

FLEX/RETAIL FOR LEASE

1,600 SF WARM SHELL SUITE | MINUTES TO I-40 | GARNER

982 Adams Point Dr, Garner, NC 27529



OFFERING SUMMARY

Lease Rate:	\$28 SF/yr (plus TICAM)
Building Size:	8,000 SF
Available SF:	1,600 SF
Lot Size:	0.75 Acres
Year Built:	2007
Zoning:	COP
APN:	06D01020J

PROPERTY OVERVIEW

One suite remains. 1,600 SF of flex/retail space in the center of this five-unit Garner building, with the surrounding suites already spoken for. The landlord delivers a warm shell: concrete floors, electrical rough-ins, plumbing stubs, HVAC sized to engineering capacity, a sign junction box, and a private ADA restroom with LVP wall panels, exhaust fan and water heater. Demising walls arrive studded, drywalled, taped and sanded. With a qualified 5+ year lease, you choose the layout and finishes. Built for coffee, restaurant, bar, salon, physical therapy or fitness users. Ample parking, no roll-up doors, and minutes from I-40 and NC-42. **\$28 PSF plus TICAM. Only one suite is left.**

PROPERTY HIGHLIGHTS

- 1,600 SF center suite — the last one available
- Warm shell delivery, ready for tenant finishes
- Concrete floors, HVAC, electrical & plumbing stubs
- Private ADA restroom, LVP panels, water heater
- Ample parking, no roll-up doors, ground-level entry
- Minutes from I-40 and NC-42 in the Garner market

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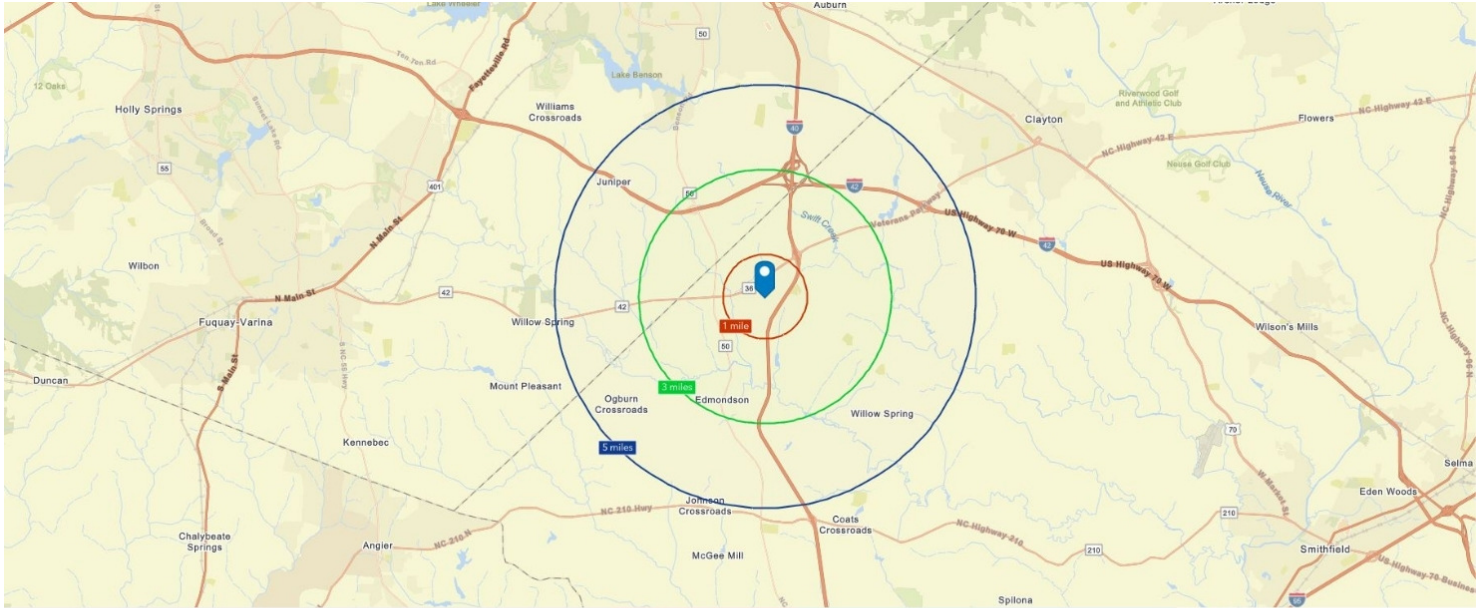
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	1 MILE	3 MILES	5 MILES	
2025 Estimated Population	4,184	25,162	63,025	 POPULATION
2030 Projected Population	4,743	28,042	70,168	
2025 Estimated Household	1,492	9,382	23,159	 HOUSEHOLD
2030 Projected Household	1,733	10,690	26,269	
2030 Estimated Owner Occupied Housing	1,491	8,851	22,657	 HOUSING
2030 Estimated Renter Occupied Housing	242	1,839	3,612	
2025 Estimated Total Business	154	709	1,289	 BUSINESS
2025 Estimated Total Employees	1,293	6,149	10,364	 EMPLOYEES

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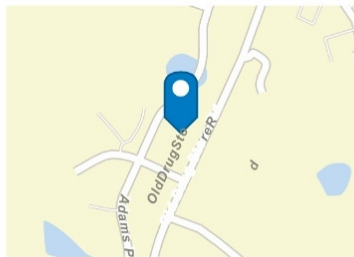
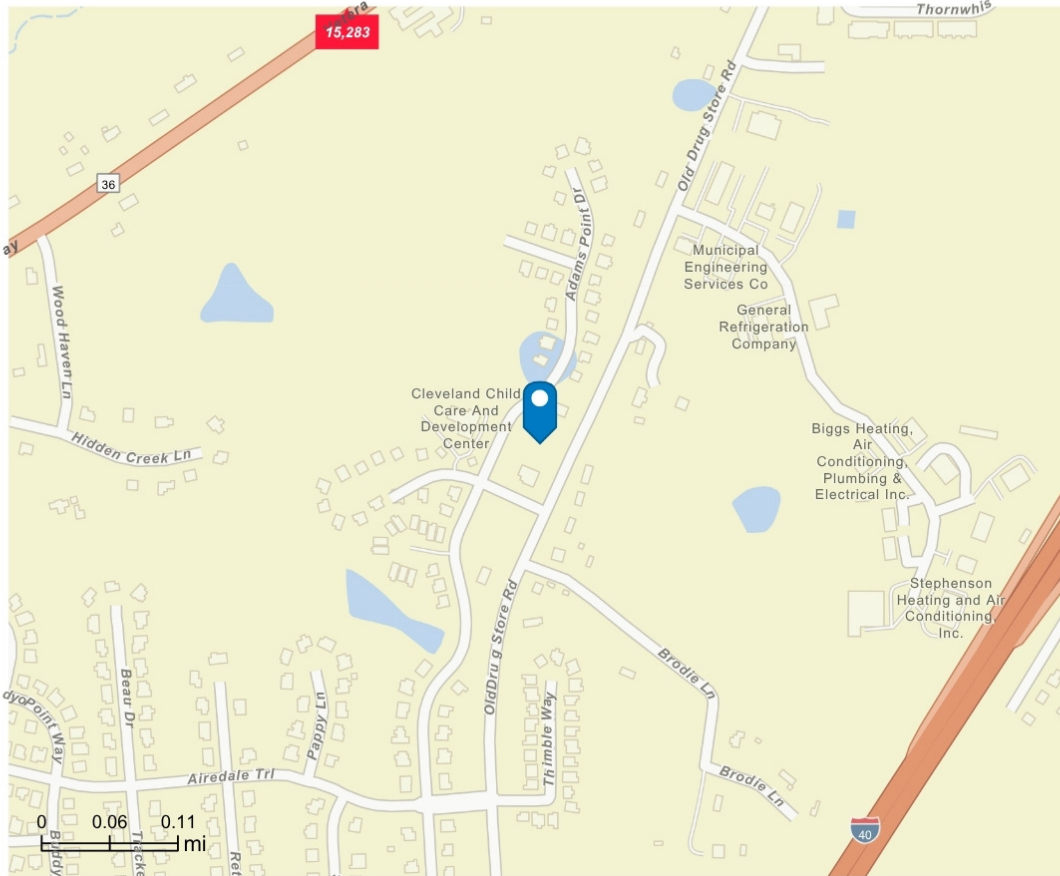
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Traffic Count Map - Close Up

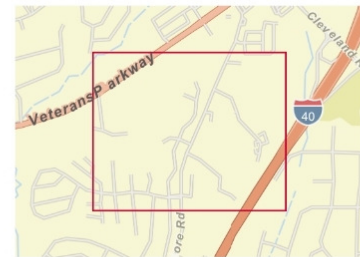
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Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

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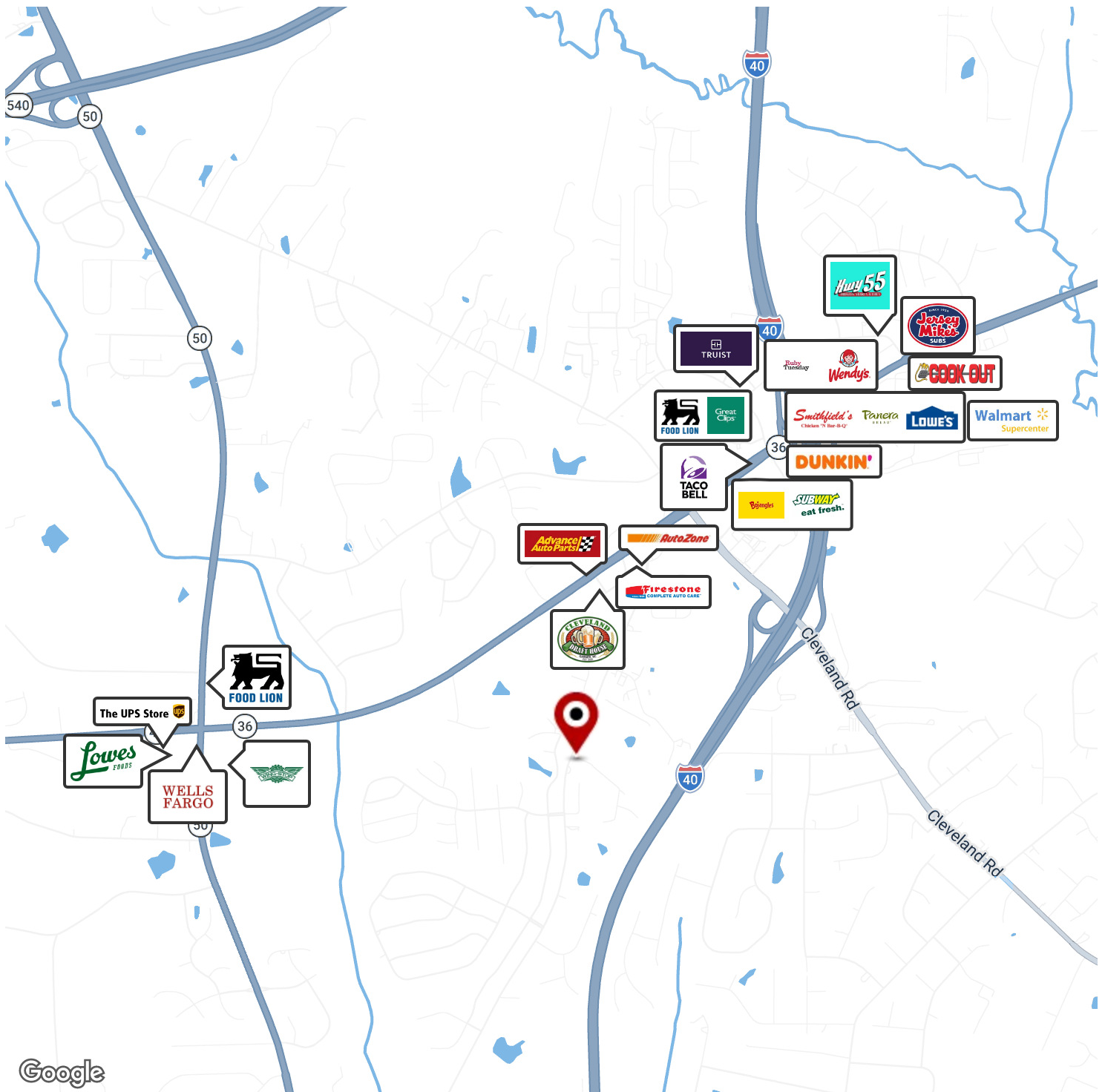
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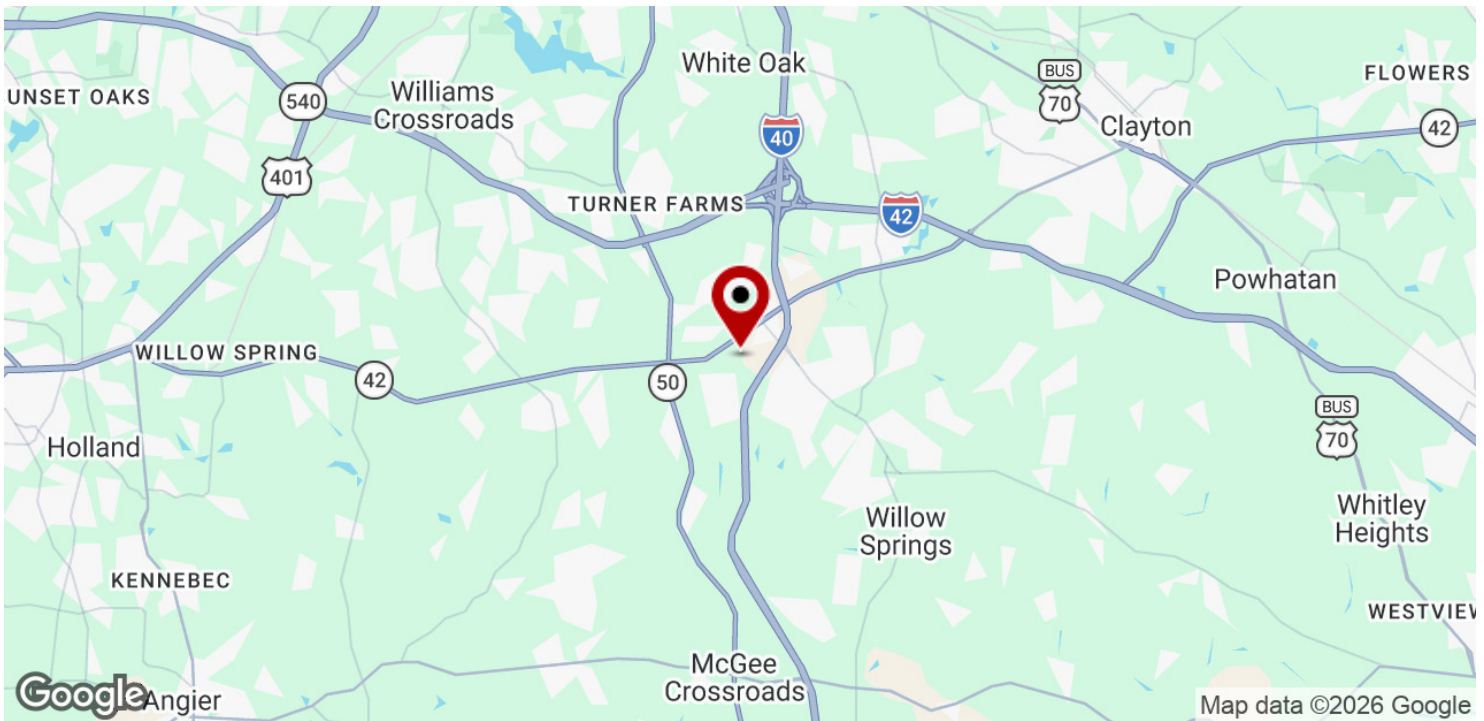
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