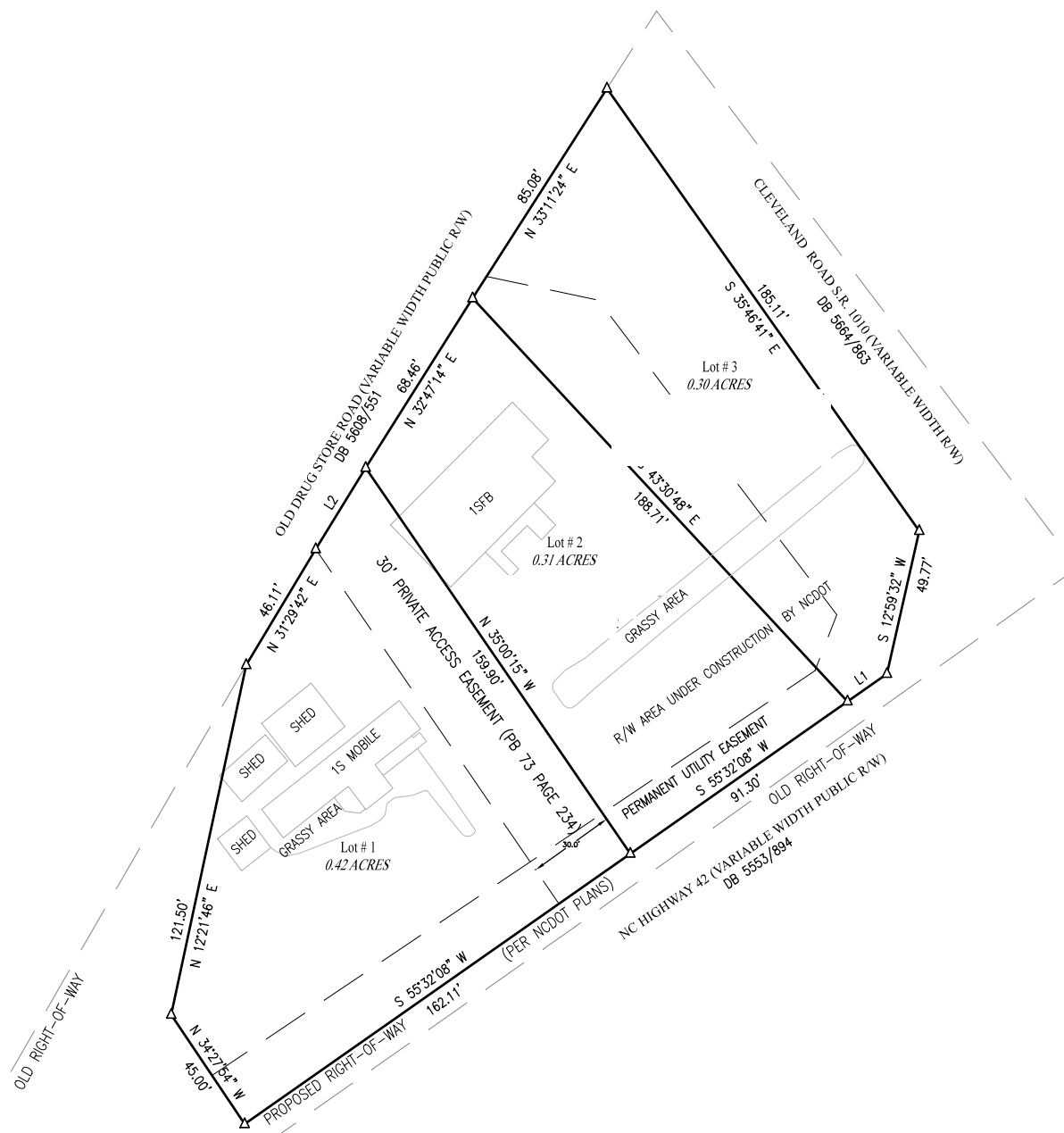
DEVELOPMENT POTENTIAL

POSSIBLE USES

- **Retail**
 - » Convenience Store
 - » Coffee Shop
 - » Quick Service Restaurant
 - » Boutique Retail
- **Professional**
 - » Medical Office
 - » Bank Office
 - » Professional Office
 - » Service Retail
- **Hospitality**
 - » Restaurant
 - » Drive-Thru Users
 - » Automotive Service
 - » Car Wash
 - » Oil Change

DEVELOPMENT ADVANTAGES

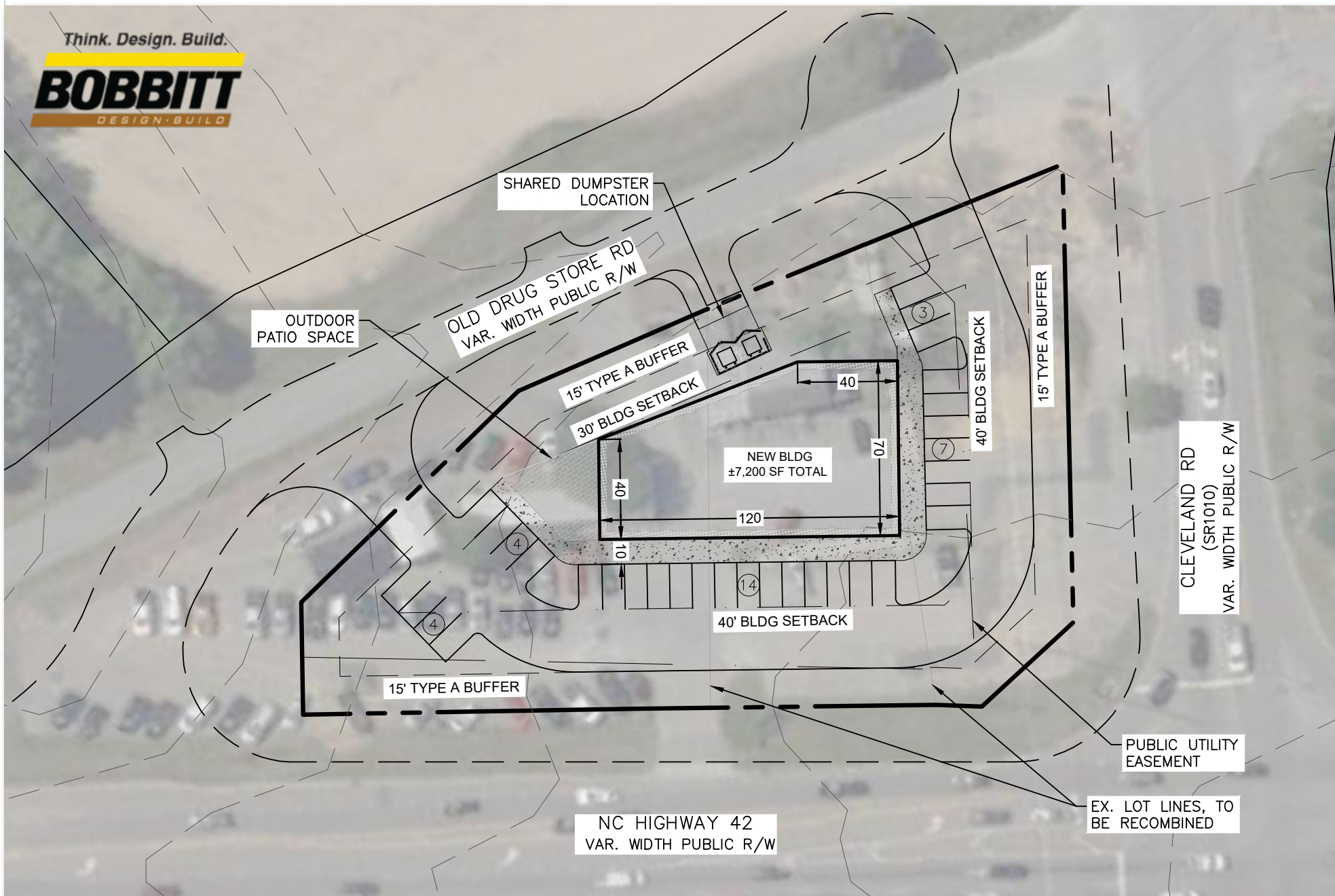
- Signalized Corner
- Interstate Visibility
- Utilities Available
- Strong Traffic Counts
- Excellent Access
- Flat Development Site



OLD DRUG STORE PARCELS

CONCEPT PLAN

HIGH-VISIBILITY COMMERCIAL LAND | 5770 VETERANS PARKWAY, GARNER, NC 27529



RETAIL OVERVIEW



Located at the intersection of Veterans Parkway and the completed I-540 extension, the property benefits from the rapid transformation of Garner and northern Johnston County into one of the region's fastest-growing commercial markets. Thousands of new residents, expanding employment centers, and continued investment from national retailers are driving demand throughout the corridor. Convenient access to I-540, I-40, US-70, and Downtown Raleigh provides exceptional regional connectivity, making this a strategic location for businesses seeking long-term growth in the Triangle.

LOCATION ANALYSIS

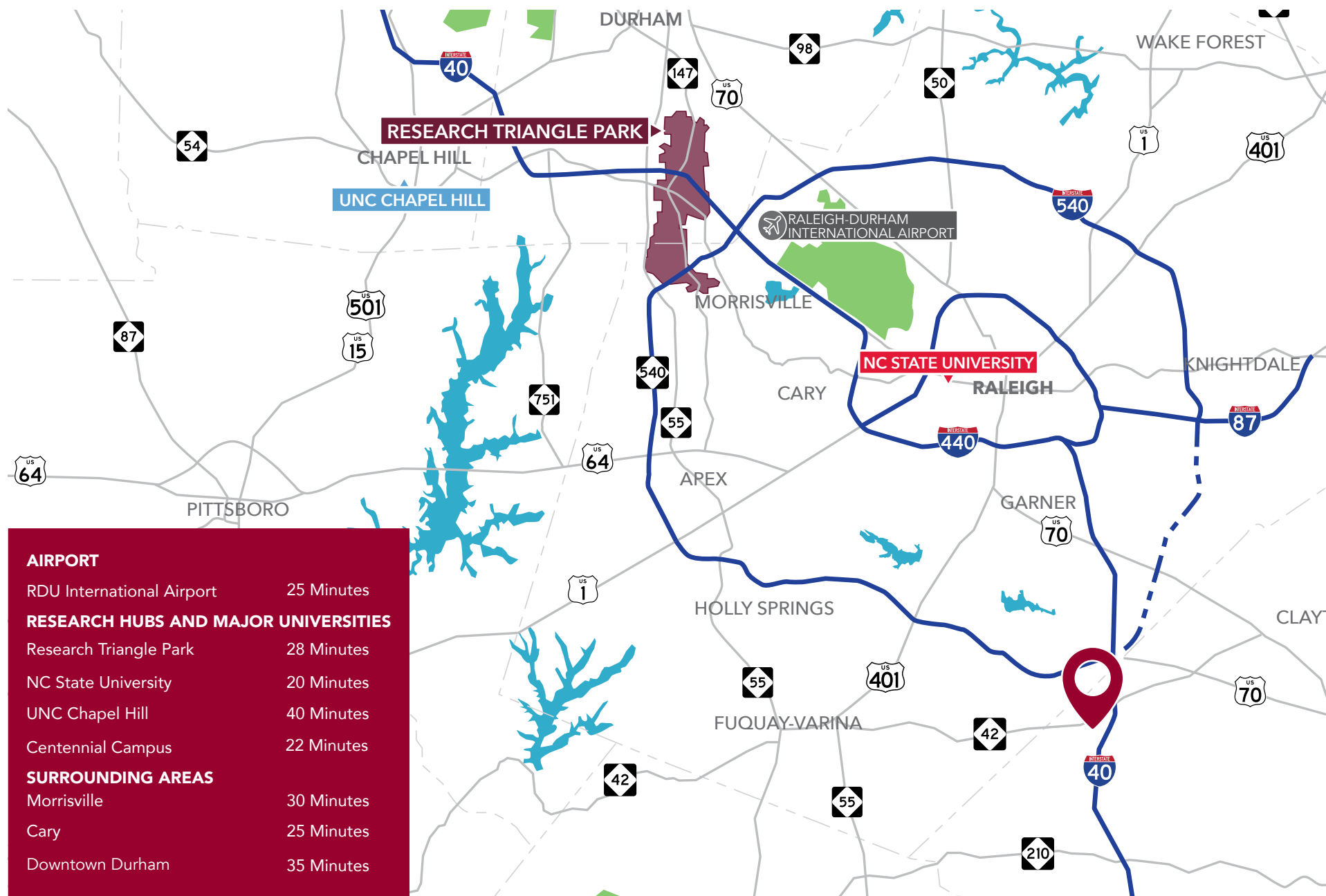


DISTANCES

Raleigh	14 miles	20 min
Fayetteville	58 miles	1 hr
Durham	34 miles	40 min
Greensboro	82 miles	1 hr 25 min
Chapel Hill	39 miles	45 min

Charlotte	162 miles	2 hr 40 min
Winston-Salem	108 miles	1 hr 45 min
Port of Wilmington	122 miles	2 hr
Port of Charleston	265 miles	4 hr 10 min
Port of Morehead City	147 miles	2 hr 30 min
New York City	505 miles	8 hr 15 min

THE TRIANGLE AREA



DEMOGRAPHICS

32% Population Growth Since 2020

Direct Access to I-540

46,000+ Residents

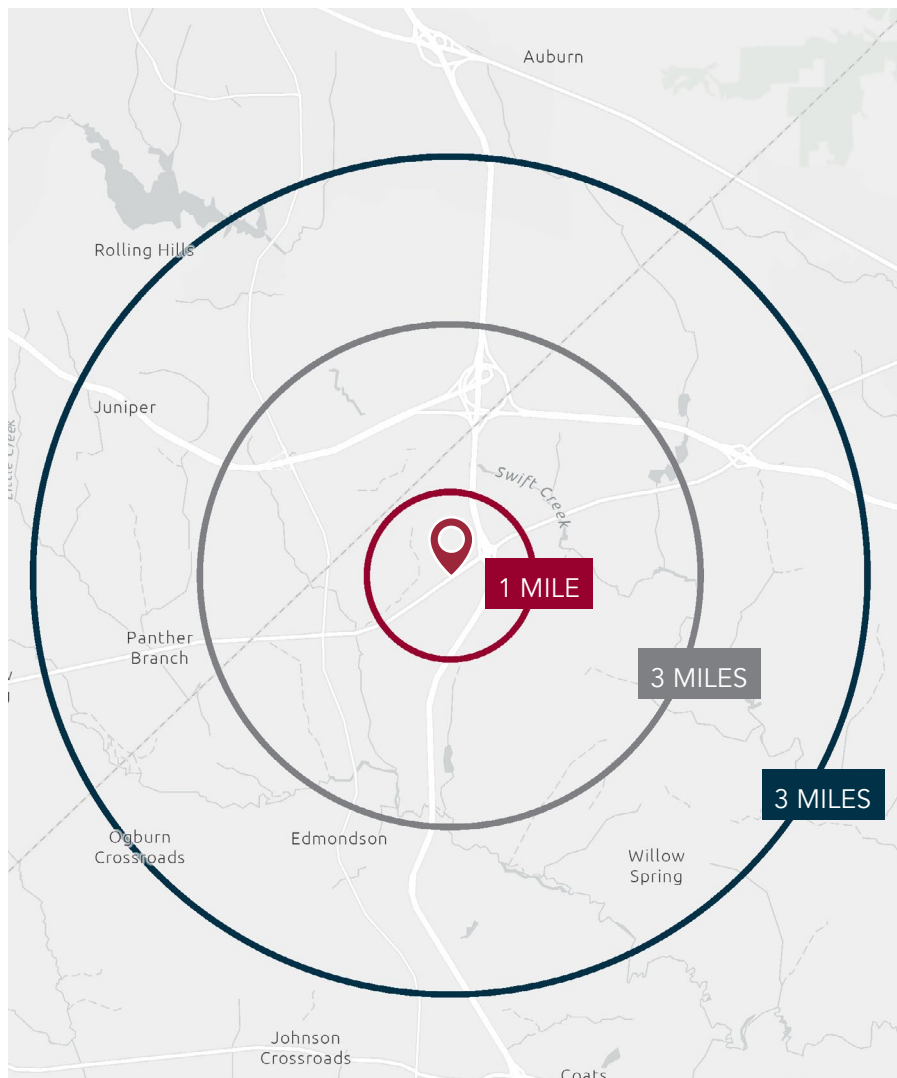
870+ Acres of Parks

1,000+ Homes Planned Within 3 Miles (property-specific)

Top 10 Fastest Growing U.S. Community

Minutes to Downtown Raleigh

Growing Commercial & Retail Corridor



	1 MILE	3 MILES	5 MILES
Population (2026)	5,286	26,228	65,725
Daytime Population	7,024	22,176	49,728
Total Businesses	335	704	1,296
Total Employees	3,237	6,202	10,137
Average Household Income	\$116,516	\$141,896	\$139,294

ABOUT GARNER, NC

- » **Rapid Growth & Investment** - One of the Triangle's fastest-growing communities, Garner continues to attract significant residential, retail, industrial, and mixed-use development fueled by the completion of the I-540 extension.
- » **Strategic Regional Connectivity** - Conveniently located with direct access to I-540, I-40, US-70, and Downtown Raleigh, providing exceptional connectivity throughout the Triangle and beyond
- » **Thriving Business Environment** - A growing population, expanding workforce, and continued commercial investment have made Garner an increasingly attractive destination for retailers, developers, and employers.
- » **Convenient Lifestyle & Recreation** - Residents enjoy a blend of small-town charm and modern amenities, with local parks, greenways, shopping, dining, and entertainment just minutes from Downtown Raleigh and White Oak Crossing.



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