



# THE SHOPS AT GARNER PLAZA

**NEWLY  
RENOVATED  
EXTERIOR!**



**PRESENTED BY:**



**JOHNNY WEHMANN**

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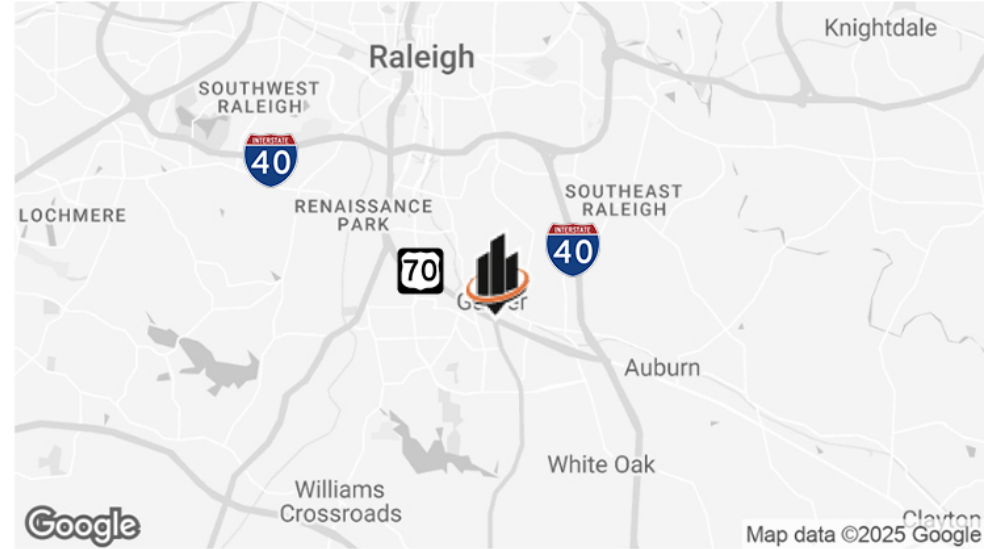


**WHIT BRANNON**

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**FOR LEASE**  
**505-537 PLAZA CIRCLE**  
**GARNER, NC 27529**

## PROPERTY SUMMARY



LEASE RATE

NEGOTIABLE

### OFFERING SUMMARY

TOTAL SF:	±57,783 SF
AVAILABLE SF:	±1,100 SF
ZONING:	Commercial Mixed-Use
MARKET/SUBMARKET:	South Raleigh/Garner
COUNTY:	Wake
2025 TICAM:	\$3.43/SF

### PROPERTY OVERVIEW

SVN | REA is pleased to present for lease **The Shops at Garner Plaza, a ±57,783 SF shopping center located on Hwy 50/Benson Rd just off Highway 70** in Garner, NC near downtown Raleigh (±5 miles). Tenants include Family Dollar, Carolina Billiards, NY Bride & Groom, and more. **Currently available is 517 Plaza Circle, a ±1,100 SF in-line retail space.**

### PROPERTY HIGHLIGHTS

- Eight tenants comprise a nice mix of smaller and larger spaces
- Ample parking and easy access to Hwy 70 via Benson Road (NC Hwy 50)
- Well-maintained landscaping with newly renovated curb and sidewalk
- Traffic counts on Benson Rd is ±12,600 VPD, with ±29,400 VPD at the intersection of Hwy 70

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SVN  
REAL ESTATE ASSOCIATES

# PROPERTY PHOTOS



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# SITE PLAN



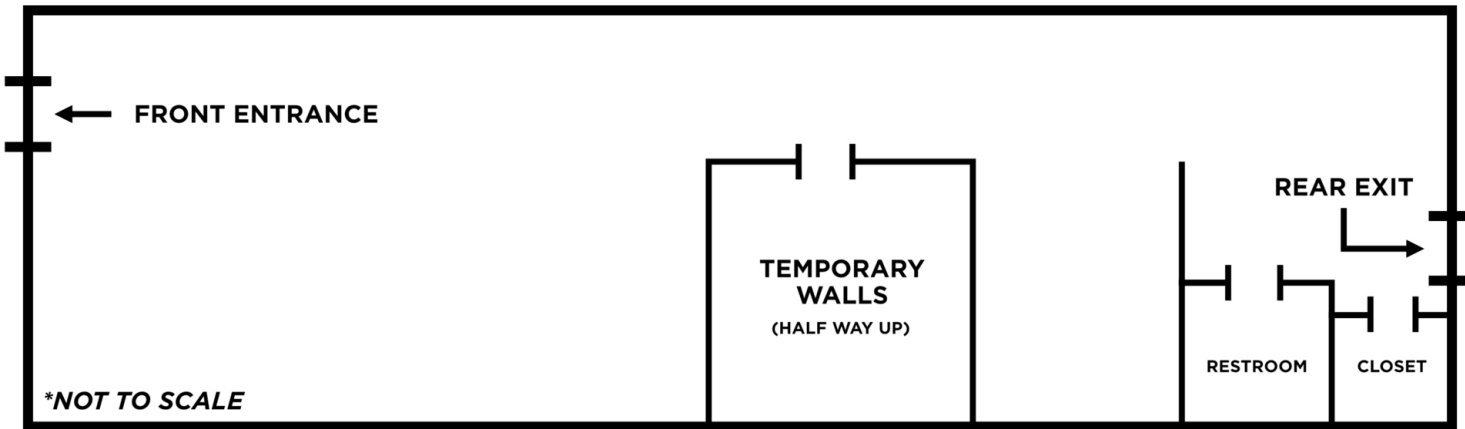
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# 517 PHOTOS + FLOOR PLAN



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# US 70 & BENSON ROAD BRIDGE EXPANSION



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## ABOUT GARNER

# GARNER: A FAST-GROWING POCKET OF THE TRIANGLE

Less than a 15 minute drive to downtown Raleigh, Garner has become one of the fastest growing submarkets in Triangle. The expansion of the 540 Beltline will further power this growth, creating more direct access to the Research Triangle Park.

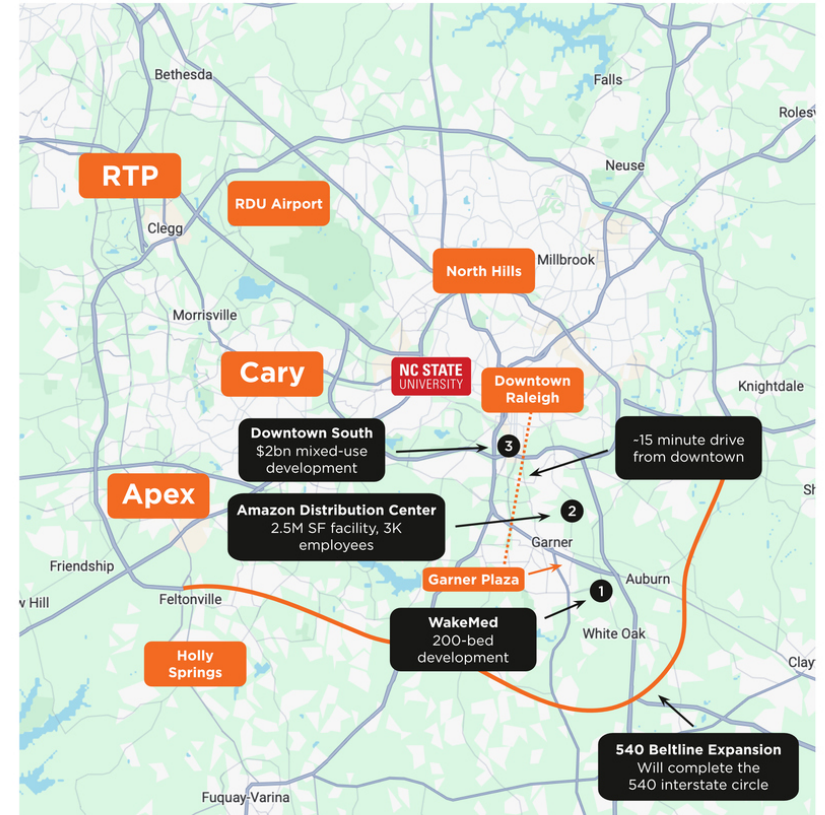
Located **6 miles south of downtown Raleigh**, Garner has seen dramatic growth, particularly over the past five years.

The substantial increase in population and residential units has **expanded the customer base** that neighborhood retail like Garner Plaza serves.

Major projects including the **expansion of the 540 Beltline**, the recently built 2.5M square foot **Amazon distribution center**, and a new **WakeMed health and wellness** 220-acre campus with a 200-bed hospital, will continue to power growth in the area.



Source: CoStar, Garner Economic Development, Data USA



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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

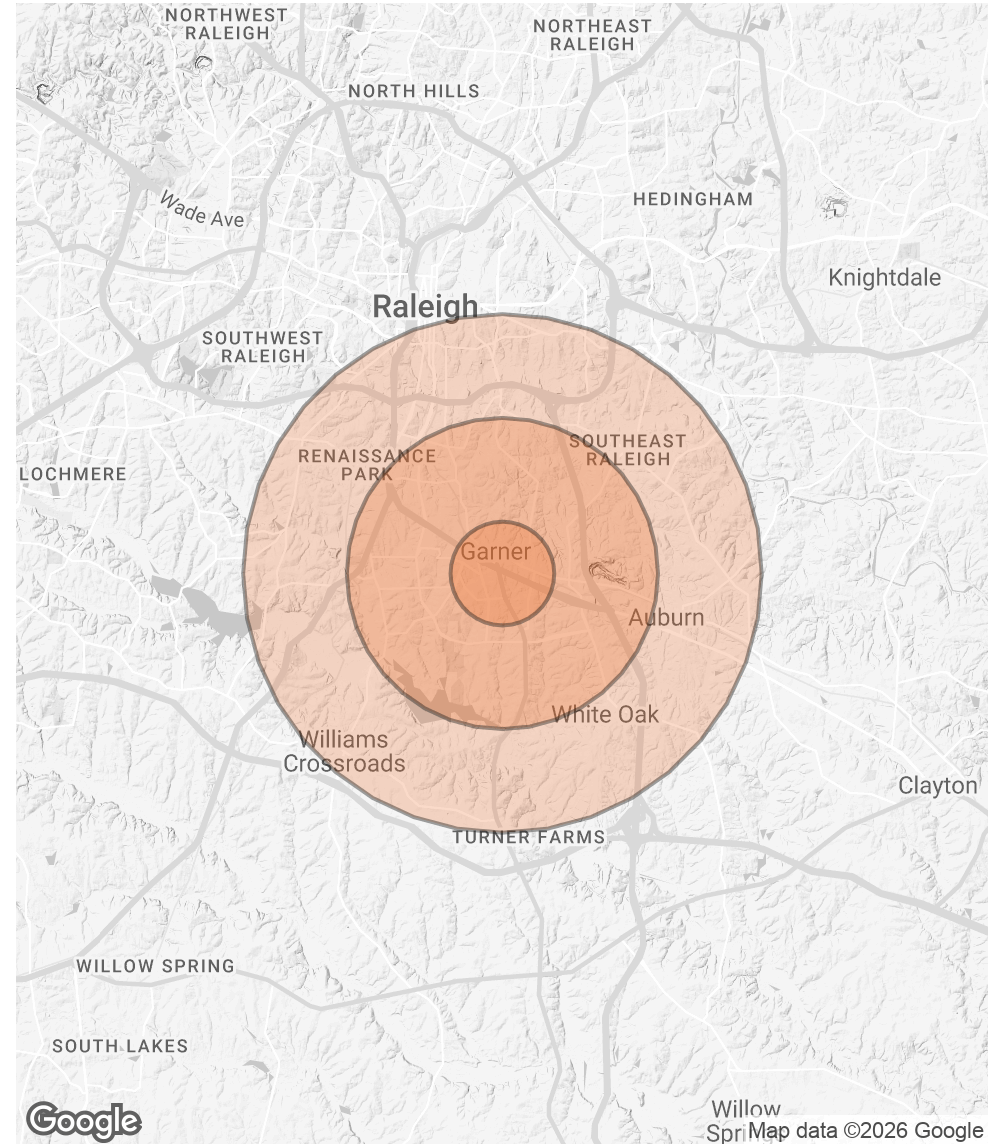
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	6,053	43,758	118,714
<b>AVERAGE AGE</b>	36.2	35.3	34.8
<b>AVERAGE AGE (MALE)</b>	36.6	33.9	32.6
<b>AVERAGE AGE (FEMALE)</b>	38.0	37.3	37.0

2020 American Community Survey (ACS)

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,580	16,198	43,191
<b># PERSONS PER HH</b>	2.3	2.7	2.7
<b>AVG HH INCOME</b>	\$65,296	\$70,720	\$70,218
<b>AVG HOME SALE PRICE (12 MOS)</b>	\$358,446	\$351,588	\$377,896



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