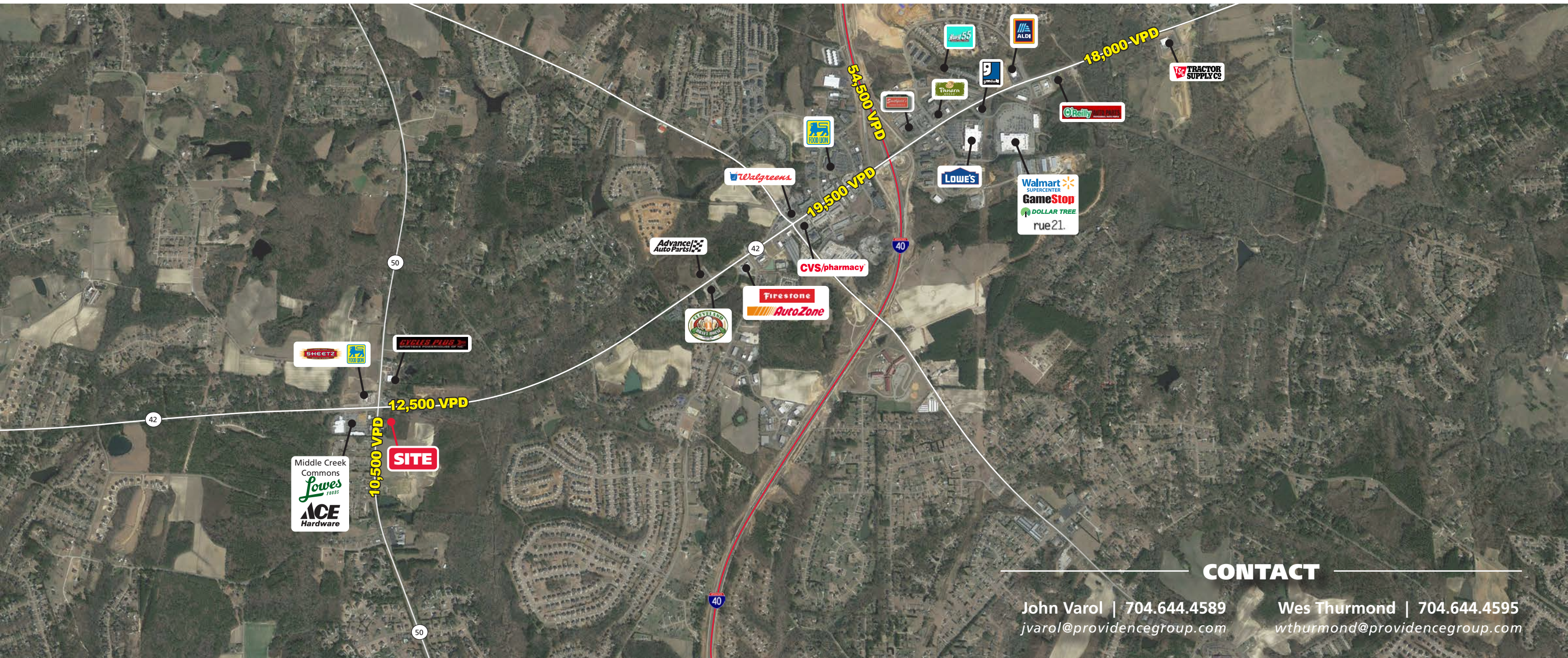


MIDDLE CREEK CROSSING - PUBLIX ANCHORED DEVELOPMENT

INTERSECTION OF NC HWY 42 & NC HWY 50 | GARNER, NC 27529



CONTACT

John Varol | 704.644.4589
jvarol@providencegroup.com

Wes Thurmond | 704.644.4595
wthurmond@providencegroup.com

MIDDLE CREEK CROSSING - PUBLIX ANCHORED DEVELOPMENT

INTERSECTION OF NC HWY 42 & NC HWY 50 | GARNER, NC 27529

PROPERTY / LEASE INFORMATION

Asking Rate: Please Call

NNN: Please Call

PROPERTY HIGHLIGHTS

Located in a region consistently ranked among America's best places to live, work, raise a family, and earn a quality education, Garner is a suburban community that offers something for everyone.

In addition to being known for its hometown character, historic downtown area, top-rated schools and quiet neighborhoods, Garner also offers an excellent climate for new, relocating, or expanding businesses.

The town was named an All-America City in 2013 as a result of innovative, citizen-led projects that improve quality of life and expand educational and cultural opportunities for citizens of all ages.

Garner has become a major growth area in the Research Triangle region

2021 TRAFFIC COUNTS (NCDOT)

12,500 VPD on NC Hwy 42 10,500 VPD on NC Hwy 50

CONTACT

John Varol | 704.644.4589

jvarol@providencegroup.com

Wes Thurmond | 704.644.4595

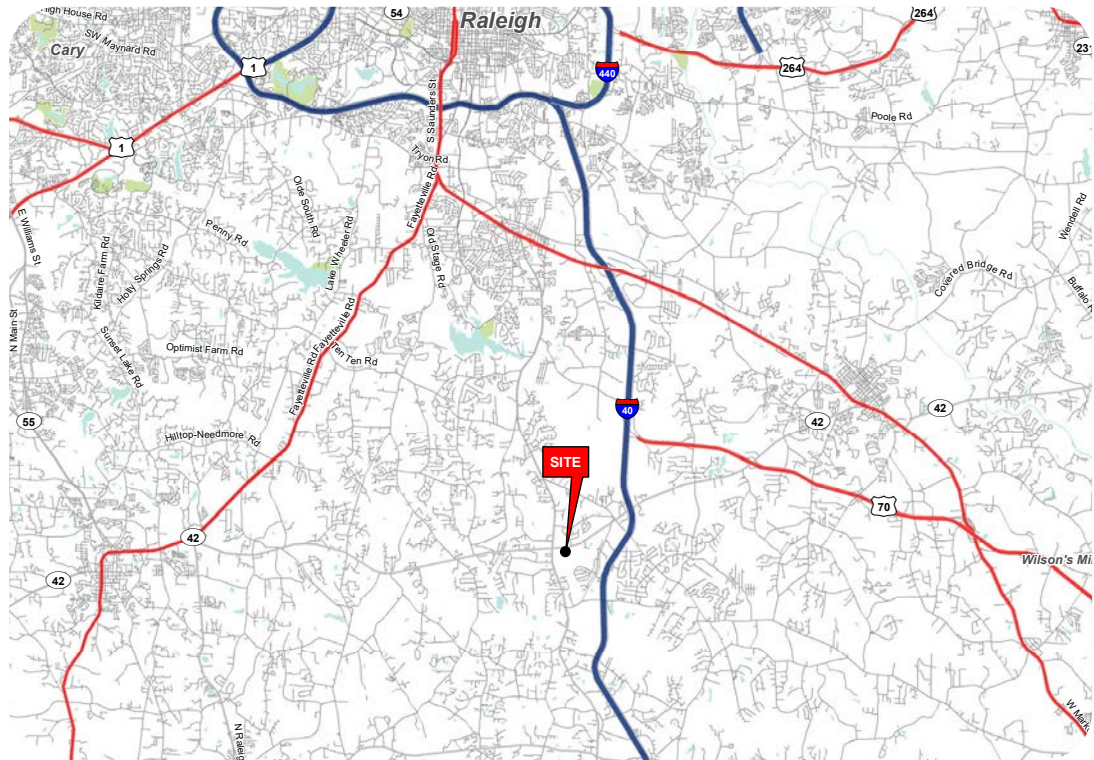
wthurmond@providencegroup.com



© 2023 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

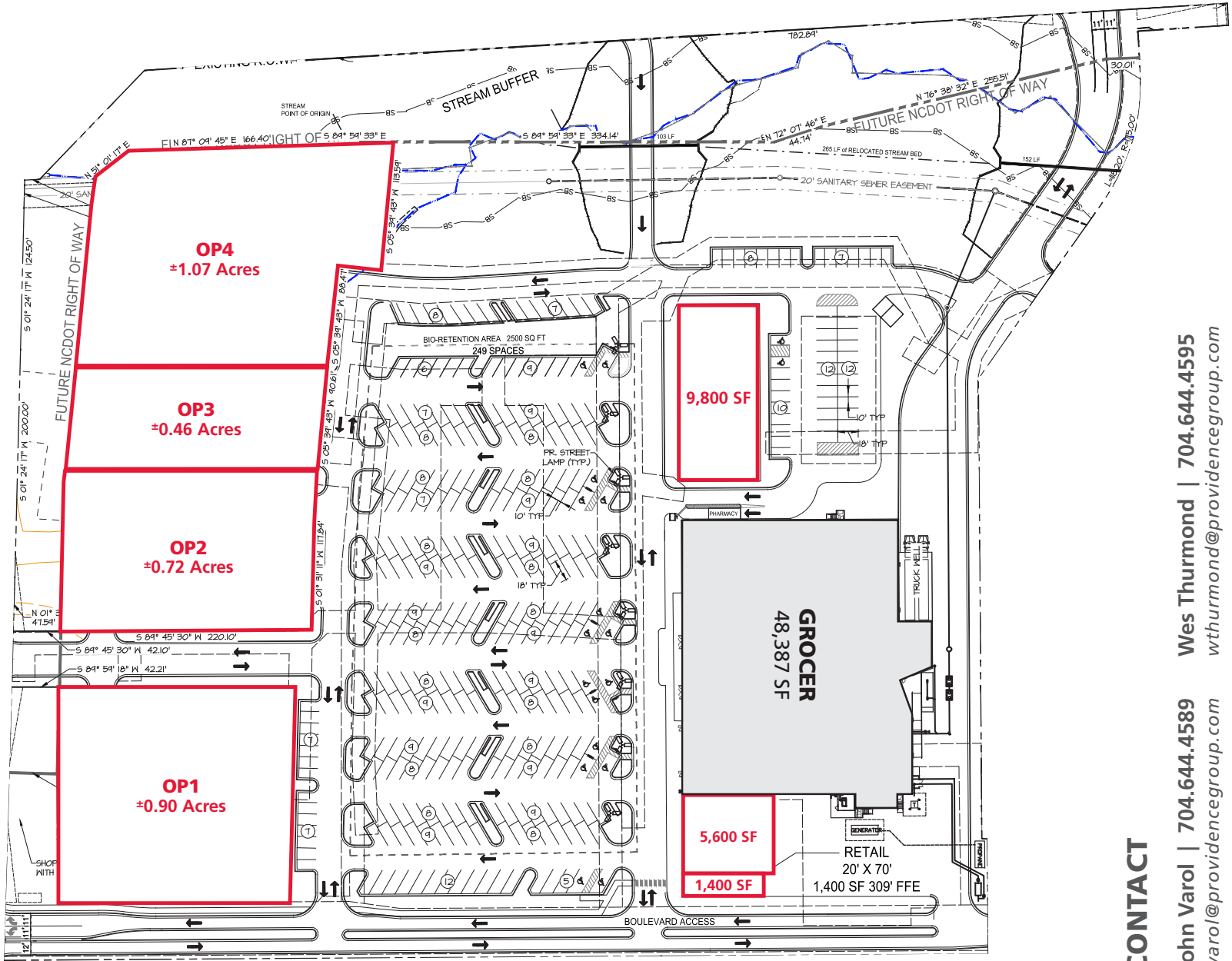
MIDDLE CREEK CROSSING - PUBLIX ANCHORED DEVELOPMENT

INTERSECTION OF NC HWY 42 & NC HWY 50 | GARNER, NC 27529



DEMOGRAPHICS (2023)

	1 MILE	3 MILE	5 MILE
POPULATION	2,285	22,984	59,223
AVERAGE HH INCOME	\$194,483	\$125,456	\$121,478
MEDIAN HH INCOME	\$135,799	\$99,235	\$97,952
BUSINESS ESTABLISHMENTS	27	921	1,681
DAYTIME EMPLOYMENT	188	5,243	8,544



CONTACT

John Varol | 704.644.4589
jvarol@providencegroup.com

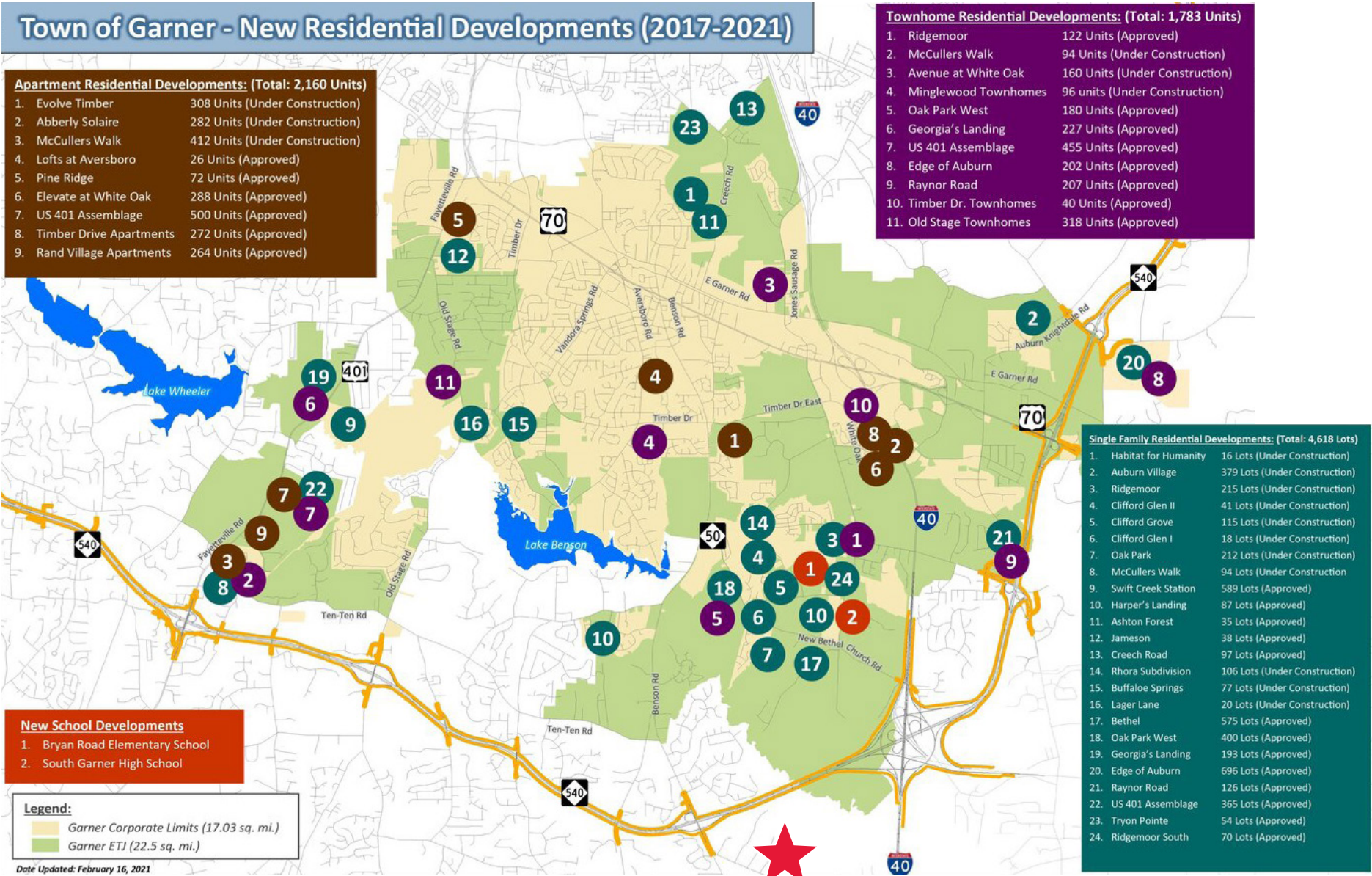
Wes Thurmond | 704.644.4595
wthurmond@providencegroup.com

© 2023 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



MIDDLE CREEK CROSSING - PUBLIX ANCHORED DEVELOPMENT

INTERSECTION OF NC HWY 42 & NC HWY 50 | GARNER, NC 27529



★ **SITE**

CONTACT

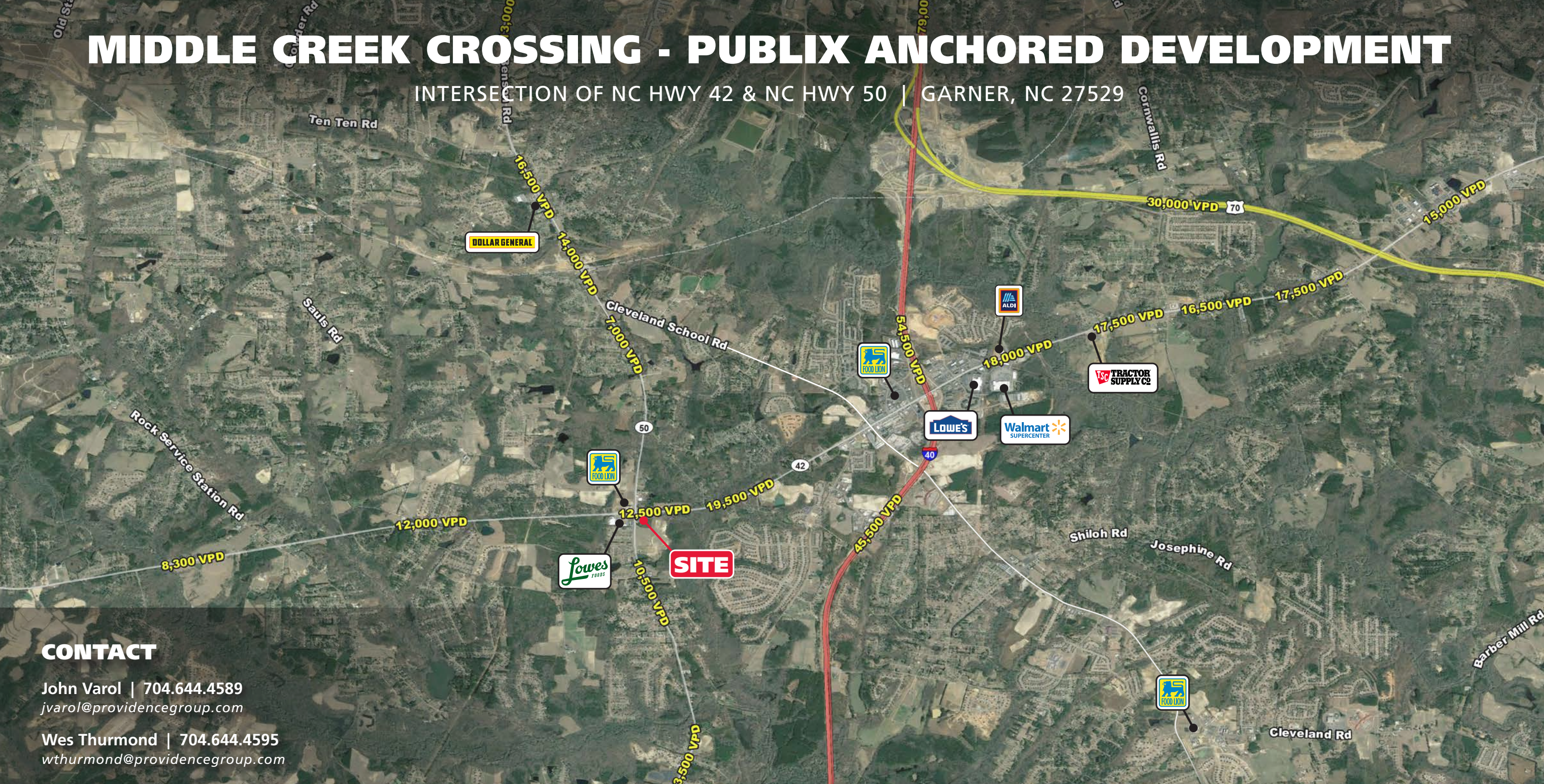
John Varol | 704.644.4589
jvarol@providencegroup.com

Wes Thurmond | 704.644.4595
wthurmond@providencegroup.com

© 2023 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

MIDDLE CREEK CROSSING - PUBLIX ANCHORED DEVELOPMENT

INTERSECTION OF NC HWY 42 & NC HWY 50 | GARNER, NC 27529



CONTACT

John Varol | 704.644.4589
jvarol@providencegroup.com

Wes Thurmond | 704.644.4595
wthurmond@providencegroup.com