



COMMERCIAL REAL ESTATE SERVICES  
RALEIGH • DURHAM • WILMINGTON



OFFICE SPACE FOR LEASE

# LANDMARK

12450 CLEVELAND ROAD, GARNER, NC 27529

# Property Overview

## LANDMARK

12450 CLEVELAND ROAD, GARNER, NC

**THE LANDMARK BUILDING** is located right off I-40 near the I-40 / NC 42 Hwy interchange in Garner, NC. Adjacent to CVS, Walgreens and numerous retailers and restaurants.

## PROPERTY HIGHLIGHTS

- 38,000 SF 3-story well maintained building
- Several furnished suites available
- Elevator access to 2nd and 3rd floors
- Monument signage
- Luxury common areas
- Abundant parking onsite

## EVENT SPACE RENTAL OPPORTUNITIES

- Suite 300: Event Venue Suite/Fully Furnished Kitchen





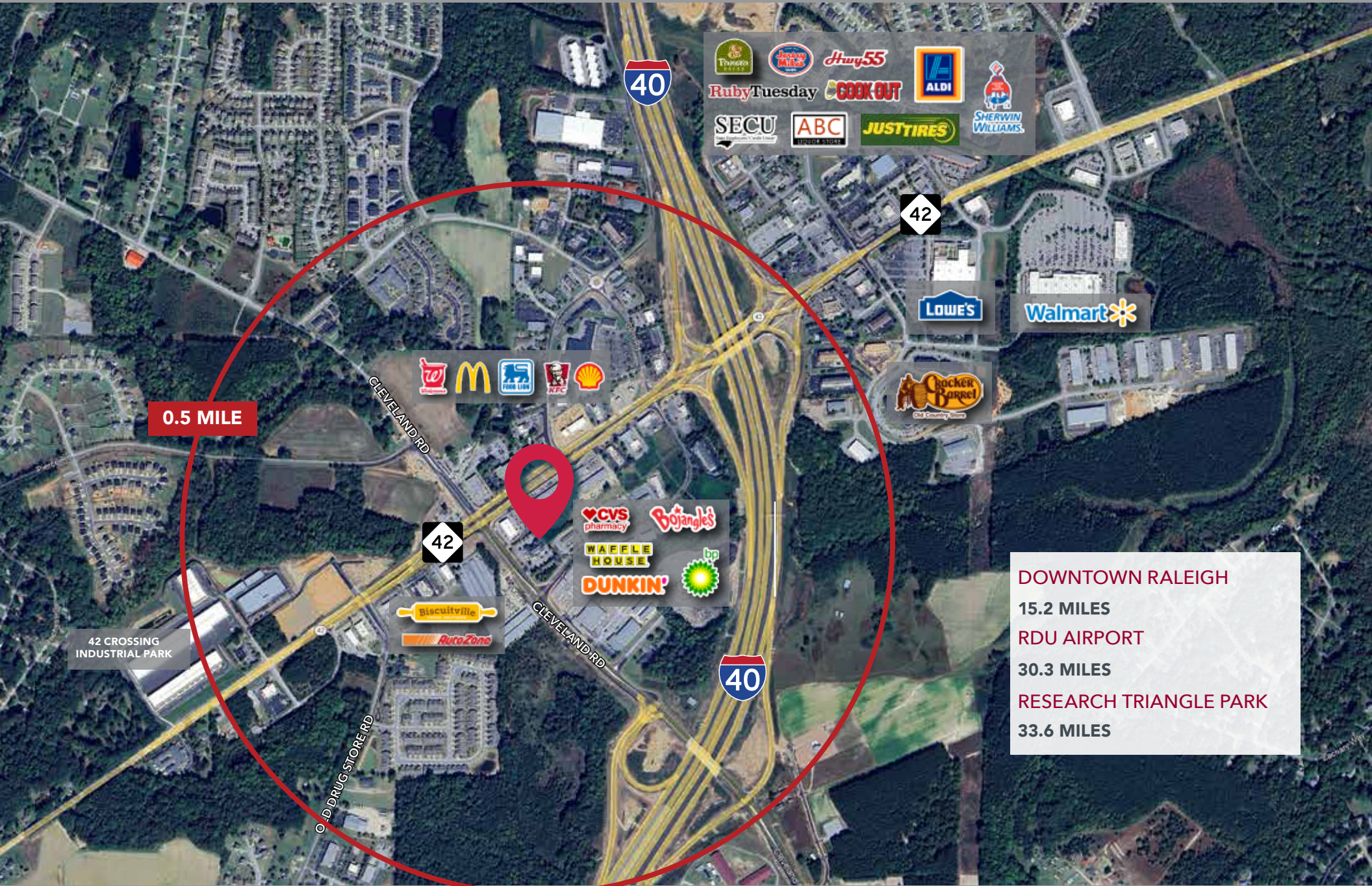
# Event Space



# Grounds



# Area Amenities



0.5 MILE

42 CROSSING INDUSTRIAL PARK

DOWNTOWN RALEIGH  
 15.2 MILES  
 RDU AIRPORT  
 30.3 MILES  
 RESEARCH TRIANGLE PARK  
 33.6 MILES

# Demographics

	1 MILE	3 MILES	5 MILES
Population (2024)	4,058	25,191	63,726
Daytime Population	6,098	21,074	46,247
Median Age	36.8	38.4	39.1
Average Household Income	\$112,262	\$128,011	\$125,600
Average Home Value	\$383,914	\$386,525	\$401,374
Bachelor's Degree or Higher	40.2%	39.7%	39.9%

Just southeast of Raleigh and part of the thriving Research Triangle region, **Johnston County** is one of North Carolina's fastest-growing counties. Known for its balance of rural charm and economic momentum, Johnston County offers an affordable, accessible alternative to nearby urban centers, while maintaining close proximity to the state's capital and Research Triangle Park.

Home to more than 249,000 residents and growing rapidly, Johnston County spans 791 square miles and includes 11 municipalities, each with its own unique character. The county's strategic location along Interstates 40 and 95 makes it a vital corridor for commerce, attracting companies in advanced manufacturing, distribution, life sciences, and agribusiness. With a skilled and expanding workforce, pro-business climate, and a strong sense of community, Johnston County is a place where opportunity and quality of life go hand in hand.

**#3 FASTEST GROWING  
County in NC (Johnston)**

NC Office of State Budget & Management  
2025

**249,000+**  
**Johnston Co Population**

+3.1% Change 2023-2024

**93,000+**  
**Johnston Co Workforce**

2025



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