



LEE &
ASSOCIATES

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
- Hard-to-find small suites ranging from 500 SF to 1,100 SF
- Several furnished suites available
- Elevator access to 2nd and 3rd floors
- Monument signage
- Luxury common areas
- Abundant parking onsite

OFFICE AVAILABILITY

- Suite 207: 695 SF - \$1,400/month (MG)
 - *View floor plan - pg. 3*
 - *2nd floor*
 - *Corner space with lots of windows*
 - *Rent includes utilities and CAM*
 - *Beautiful common areas*

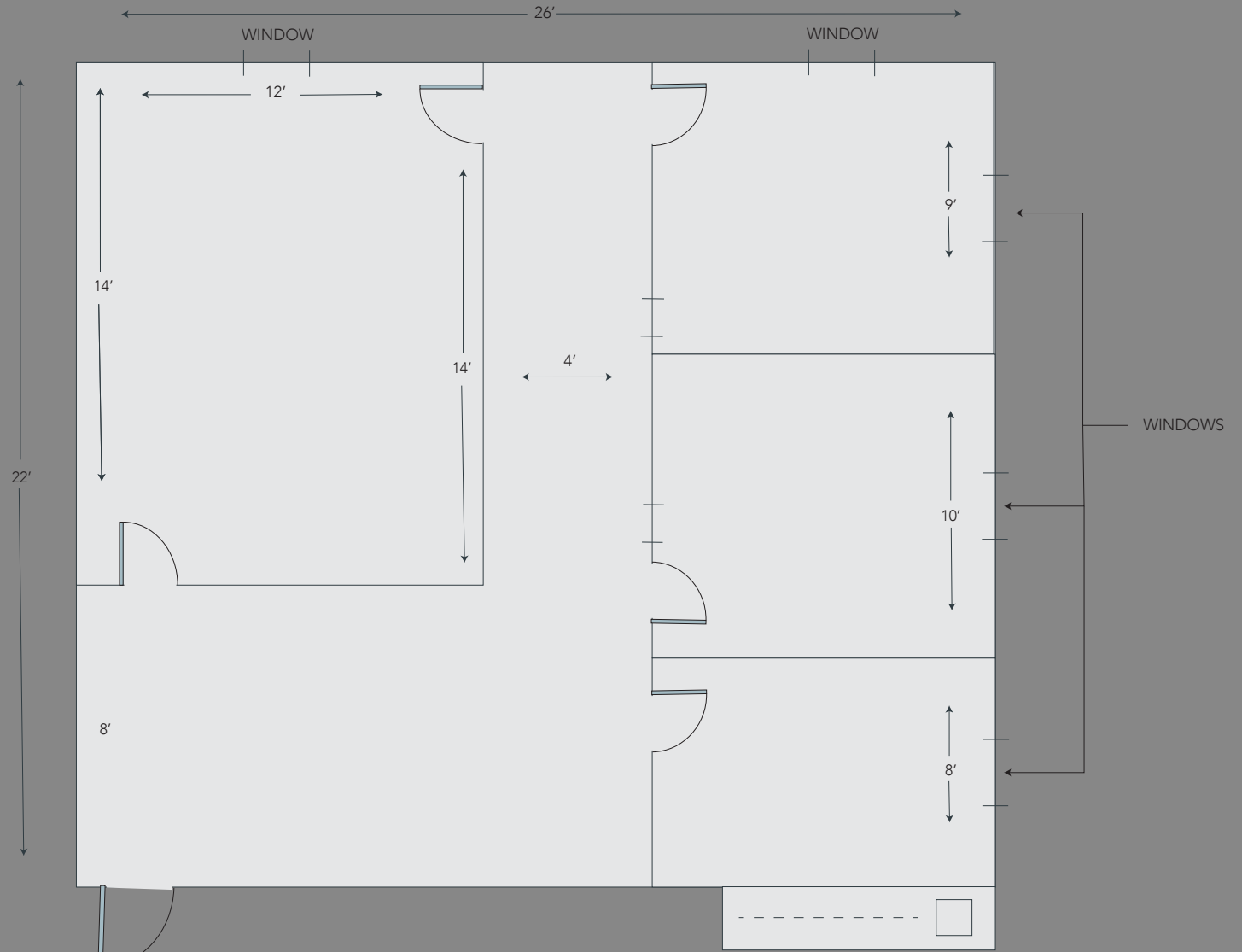
EVENT SPACE RENTAL OPPORTUNITIES

- Suite 300: Event Venue Suite/Fully Furnished Kitchen
- Suite 301: Cigar Lounge
- Suite 302: Event Venue Office



Suite 207

- Space vacant and available for rent: 695 SF - \$1,400/month
 - Suite 207 on 2nd floor
 - Corner space with lots of windows
 - Rent includes utilities and CAM
 - Beautiful common areas
 - Abundant parking



Office Space



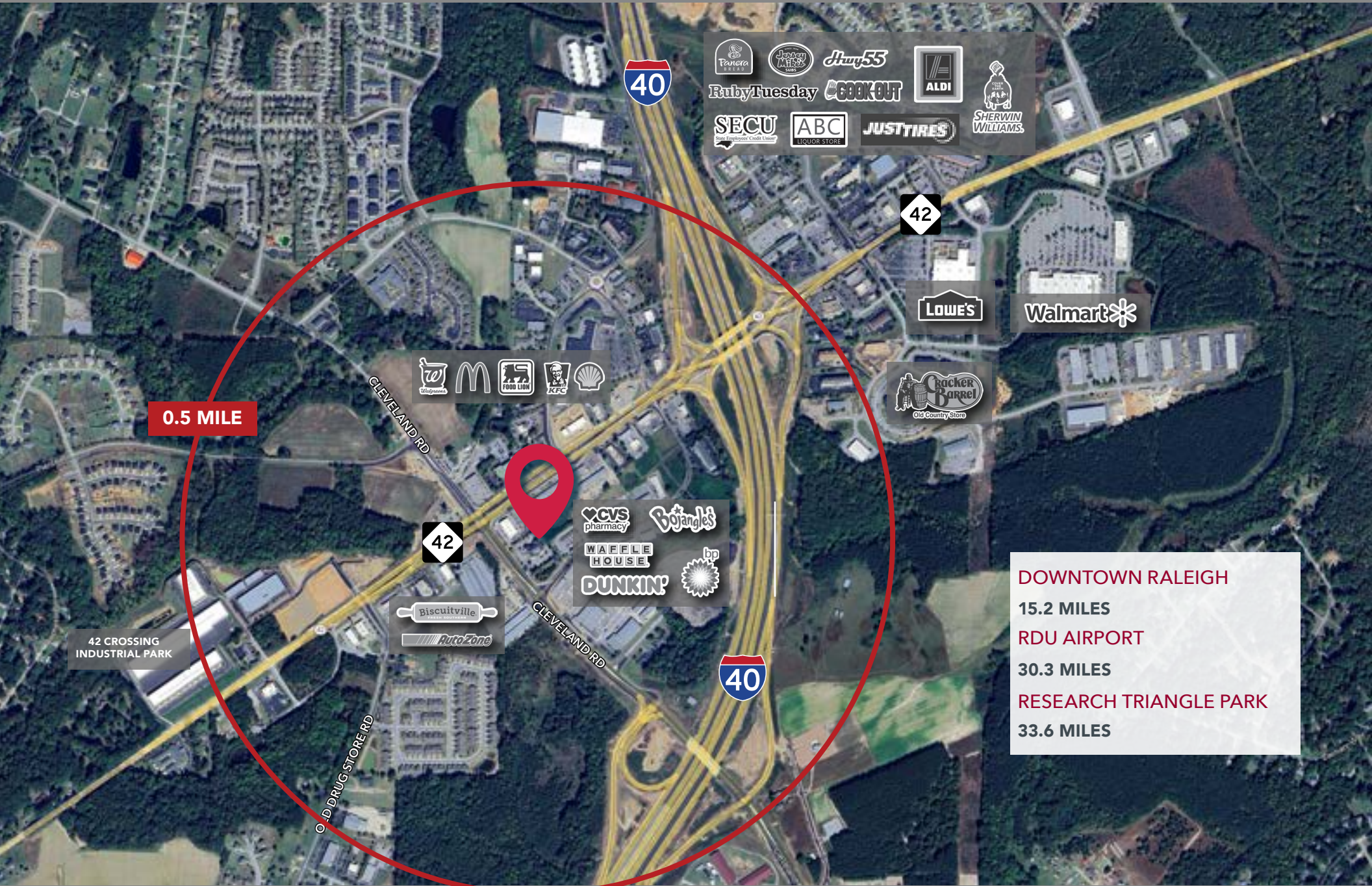
Event Space



Grounds



Area Amenities



0.5 MILE

42

LOWE'S

Walmart*

42

40

42 CROSSING INDUSTRIAL PARK

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

OLD DRUG STORE RD

CLEVELAND RD

CLEVELAND RD

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 & Mangement
2025

249,000+
Johnston Co Population

+3.1% Change 2023-2024

93,000+
Johnston Co Workforce

2025



BRIAN FARMER, SIOR

Managing Director, Principal

D 919.576.2503

D 919.730.6584

bfarmer@lee-associates.com