



225 GLEN ROAD GARNER, NC 27529

PREMIER NEW CONSTRUCTION: MEDICAL & PROFESSIONAL OFFICE SPACE

A premier ground-up development opportunity 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 | 10,250 SF building with 49-parking space (4.8:1000) with 1,250 - 5,500 SF available

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

Attractive for professional office users

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

Delivering Q3 2027

LEASE RATE/SALE PRICE

Call for pricing



Representative images

SUITE	SF	TYPE	LEASE RATE
100	4,500	Pre-Sold (Medical)	N/A
200	4,500	For Sale/Lease	Call for Price
300	1,250	For Sale/Lease	Call for Price





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

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

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