

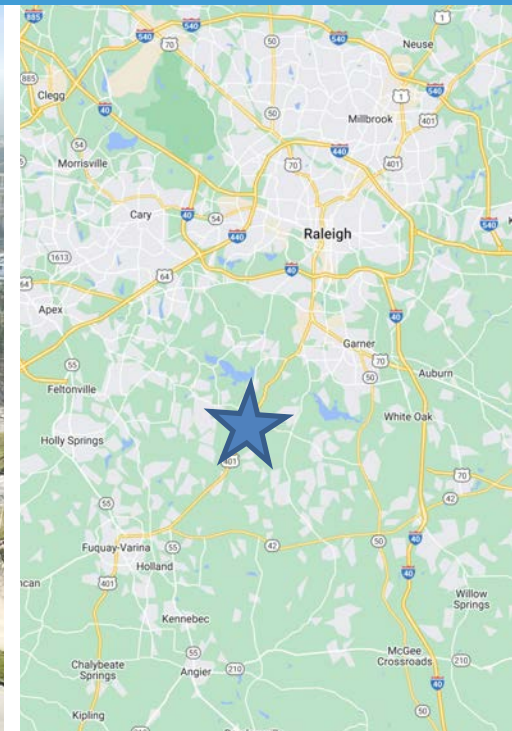
MCCULLERS CROSSING

7945-7991 FAYETTEVILLE ROAD, GARNER, NC 27529

100% LEASED

NS New South
Properties
NEWSOUTHPROP.COM

100% LEASED



PROPERTY HIGHLIGHTS

- Fully leased 56,670 SF Food Lion anchored shopping center located off Fayetteville Road and Ten-Ten Road
- Major anchor tenants include Dollar General and Anytime Fitness
- Outparcel operators: McDonald's and Chase Bank

DEMOGRAPHICS (2025)

	1 Mile	3 Miles	5 Miles
 Population	4,665	26,674	74,213
 Avg. HH Income	\$148,806	\$165,323	\$158,730
 Daytime Pop.	2,270	11,893	37,954



CALL BROKERS FOR PRICING

BROKER CONTACT

CHRIS VASBINDER

704.927.2881

cvasbinder@newsouthprop.com



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."

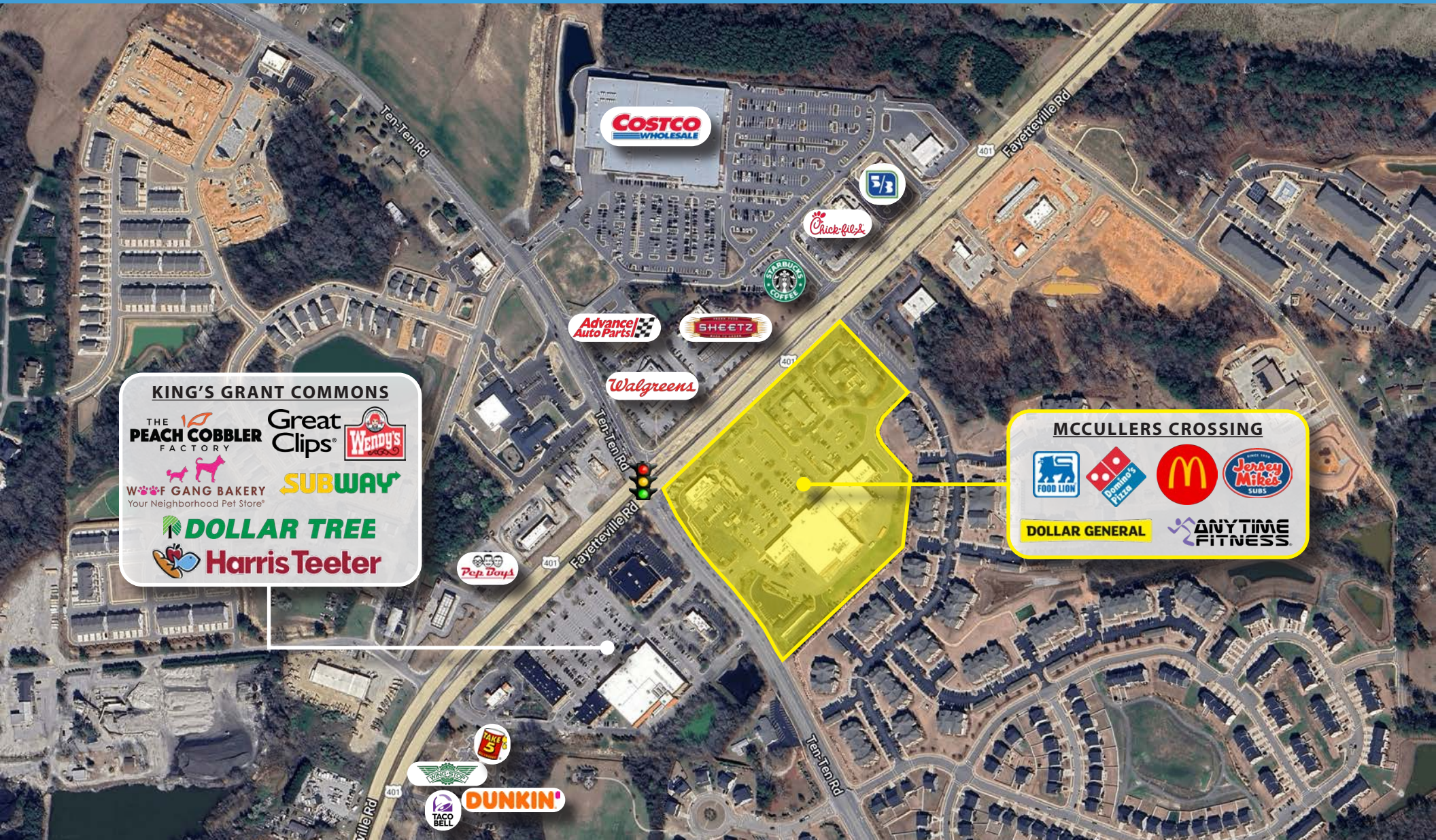
MCCULLERS CROSSING

7945-7991 FAYETTEVILLE ROAD, GARNER, NC 27529

CORRIDOR
AERIAL

NS New South
Properties
NEWSOUTHPROP.COM

100% LEASED



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



CHRIS VASBINDER | 704.927.2881 | cvasbinder@newsouthprop.com

MCCULLERS CROSSING

7945-7991 FAYETTEVILLE ROAD, GARNER, NC 27529

LOCATION
OVERVIEW

NS New South
Properties
NEWSOUTHPROP.COM

100% LEASED

HIGHLIGHTS

- Located in Garner, NC, one of the fastest growing suburbs in Wake County which has consistently ranked as one of the best places to live in the US
- 3 miles from the 165,000 SF Amazon delivery station and 2.6M SF Fulfillment Center
- Garner is only four miles from downtown Raleigh and is connected to the city center via Interstate 40 and Hwy 70.
- Garner offers a suburban quality of life, a growing young population, and newly constructed residential developments.
- Downtown features both a historic downtown and a revitalized urban center with newly constructed multi-family housing, recently renovated event space, and craft distilleries.
- As one of Southeast Raleigh's fastest growing suburbs, Garner saw a 35.4% growth in population since 2010 and a 93.4% growth since 2000.
- Currently located in Garner is the headquarters for Butterball, LLC, in which their parent company ranks in the Fortune 500.



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



CHRIS VASBINDER | 704.927.2881 | cvasbinder@newsouthprop.com

MCCULLERS CROSSING

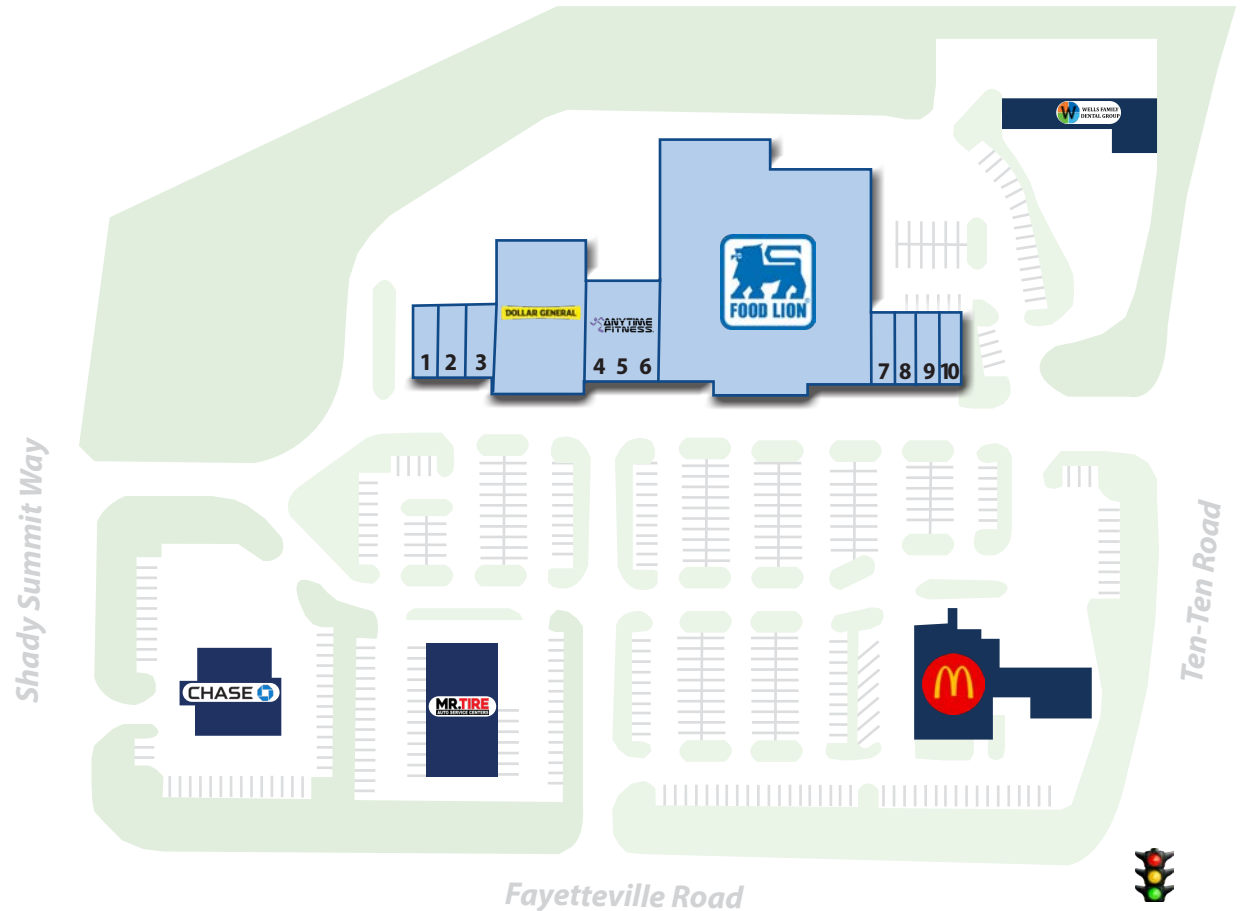
7945-7991 FAYETTEVILLE ROAD, GARNER, NC 27529

SITE PLAN

NS New South
Properties
NEWSOUTHPROP.COM

100% LEASED

MCCULLERS CROSSING		
SUITE	TENANT	SF
1	Hi-Tech Cleaners	1,700
2 & 3	Jersey Mike's Subs	1,700
Anchor	Dollar General	9,600
4, 5 & 6	Anytime Fitness	5,100
Anchor	Food Lion	28,445
7	Domino's Pizza	1,200
8	China Moon Restaurant	1,170
9	Sweet Nails Spa	1,200
10	Elevated Grains	1,200
TOTAL		51,315



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



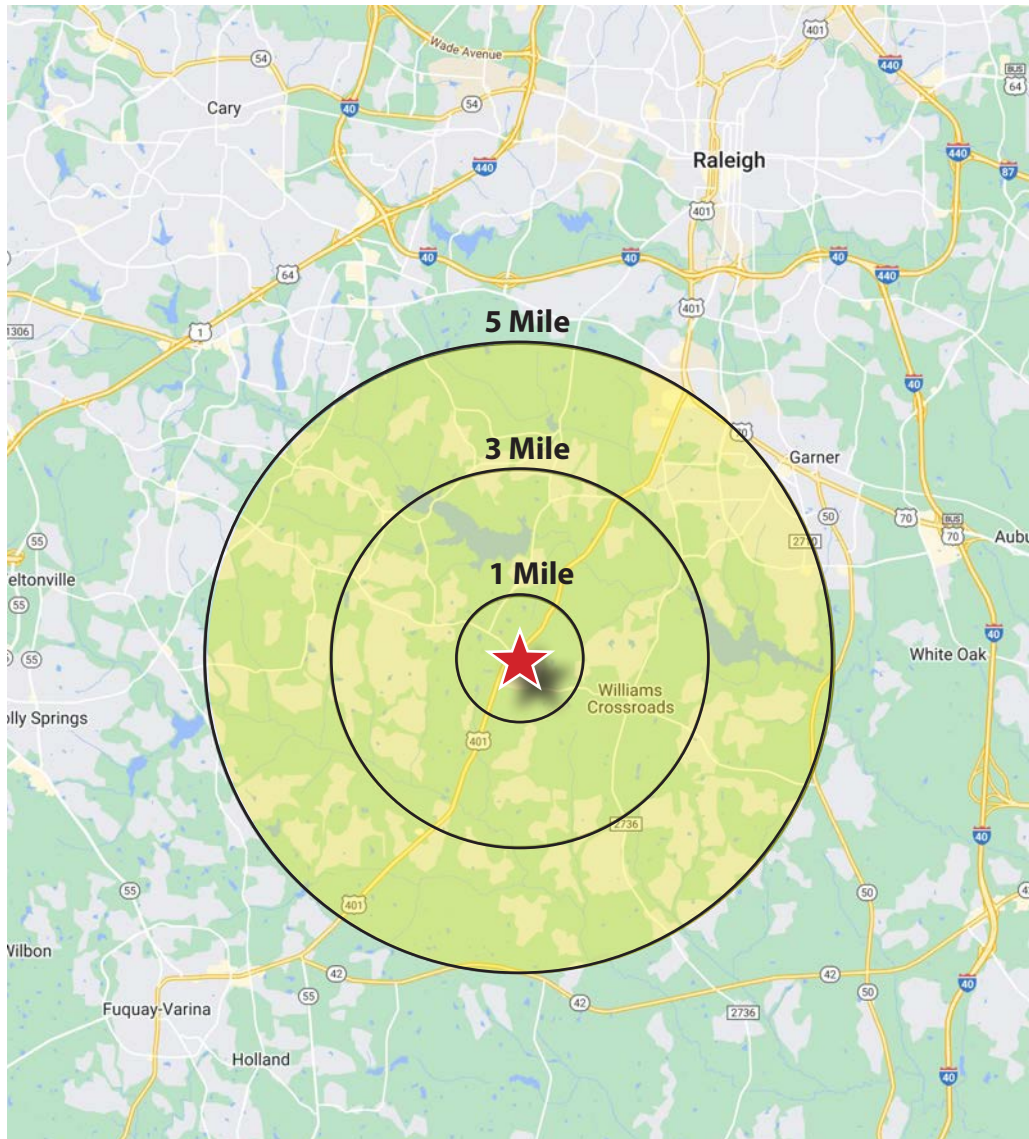
CHRIS VASBINDER | 704.927.2881 | cvasbinder@newsouthprop.com

MCCULLERS CROSSING

7945-7991 FAYETTEVILLE ROAD, GARNER, NC 27529

DEMOGRAPHICS

100% LEASED



POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimated Population	4,665	26,674	74,213
2030 Projected Population	5,277	29,592	78,422
Projected Annual Growth (2025-2030)	612 (+2.6%)	2,919 (+2.2%)	4,210 (+1.1%)

HOUSEHOLDS

2025 Estimated Households	1,831	9,882	27,964
2030 Projected Households	2,129	11,217	30,225

HOUSEHOLD INCOME

2025 Estimated Average Household Income	\$148,806	\$165,323	\$158,730
---	-----------	-----------	-----------

BUSINESSES

2025 Estimated Total Businesses	157	817	2,800
2025 Estimated Total Employees	1,034	4,563	17,537

"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



CHRIS VASBINDER | 704.927.2881 | cvasbinder@newsouthprop.com