

BENSON RD

**GARNER
VA CLINIC**

SITE

FOR SALE

2705 Benson Road

2705 BENSON ROAD

Garner, NC 27529

PRESENTED BY:

KARA BLUE

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PROPERTY SUMMARY



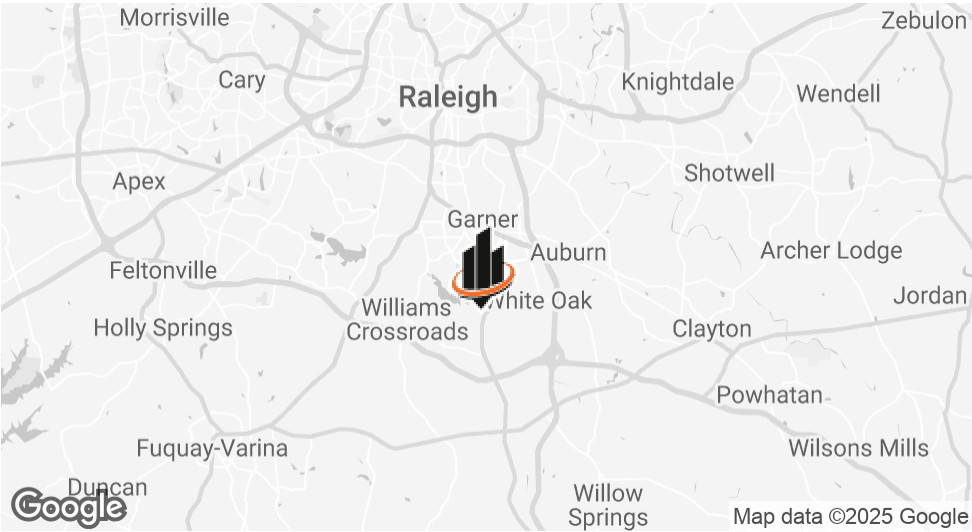
OFFERING SUMMARY

SALE PRICE:	\$2,500,000
LOT SIZE:	±5.0 Acres
PIN:	1619438686
ZONING:	CMX
UTILITIES:	Utilities close proximity to the site

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2705 BENSON ROAD | 2705 Benson Rd, Garner, NC, 27529



PROPERTY DESCRIPTION

Prime Development Opportunity: Situated along Benson Rd in Garner, this ±5-acre site offers excellent visibility between Downtown Garner and the I-540 interchange. Its strategic location directly across from the new VA Clinic enhances its potential for a range of commercial uses.

Strategic Growth Location: With CMX zoning and frontage along a key corridor, the site is well-positioned for future development. Strong access, growing traffic, and surrounding residential density support a variety of retail or service-oriented users.

PROPERTY HIGHLIGHTS

- The 240,000 SF VA Clinic across the street will employ 400 people and serve 25,000 veterans annually. Outpatient services will include primary and specialty care, mental health, X-ray, and CT scans.

ADDITIONAL PHOTOS



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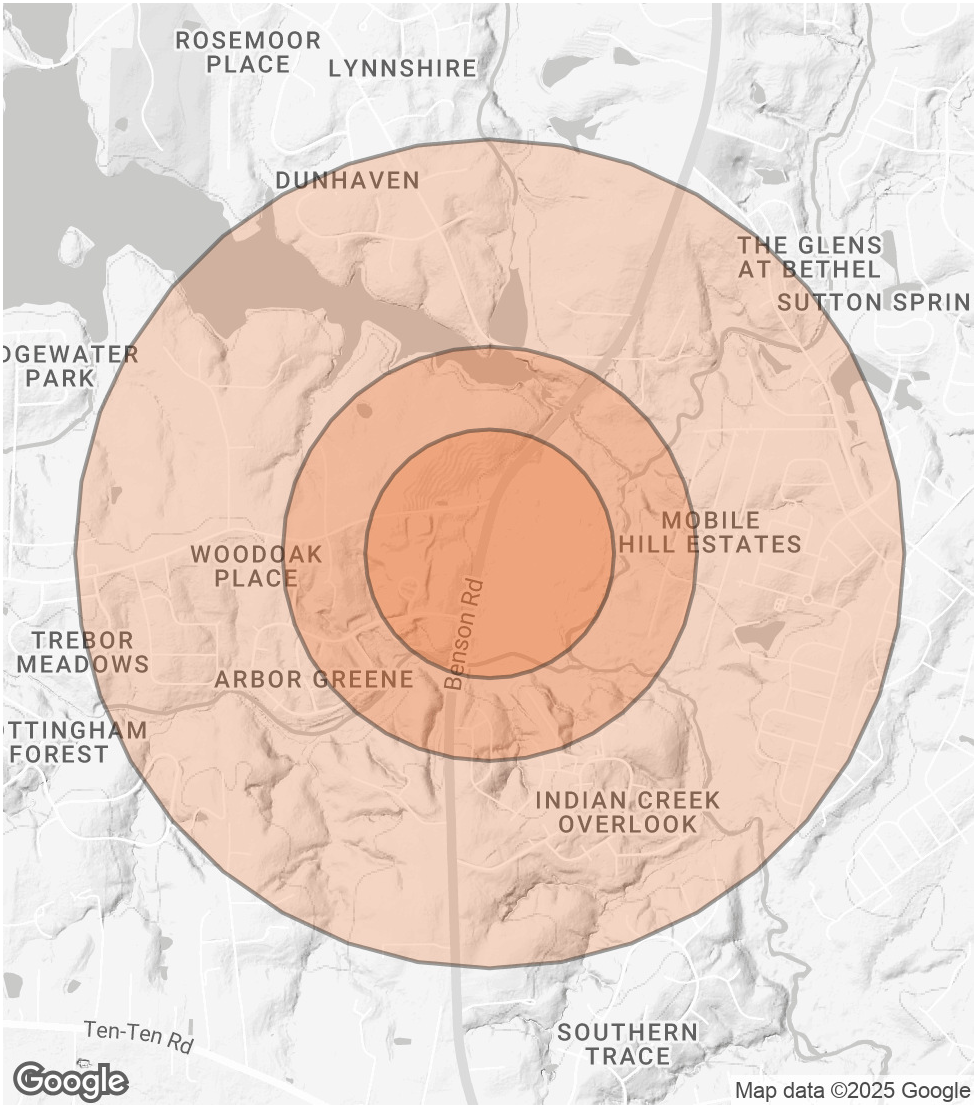
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	69	590	2,430
AVERAGE AGE	42	42	42
AVERAGE AGE (MALE)	41	41	41
AVERAGE AGE (FEMALE)	43	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	25	209	884
# OF PERSONS PER HH	2.8	2.8	2.7
AVERAGE HH INCOME	\$128,179	\$128,341	\$123,673
AVERAGE HOUSE VALUE	\$408,274	\$408,240	\$417,000

Demographics data derived from AlphaMap



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