

TIMBER CROSSING

SHOPPING CENTER

FOR LEASE
AVAILABLE SPACE

RETAIL SPACE
AVAILABLE

Traffic Count:

±22,000 VPD Timber Dr.

±20,500 VPD Benson Rd.



FOOD LION

217

**417K VISITS
Per Year**
CLICK HERE FOR
VISITOR DATA



- Multi-tenant retail community located on the corner of Timber Drive and NC Highway 50 (**20,000 VPD**)
- Less than **9 miles from North Carolina's Research Triangle**, a primary commerce and population driver
- High visibility & major traffic (20,000 VPD)
- **Densely inhabited & rapidly growing area**
- Excellent public schools and university infrastructure

NORTH CAROLINA



± 9,600 SF JUNIOR ANCHOR SPACE AVAILABLE



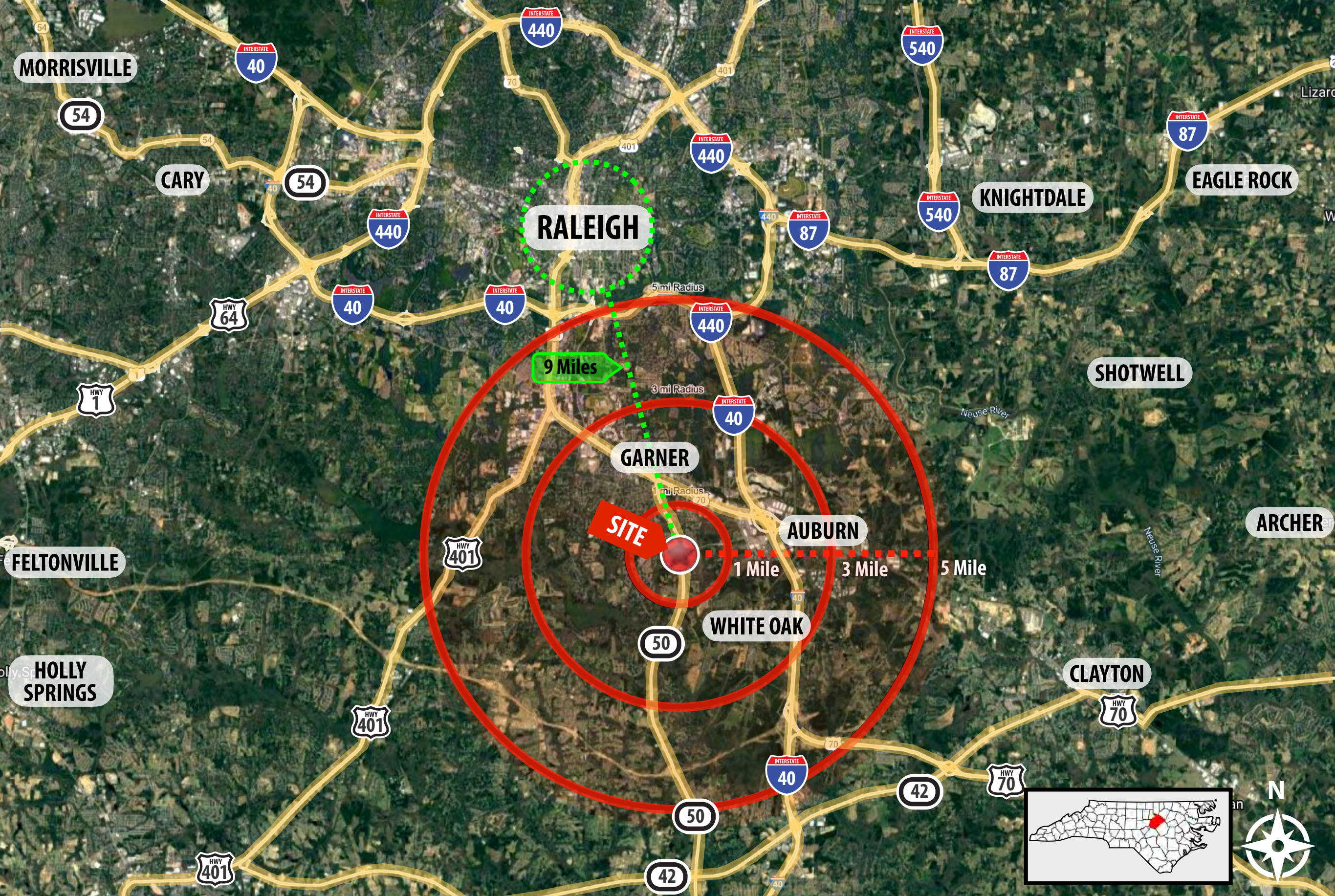
**New South
Properties**
OF THE CAROLINAS, LLC

FOR LEASE

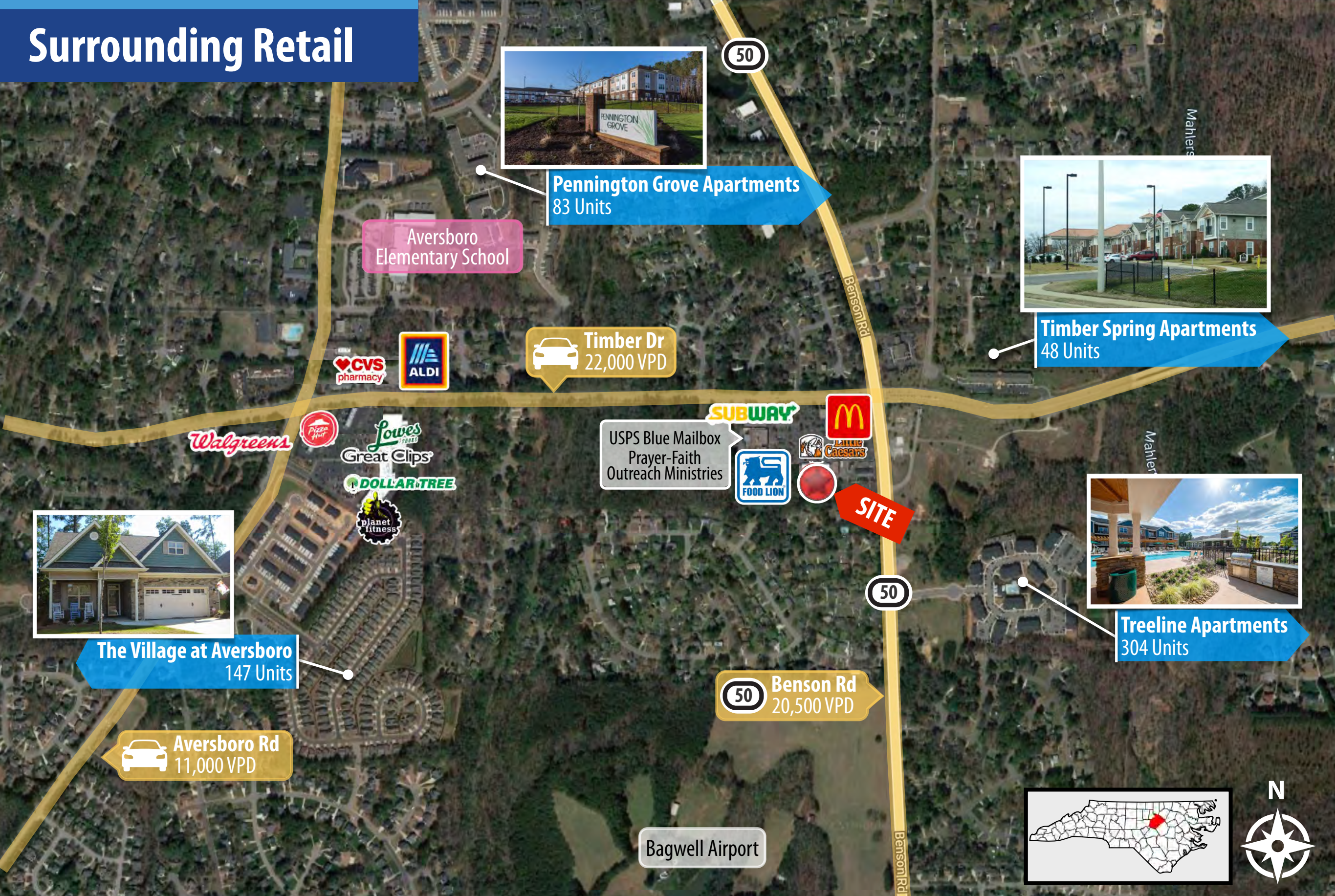
Timber Crossing Available Space

217 Timber Drive, Garner, NC 27529

P. 1



Surrounding Retail



Site Access



Site Overview

 **Timber Dr**
22,000 VPD



USPS Blue Mailbox
Prayer-Faith
Outreach Ministries

Studio 121
A & J Nails
Mathnasium



267

Alexander's
Mediterranean

261

259

257

256

200

253

251

245

SUBWAY

**417K VISITS
Per Year**
CLICK HERE FOR
VISITOR DATA



217

**Little
Caesars**

205

203

201

 **200K VISITS Per Year**
CLICK HERE FOR VISITOR DATA

Garner Auto
Specialists

50 **Benson Rd**
20,500 VPD

Carolina Fish
Fry Co.

Klassy Kids Child
Enrichment



TIMBER CROSSING

200	GM&M	450
201	Soda Box	1,424
203	Little Caesars	1,306
205	C&J Tobacco and Wireless	1,000
217	Food Lion	31,664
225	The Muse Coffee Company	1,956
229	Big Eds	5,424
235	Subway Deli	1,200
237	Terence R. McEnally, Esquire	1,200
239	Hibachi China	2,170
245	AVAILABLE	9,600
251	CBD American Shaman	1,200
253	Herbalife	870
255	Sharkey's Cuts for Kids	1,158
256	Salon Bella	589
257	AAA Insurance	1,035
259	Wada Boba Tea	1,400
261	Alexander's Mediterranean Cuisine	2,800
267	US Post Office	12,000

Aerial Photography

417K VISITS
Per Year
CLICK HERE FOR
VISITOR DATA



CLICK HERE
TO VIEW
DRONE VIDEO



Aerial Photography



PREVIOUS

Overview

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.



Demographic Profile

POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimated Population	6,909	32,297	98,578
2030 Projected Population	7,297	34,030	106,082
Projected Annual Growth 2025 to 2030	388 (1.1%)	1,733 (1.1%)	7,504 (1.5%)
HOUSEHOLDS			
2025 Estimated Households	2,945	13,615	37,384
2030 Projected Households	3,181	14,681	40,776
HOUSEHOLD INCOME			
2025 Estimated Median Household Income	\$107,596	\$96,365	\$92,524
BUSINESSES			
2025 Estimated Total Businesses	407	1,656	3,986
2025 Estimated Total Employees	3,381	14,841	30,641



MAJOR EMPLOYERS IN WAKE, NC

IBM

Cisco Systems

Infosys

Amazon

Cognizant Tech

Walmart

Target

Deloitte

Fidelity Investments

Wells Fargo

5 Mile Radius



\$92,524

MEDIAN HH INCOME



98,578

POPULATION



37,384

HOUSEHOLDS



3.6%

UNEMPLOYMENT RATE



78,381

LABOR FORCE
Applied Geographic Solutions



3,986

SURROUNDING BUSINESSES

Placer.ai Property Visits

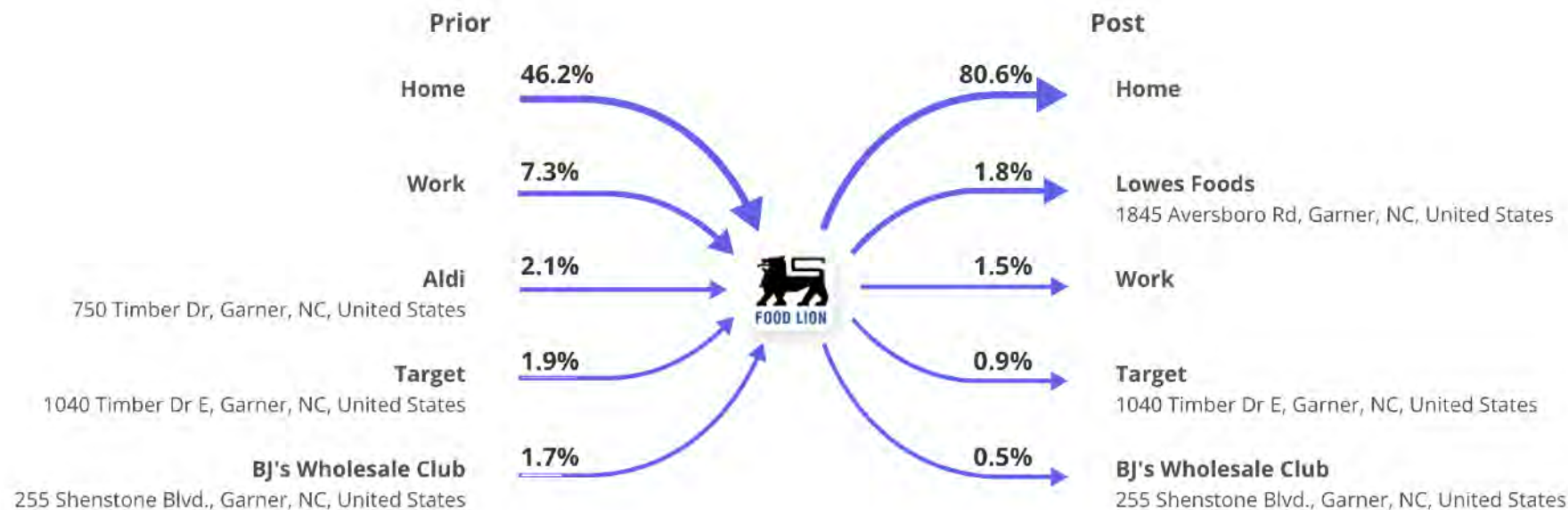


Placer.ai

Visits	417.4K
Visits / sq ft	11.54
Visitors	88.6K

Visit Frequency	4.71
Avg. Dwell Time	30 min
Panel Visits	12.8K

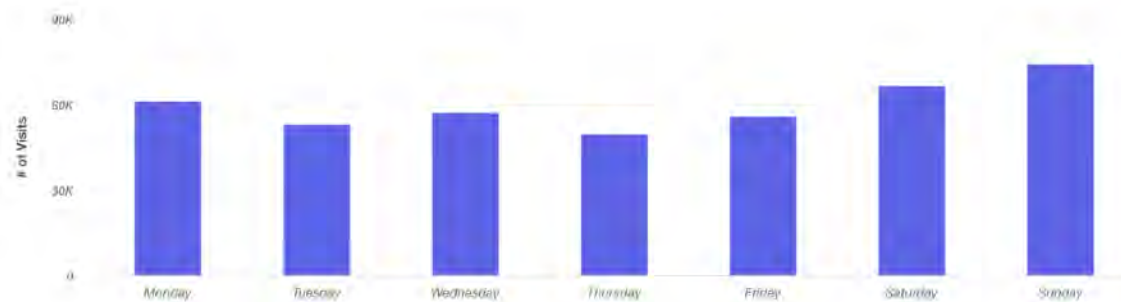
VISITOR JOURNEY



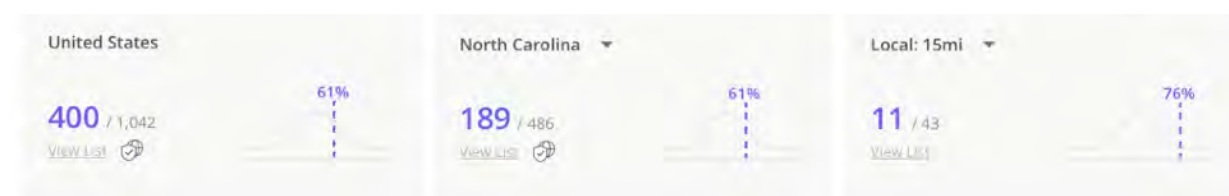
KEY TAKAWAYS:

- 417K Visits were generated by Visitors who visited at least **4.71 times**
- **Over 40K Visits per day. Sunday is the highest with 70K.**
- Strong Daytime traffic from lunch crowd.
- **7.3% People come from the WORK**

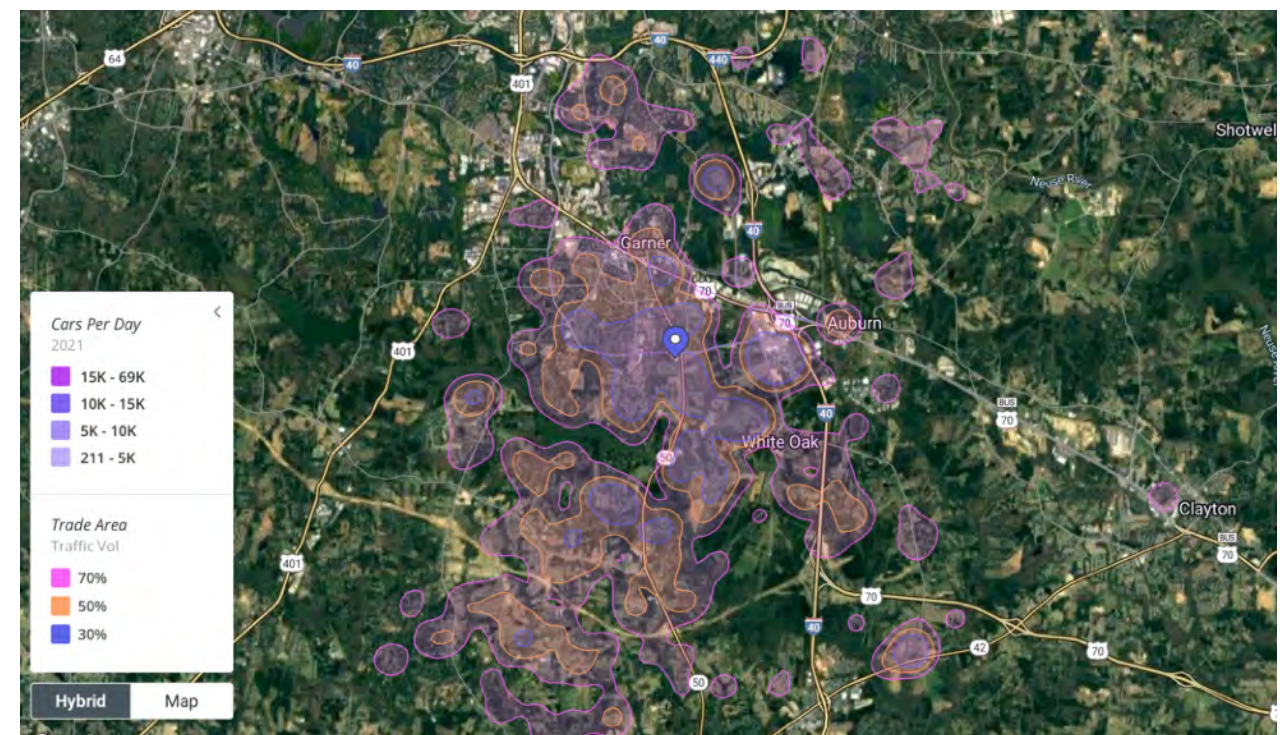
DAILY VISITS



RANKING OVERVIEW CHAIN & VISITS



TRADE AREA



Placer.ai Property Visits

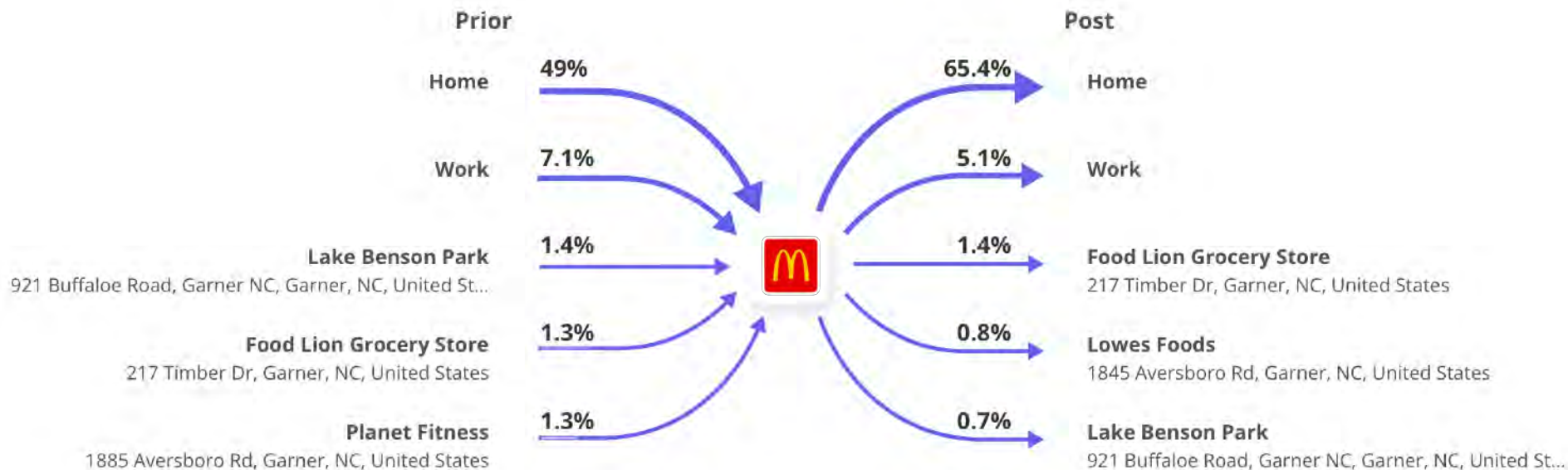


Placer.ai

Visits	200K
Visits / sq ft	32.18
Visitors	78.5K

Visit Frequency	2.56
Avg. Dwell Time	29 min
Panel Visits	6K

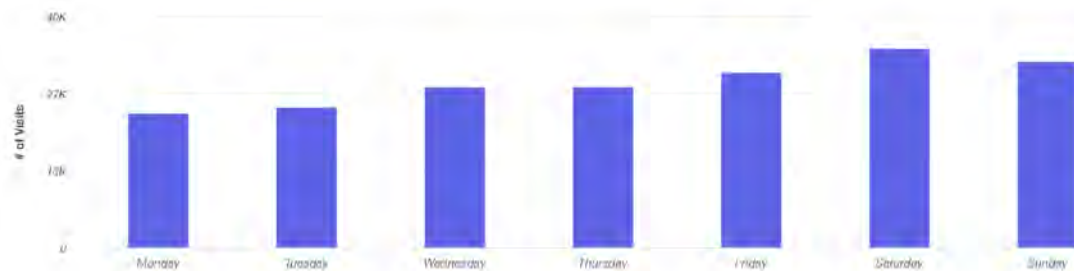
VISITOR JOURNEY



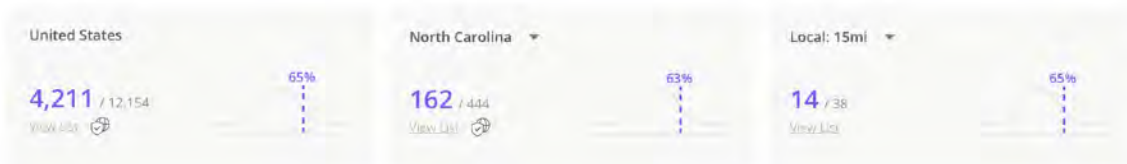
KEY TAKAWAYS:

- **200K Visits** were generated by Visitors who visited at least **2.56 times**
- **Over 27K Visits per day. Saturday is the highest with 35K.** Signaling strong restaurant crowd.
- Strong Daytime traffic from lunch crowd.
- **7.1% People come from the WORK**

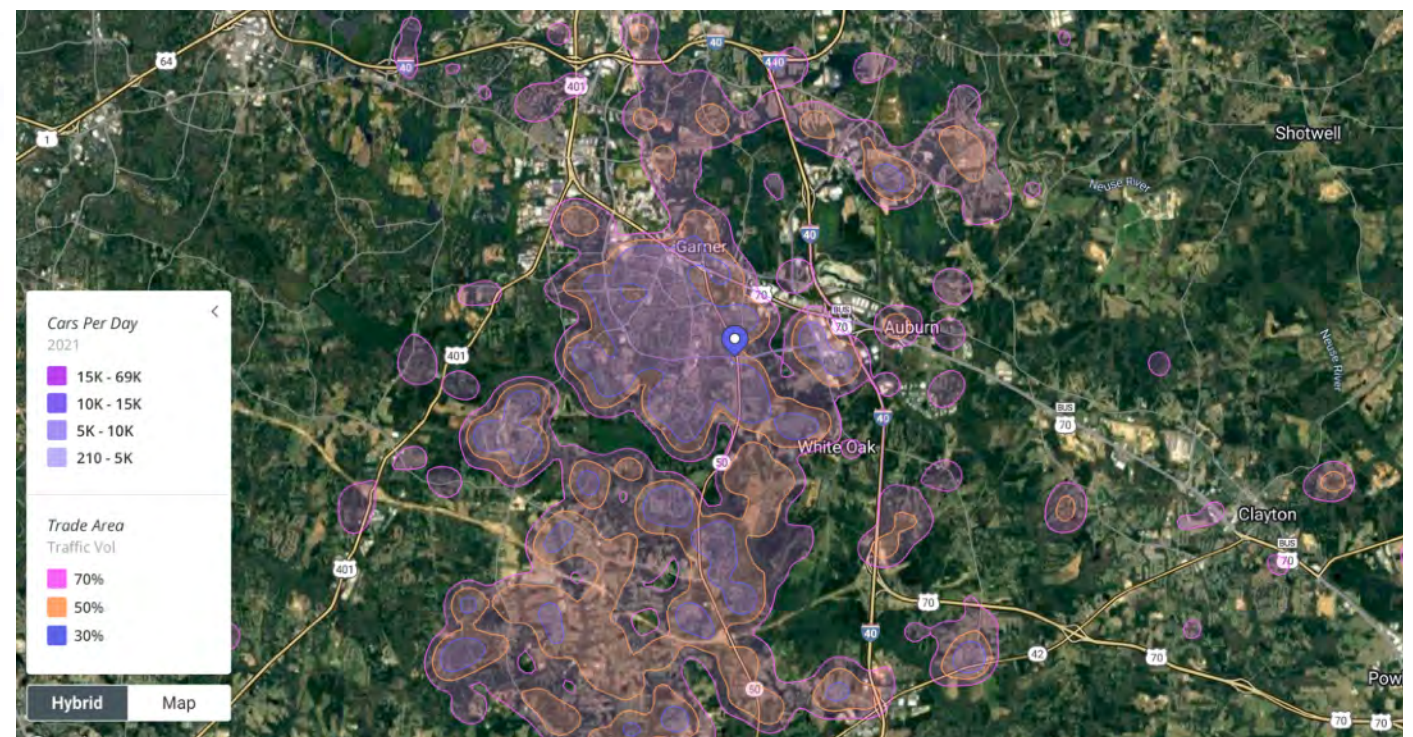
DAILY VISITS



RANKING OVERVIEW CHAIN & VISITS



TRADE AREA





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