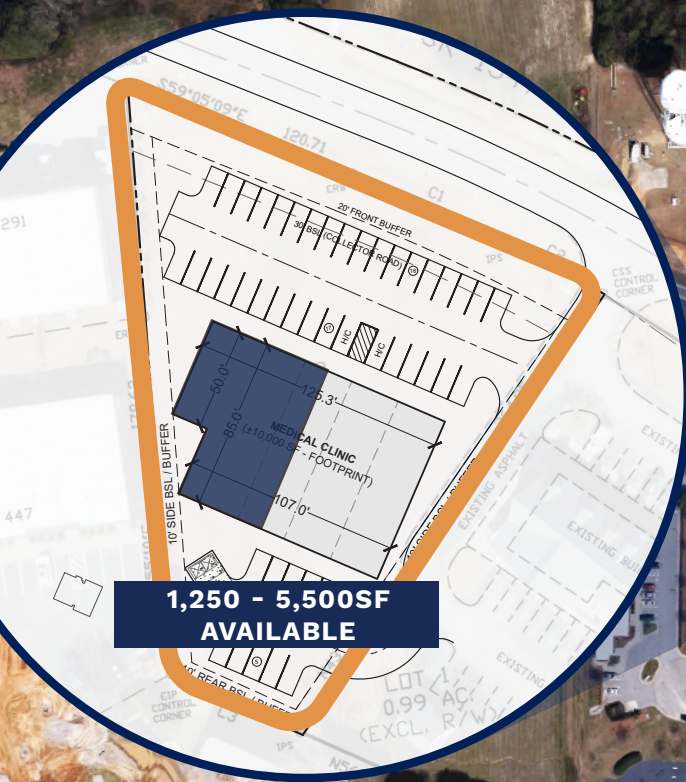


**FOR PRE-LEASE
OR PRE-SALE**



225 GLEN ROAD GARNER, NC 27529

MEDICAL OFFICE OPPORTUNITY NOW PRE-LEASING & PRESELLING

A premier ground-up development opportunity for a medical office development in Garner's thriving Cleveland submarket.

Optimal medical location: positioned less than 5-miles from UNC Health Johnson and 8-miles from the WakeMed Garner Healthplex

1.01-acre site can handle a $\pm 10,000$ SF rectangular shaped building with 41-parking spaces

Ideal for general, specialty, or diagnostic healthcare providers; a strategic opportunity to fill critical medical office service gaps in Garner

Located just off I-40 Exit 312 at HWY 42 in the Cleveland Community

LEASE RATE/SALE PRICE

Call for pricing



Representative images

225 GLEN ROAD

GARNER, NC 27529

FOR PRE-LEASE



TRAFFIC COUNTS

NC 42 & Technology Dr	30,705 VPD
I-40 & NC 42	55,000 VPD
NC 42 & Old Drug Store Rd	21,021 VPD
Cleveland Rd & Commerce Pkwy	13,995 VPD

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	5,751	23,559	65,587
HOUSEHOLDS (HH)	2,340	8,840	24,199
AVERAGE HH INCOME	\$98,306	\$126,707	\$126,164
MEDIAN AGE	36.9	38.4	39.2
TOTAL BUSINESSES	364	703	1,332

Source: STDB, 2025

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