



FOR SALE

202 Vandora Springs Rd  
& 1207 Bobbitt Rd,  
Garner, NC

**TRIANGLE**  
COMMERCIAL REAL ESTATE

**For more information:**

Cade Bushee

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[TriangleCRE.com](http://TriangleCRE.com)

# PROPERTY HIGHLIGHTS

Radius	1 Mile	5 Miles	10 Miles
2025 Population	7,735	141,218	541,671
Annual Population Growth (2020-2025)	1.20%	3.00%	2.20%
2025 Households	3,125	53,790	216,769
Annual Household Growth (2020-2025)	2.30%	4.40%	3.50%
Average Household Income	\$95,633	\$103,774	\$117,192
Median Home Value	\$33,333	\$355,122	\$433,512
Average Age	39.6	37.9	38.2

## SALE DETAILS:

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Total Price:	\$1,600,000
Total Acreage:	±1.67
Zoning:	CMX
Municipality:	Garner, NC
County:	Wake
PIN(s):	1711241246 ; 1711242490
REID(s):	0036436 ; 0002638
Redevelopment Opportunity	

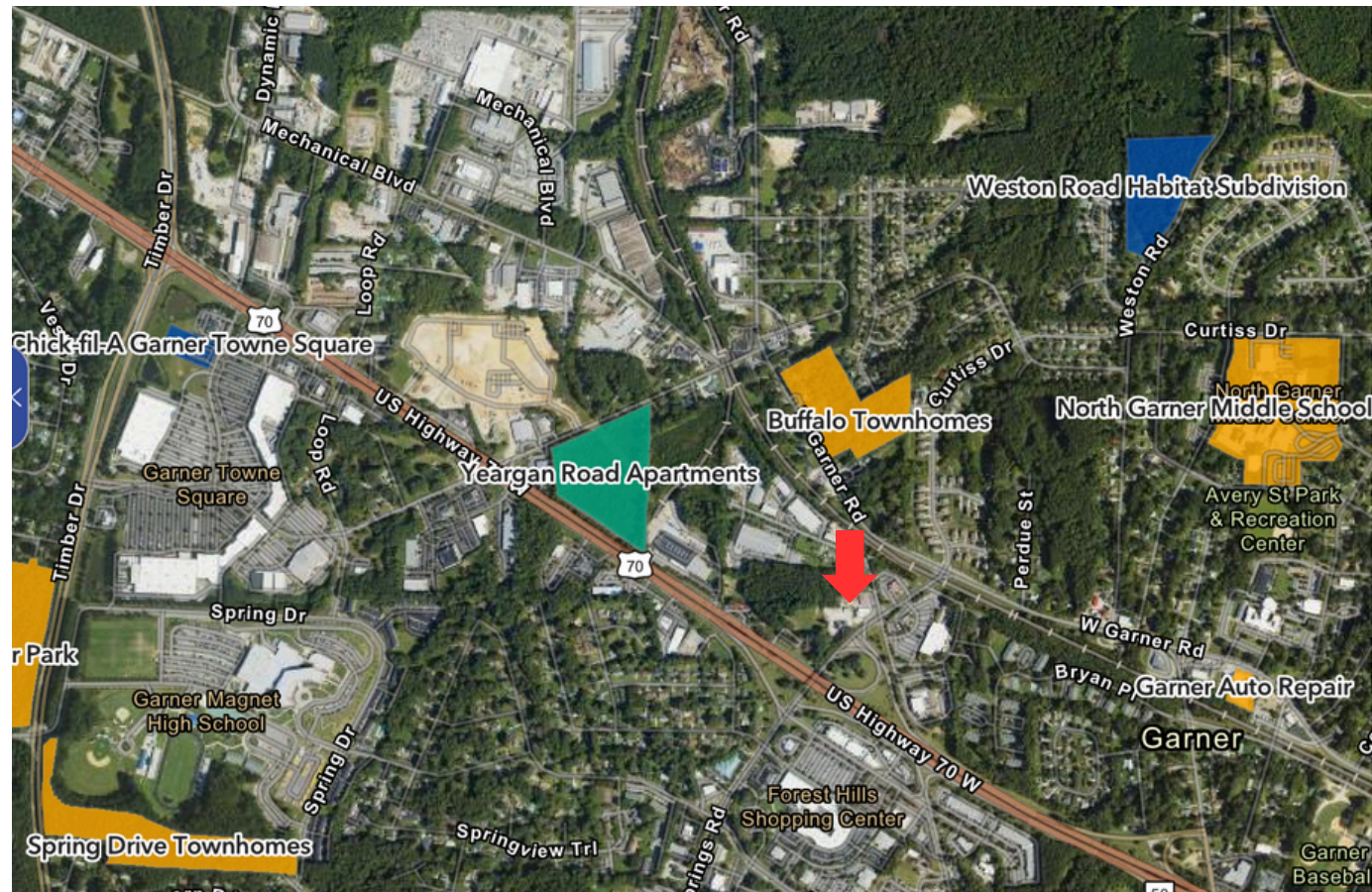
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## NEARBY DEVELOPMENTS (2 Mile Radius):

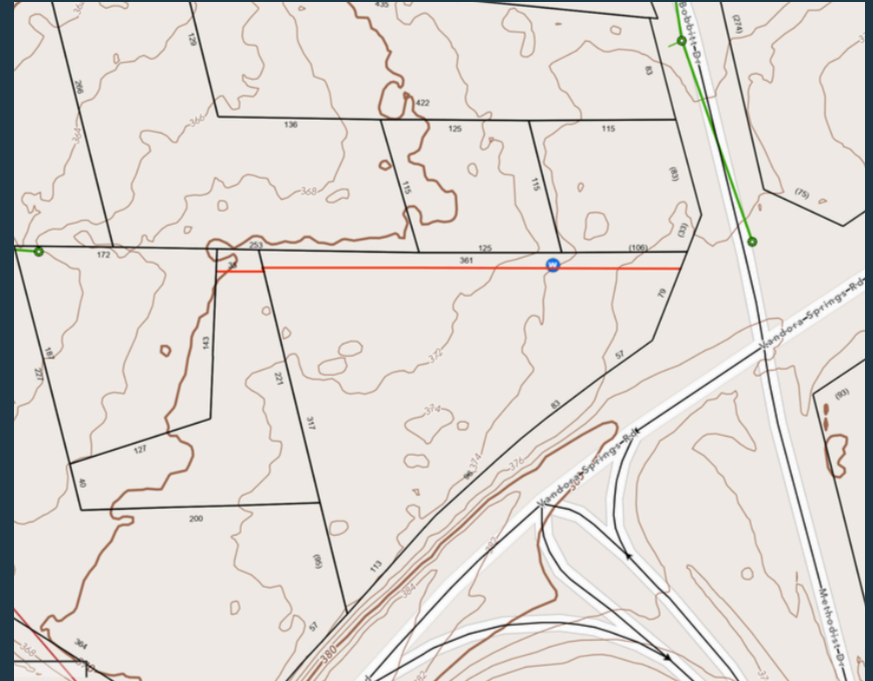
- Under Construction:
  - Spring Drive Townhomes
    - Estimated 50 Units
  - Buffalo Townhomes
    - Estimated 66 Units
- Recently Approved:
  - Yeargan Road Apartments
    - Estimated 256 Units
- Under Review:
  - Chickifil-A Garner Towne Square
  - Weston Road Habitat Subdivision
    - Estimated 38 Units

## Surrounding Points of Interest:

- Garner Towne Square
  - Estimated GLA 433,786 SF
- Forest Hills Shopping Center
  - Estimated GLA 173,783 SF



# PHOTOS





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