

TURN KEY BAR / DISTILLERY FOR LEASE

105 Rand Mill Rd, Garner, NC 27529



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COMMERCIAL REAL ESTATE

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PROPERTY DASHBOARD

±4,919 SF

Total Available SF

\$28/SF (NNN)

Lease Rate

±0.42

Lot Acres

TBD

Zoning

1999 / 2022

Year Built / Year Renovated

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2024 POPULATION	5,609	35,776	103,495
2024 AVERAGE HOUSEHOLD INCOME	\$107,868	\$109,757	\$102,637

PROPERTY DESCRIPTION

This +/- 4,919sf single tenant flex/retail property in the heart of Garner's downtown pedestrian corridor offers a turnkey space perfect for a distillery and bar operator. Positioned in a a prime location in Historic Downtown Garner, the property offers convenient access to I-40, US-70, and is right near Downtown Garner staples; Full Bloom Coffee Roasters and the Garner Performing Arts Center.

The property features 15' ceiling heights, 10 on-site parking spaces, 2 dock height doors for distribution and deliveries, and a bar area. This site presents a strong opportunity for an operator seeking a turn key property in a prime historic downtown location.

PROPERTY HIGHLIGHTS

- Easy access to I-40 and US-70
- Within close proximity to Downtown Garner development projects - 40,000sqft recreation center, 24 apartments & 10,000sqft of retail on Main Street.
- 2 dock height doors for deliveries and distribution
- 10 Parking spaces on-site
- Located in Downtown Garner's social district
- Existing bar, and separate distilling area
- In Historic Downtown Garner
- Performing Arts Center, Full Bloom Coffee Roasters
- Opportunity to partner with Wedding Venue and Event Space next door



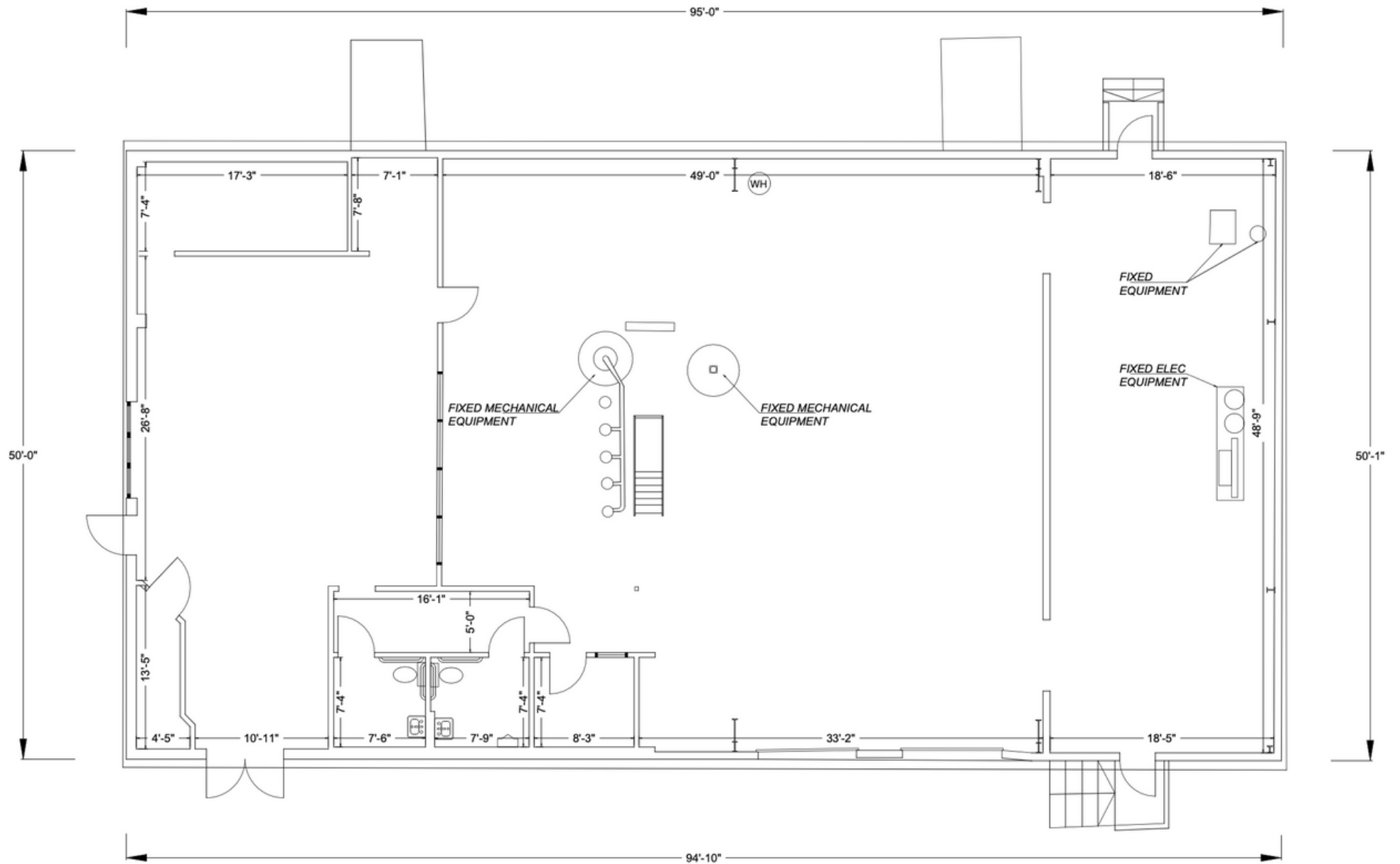




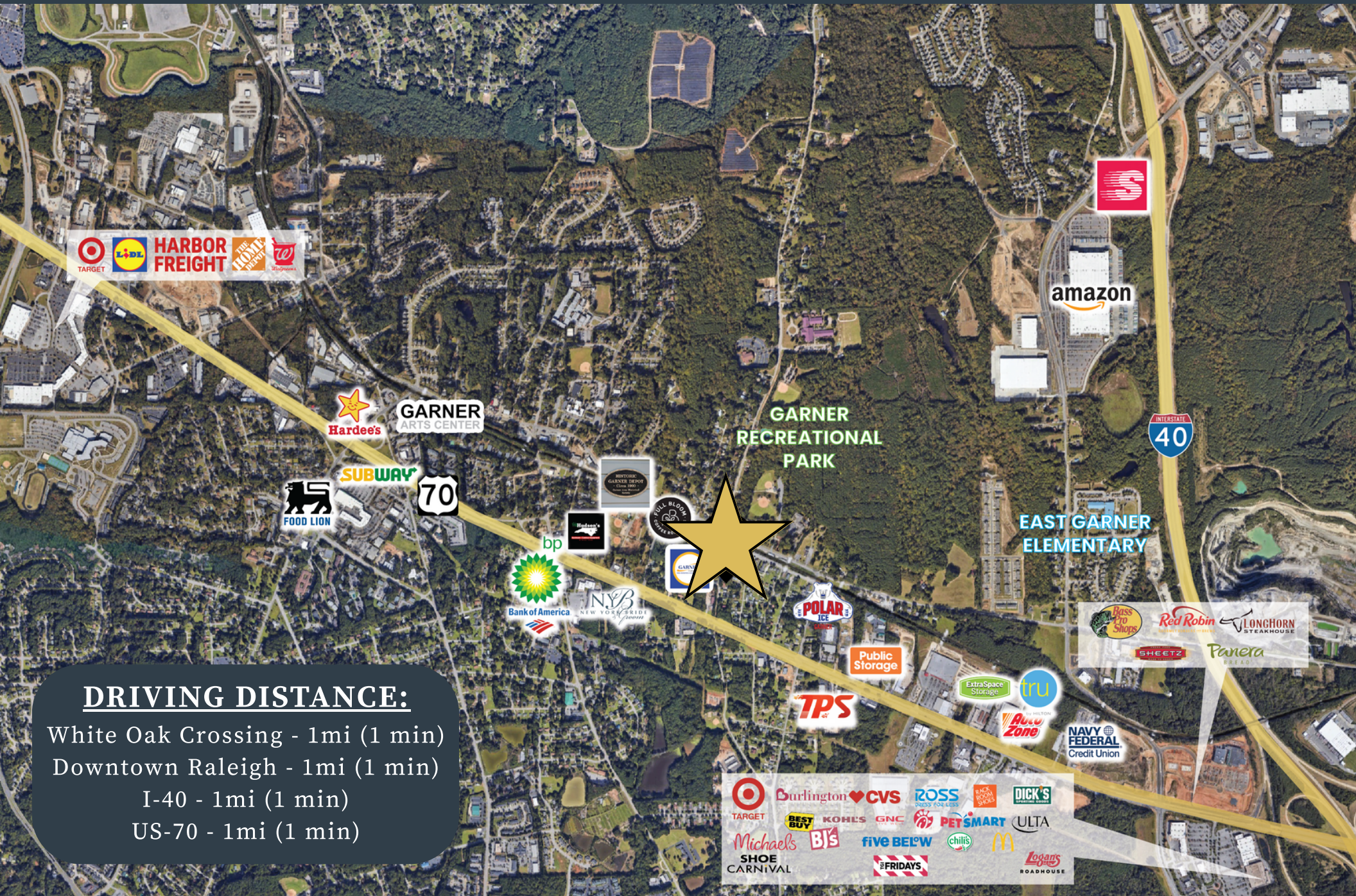




FLOOR PLAN



OVERVIEW MAP



DRIVING DISTANCE:

White Oak Crossing - 1mi (1 min)

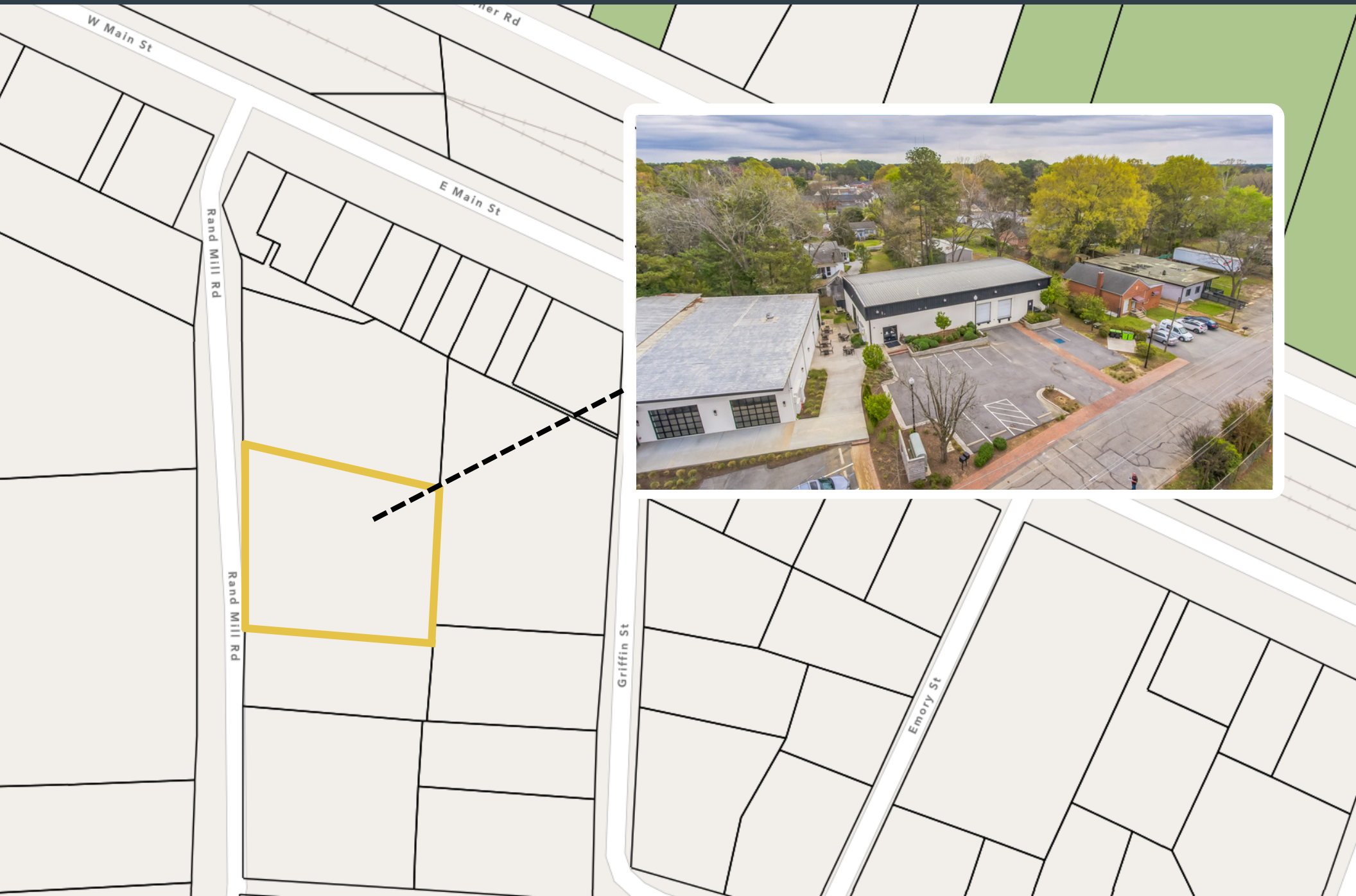
Downtown Raleigh - 1mi (1 min)

I-40 - 1mi (1 min)

US-70 - 1mi (1 min)



PARCEL MAP



MARKET OVERVIEW

Garner is a dynamic and growing suburb just minutes south of Downtown Raleigh, offering the perfect blend of small-town charm and big-city accessibility. With a welcoming community, strong local economy, and convenient access to I-40 and US-70, Garner has become a magnet for new development, residents, and businesses. The town is part of the thriving Wake County region and benefits from its proximity to major employment centers, universities, and medical hubs across the Triangle.

In recent years, Garner has focused heavily on revitalizing its historic downtown, creating a walkable, vibrant area filled with shops, entertainment, and community events. Projects like the Downtown Garner Social District, ongoing infrastructure upgrades, and support for small businesses reflect the town's smart growth initiatives. For investors and operators alike, Garner presents a high-potential opportunity in a well-connected, future-focused market with strong demographic trends and continued investment in community development.

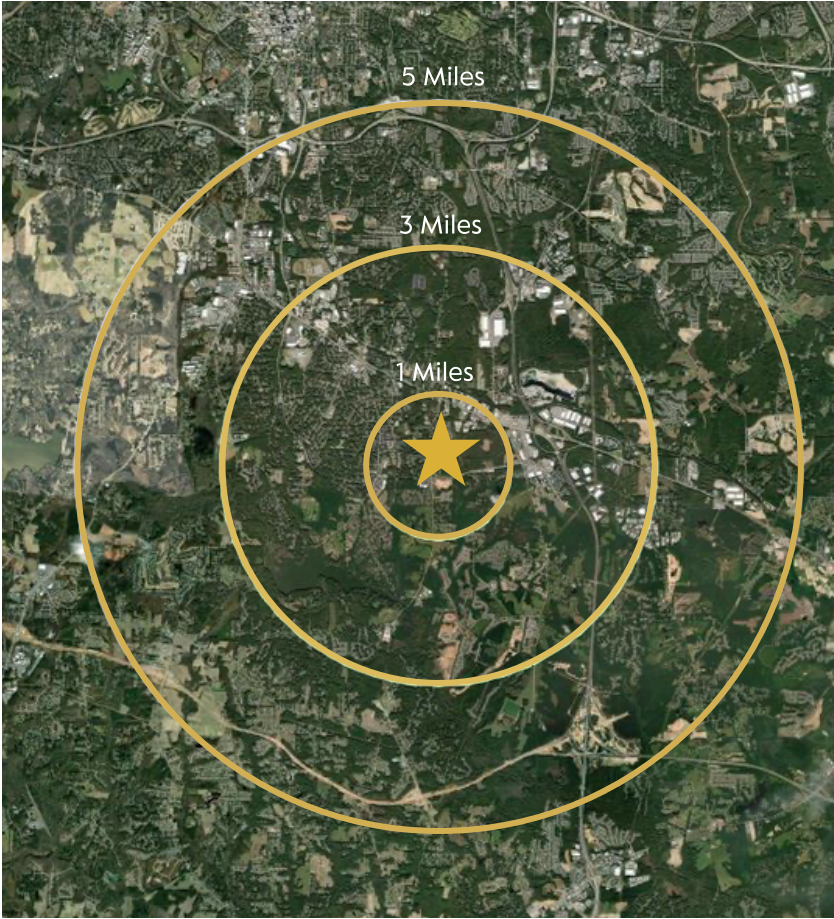


SURROUNDING DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2020 POPULATION	5,137	30,574	90,820
2024 POPULATION	5,609	35,776	103,495
ANNUAL GROWTH 2020-2024	0.23%	3.16%	3.47%
ANNUAL GROWTH 2024-2029	0.24%	1.57%	2.21%
MEDIAN AGE	41.6	39.4	36.7

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2020 HOUSEHOLDS	2,318	12,339	33,342
2024 HOUSEHOLDS	2,523	14,558	38,248
ANNUAL GROWTH 2020-2024	0.45%	1.69%	2.31%
ANNUAL GROWTH 2024-2029	0.45%	1.69%	2.31%
AVG HOUSEHOLD SIZE	2.18	2.43	2.68

INCOME	1 Mile	3 Miles	5 Miles
AVG HOUSEHOLD INCOME	\$107,868	\$109,757	\$102,637
MEDIAN HOUSEHOLD INCOME	\$81,176	\$79,764	\$78,103



HOUSING	1 Mile	3 Miles	5 Miles
MEDIAN HOME VALUE	\$447,214	\$406,109	\$359,454
MEDIAN YEAR BUILT	2003	2002	2000

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