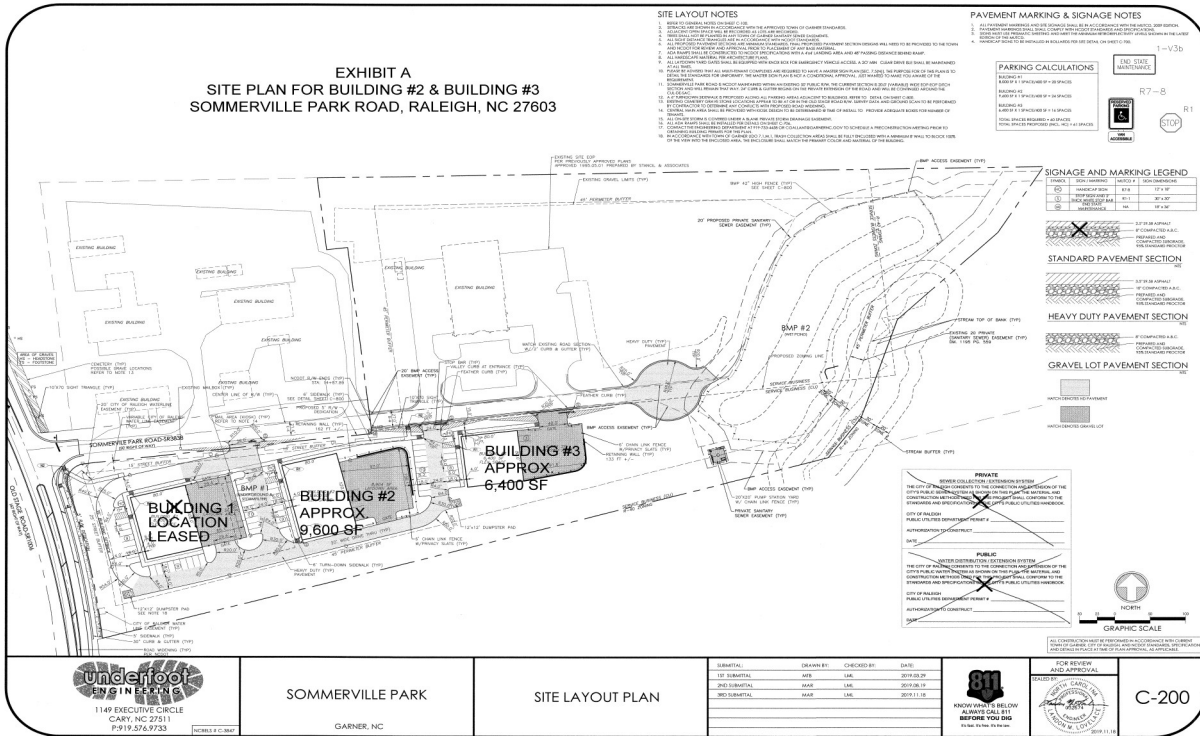


SOMMERVILLE PARK

165 SOMMERVILLE PARK ROAD,
GARNER, NC 27529
BUILDING #2



SPACE FOR LEASE

AVAILABLE:
9,600 SF

USES:
ZONED SERVICE BUSINESS

LEASE RATE:
\$ 13.00/ PSF, NNN

TICAM ESTIMATE:
\$ 1.50 PER SF

LOCATION:
SOMMERVILLE PARK IS LOCATED 1 MILE FROM US 401 SOUTH AND OLD STAGE ROAD INTERSECTION. IT IS APPROXIMATELY 10 MINUTES FROM I-440 AND APPROXIMATELY 15 MINUTES FROM DOWNTOWN RALEIGH.

SUMMARY:
THIS 9,600 BUILDING IS THE SECOND OF 3 BUILDINGS THAT WILL BE BUILT ON THIS SITE. BUILDING #1 IS ALREADY LEASED. BUILDING #2 IS EXPECTED TO BE DELIVERED BY NOVEMBER OF '2021.



ALL IN REALTY, LLC

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COMMERCIAL
REAL ESTATE BROKER
919-422-8840 Mobile
kwallinreaty@gmail.com

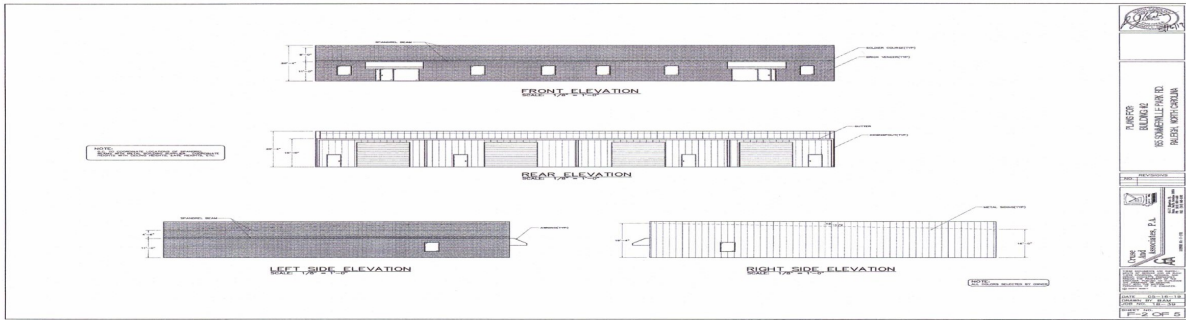
PO BOX 886
GARNER, NC 27529

WE KNOW THAT IN ALL THINGS GOD WORKS FOR GOOD WITH THOSE WHO LOVE HIM, THOSE WHOM HE HAS CALLED ACCORDING TO HIS PURPOSE.

ROMANS 8:28

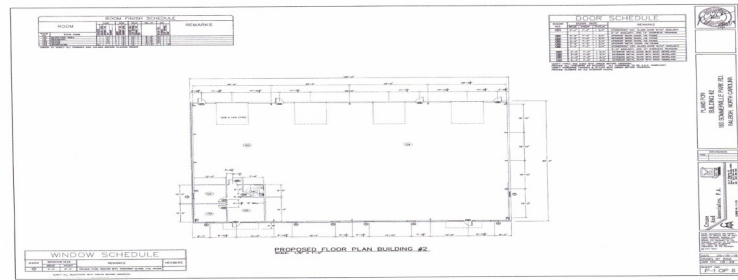
SOMMERVILLE PARK—BUILDING ELEVATIONS & FLOOR PLAN

9,600 SF FLEX / WAREHOUSE FOR LEASE



PROPERTY INFO:

- YEAR BUILT: '2021
- EXPECTED DELIVERY: NOV. '2021
- TOTAL SF 9,600 SF
- OUR (4) DRIVE IN DOORS (12' X 14')
- AVERAGE CEILING HEIGHT: 15' 5"
- FENCED YARD
- 625 SF OF OFFICE



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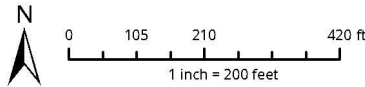
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SOMMERVILLE PARK—AERIAL VIEW
9,600 SF FLEX / WAREHOUSE FOR LEASE



SOMMERVILLE PARK II



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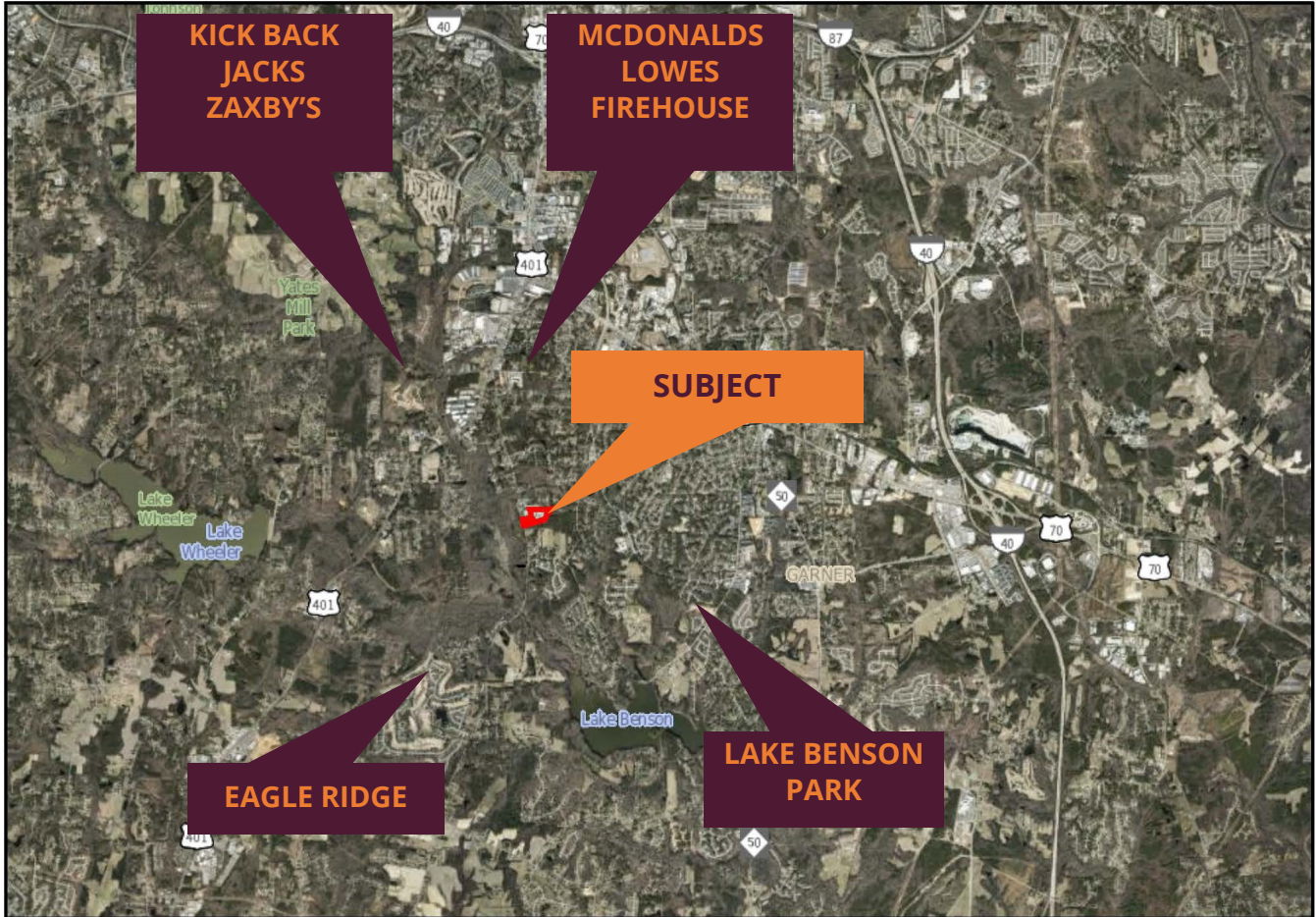
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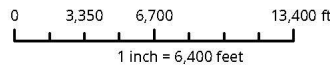
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SOMMERVILLE PARK—VACINITY MAP
9,600 SF FLEX / WAREHOUSE FOR LEASE



SOMMERVILLE PARK III

SOMMERVILLE PARK IS LOCATED APPROXIMATELY 1 MILE FROM THE INTERSECTION OF OLD STAGE ROAD AND US 401 SOUTH



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SOMMERVILLE PARK—TOWN OF GARNER






8,000 SF FLEX / WAREHOUSE FOR LEASE

GARNER, NC

MUNICIPAL PROFILE

Situated just a few miles south of downtown Raleigh, **Garner is one of Wake County's largest communities**—both in terms of population and land mass. And its location near the intersection of Interstate 40 and U.S. Highway 70 makes accessing the rest of the Research Triangle Region a breeze.

COMMUNITY DEMOGRAPHICS

-  **Population growth:** 30,071 (2017). 69% growth since 2000.
-  **Educational attainment:** 49% received their bachelor's degree or higher.¹ (Wake County)
-  **Average household income:** \$71,761
-  **Median home price:** \$183,000
-  **Unemployment rate:** 4% (Wake County)

Source: US Census Bureau, US Department of Labor.
1) 25+ years of age.

ACCESS TO THE RESEARCH TRIANGLE REGION



Town of Garner | 900 7th Avenue, Garner, NC 27529 | 919-773-4431 | garnernc.gov



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