

## FLEX/RETAIL FOR LEASE

### FLEX/RETAIL SUITES | I-40 VISIBILITY | GARNER NC

982 Adams Point Dr, Garner, NC 27529



#### OFFERING SUMMARY

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

#### PROPERTY OVERVIEW

Five flexible flex/retail suites from 1,600 SF, delivered as warm shells ready for fast, customized build-out. Ideal for restaurants, coffee shops, salons, fitness, or wellness uses. Includes concrete floors, electrical rough-ins, HVAC, plumbing stubs, and an ADA restroom per unit. Ample parking, strong accessibility, and prime exposure in a thriving retail corridor anchored by national brands. With a qualified 5+ year lease, you choose the layout and finishes. Suites lease quickly here, contact us today and secure your space before it's gone.

#### PROPERTY HIGHLIGHTS

- 5 flex suites from 1,600 SF each
- Warm shell — ready for fast build-out
- Minutes from I-40 & NC-42
- Ample parking, no roll-up doors
- Affluent, high-traffic trade area
- Ideal for food, fitness & wellness

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**VANDAN GANDHI, CCIM**  
Commercial Broker  
O: 919.475.5769  
van@vgrealty.com  
NC #247850

**KW COMMERCIAL**  
245 NC-54 Suite 101  
Durham, NC 27713

Each Office Independently Owned and Operated

## FLEX/RETAIL FOR LEASE

### FLEX/RETAIL SUITES | I-40 VISIBILITY | GARNER NC

982 Adams Point Dr, Garner, NC 27529



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

#### VANDAN GANDHI, CCIM

Commercial Broker  
O: 919.475.5769  
van@vgrealty.com  
NC #247850

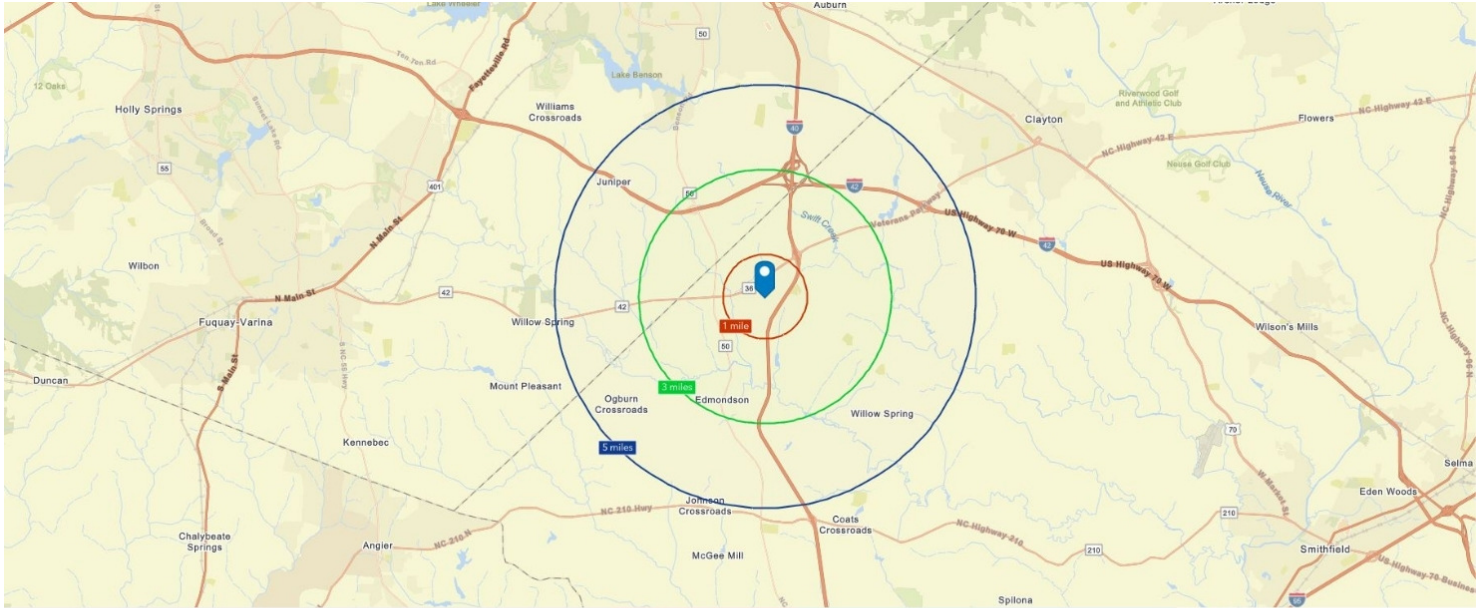
**KW COMMERCIAL**  
245 NC-54 Suite 101  
Durham, NC 27713

Each Office Independently Owned and Operated

# FLEX/RETAIL FOR LEASE

## FLEX/RETAIL SUITES | I-40 VISIBILITY | GARNER NC

982 Adams Point Dr, Garner, NC 27529



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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**VANDAN GANDHI, CCIM**  
Commercial Broker  
O: 919.475.5769  
van@vgrealty.com  
NC #247850

**KW COMMERCIAL**  
245 NC-54 Suite 101  
Durham, NC 27713

Each Office Independently Owned and Operated

FLEX/RETAIL FOR LEASE



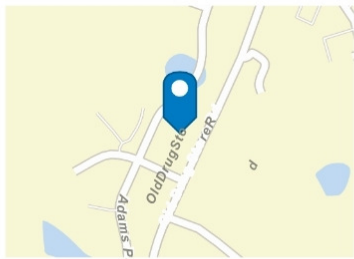
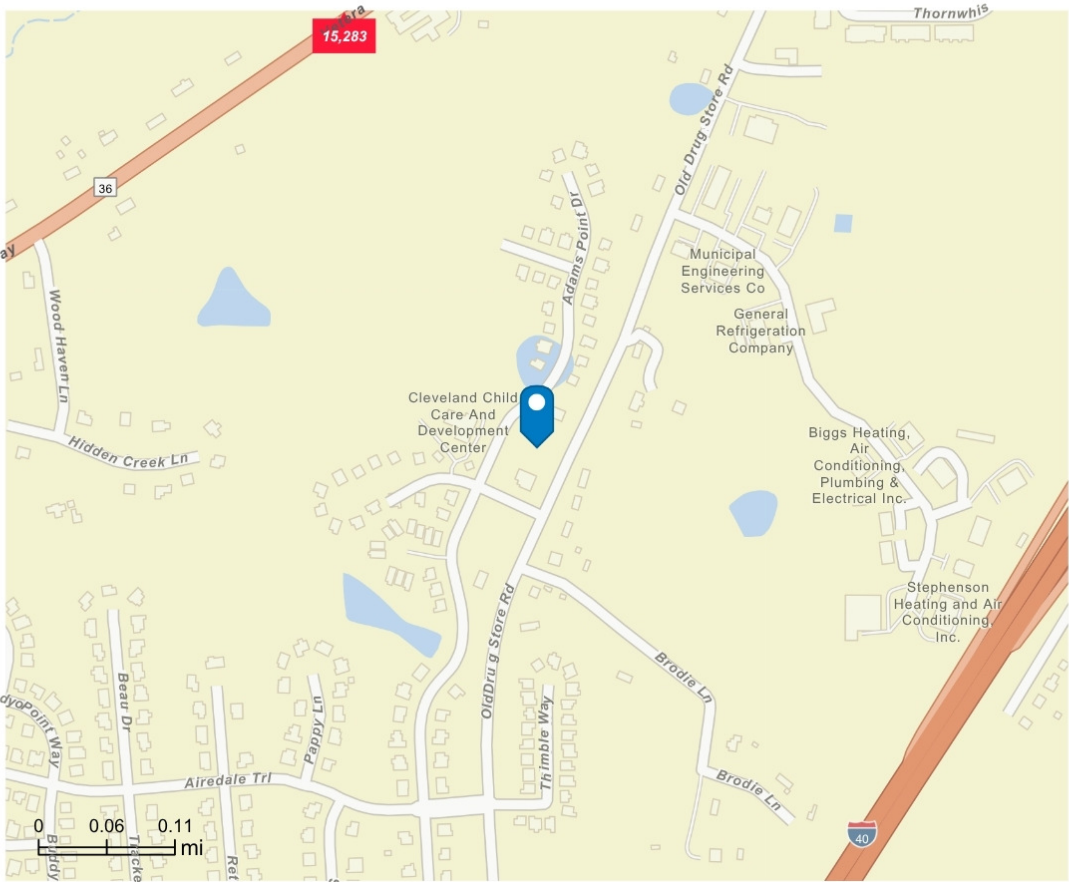
FLEX/RETAIL SUITES | I-40 VISIBILITY | GARNER NC

982 Adams Point Dr, Garner, NC 27529

**Traffic Count Map - Close Up**

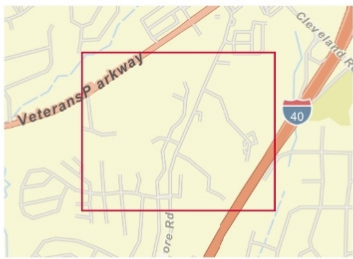
982 Adams Point Dr, Garner, North Carolina, 27529

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)

© 2026 Esri

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**VANDAN GANDHI, CCIM**  
Commercial Broker  
O: 919.475.5769  
van@vgrealty.com  
NC #247850

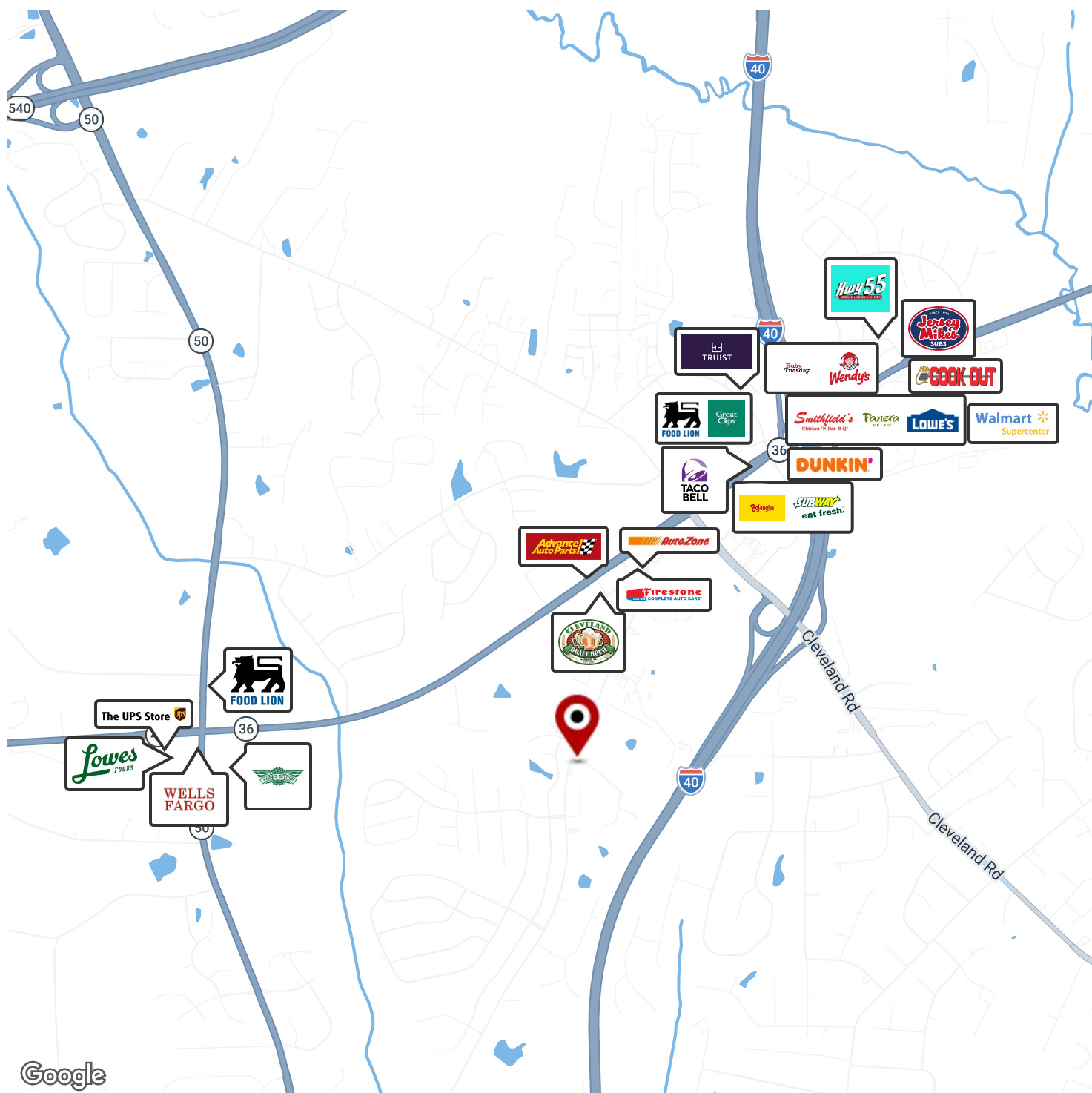
**KW COMMERCIAL**  
245 NC-54 Suite 101  
Durham, NC 27713

Each Office Independently Owned and Operated

FLEX/RETAIL SUITES | I-40 VISIBILITY | GARNER NC



**KW**  
COMMERCIAL

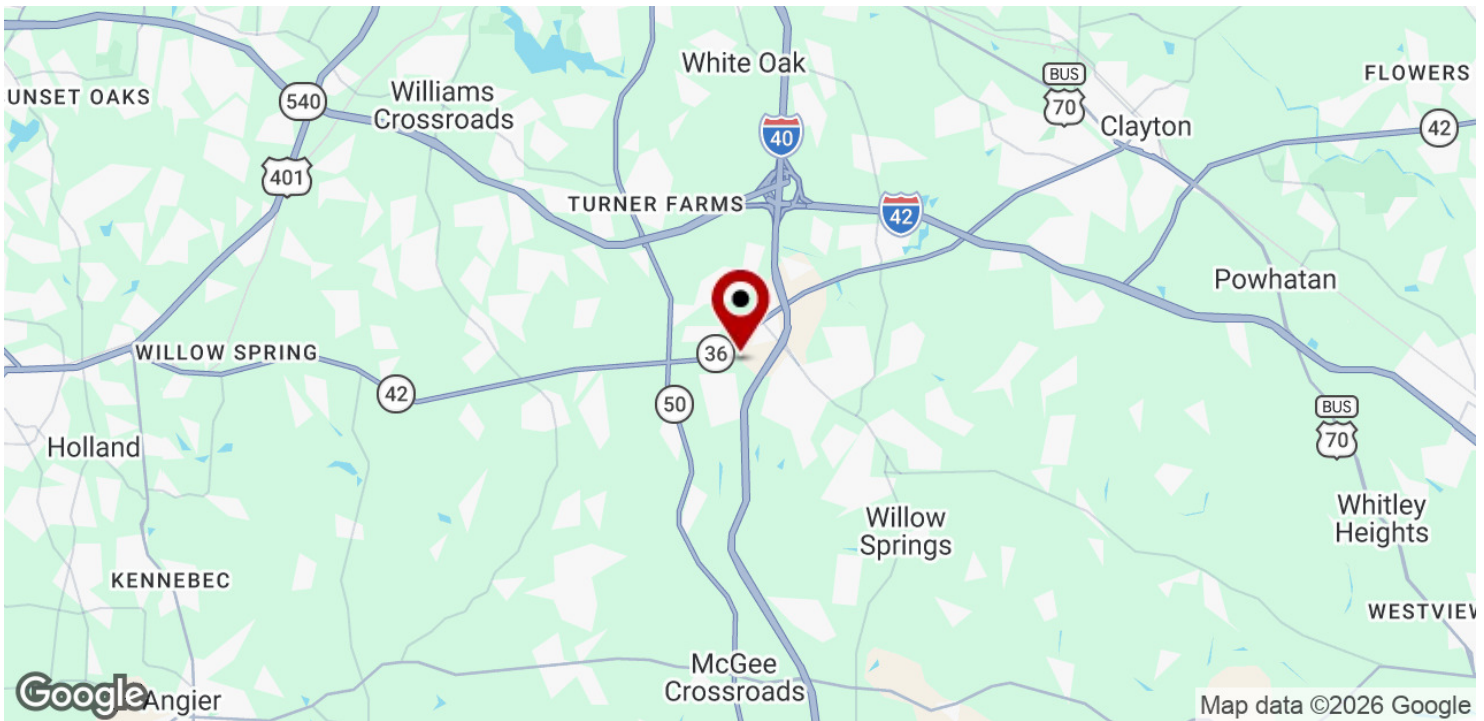


**Each Office Independently Owned and Operated**

## FLEX/RETAIL FOR LEASE

### FLEX/RETAIL SUITES | I-40 VISIBILITY | GARNER NC

982 Adams Point Dr, Garner, NC 27529



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

#### VANDAN GANDHI, CCIM

Commercial Broker  
O: 919.475.5769  
van@vgrealty.com  
NC #247850

**KW COMMERCIAL**  
245 NC-54 Suite 101  
Durham, NC 27713

Each Office Independently Owned and Operated