



# 1004 VANDORA SPRINGS ROAD

1004 VANDORA SPRINGS RD  
GARNER, NC 27529

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A photograph of a light-colored brick building with a portico. The building has a circular window above the door and a small sign with the number "1004" on the left pillar. The building is surrounded by greenery and a concrete walkway leads to the entrance.

1004

# Property Summary



## OFFERING SUMMARY

Sale Price:	\$700,000
Lease Rate:	\$14.00/NNN
Lot Size:	0.74 Acres
Building Size:	4,592 SF
Renovated:	2014
Zoning:	O&I
Market:	Garner
Price / SF:	\$152.44

## PROPERTY OVERVIEW

Exceptional opportunity for a single tenant or owner occupant to lease or purchase an office building on Vandora Springs Road in Garner, NC. This building has a flexible layout of hard-walled offices, conference rooms and storage areas. Plentiful parking and exceptional signage and visibility. Walking distance to many amenities at Forest Hills shopping center.

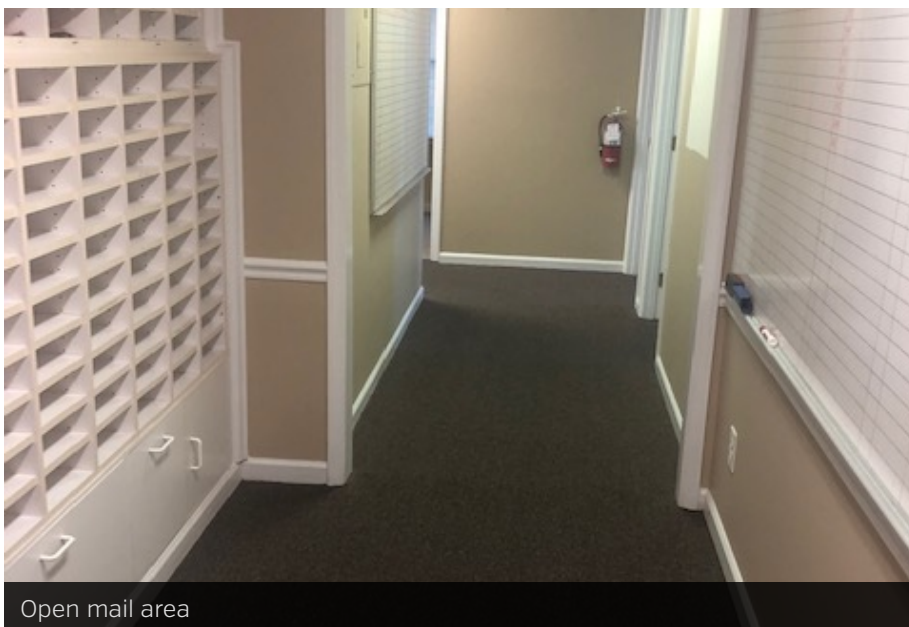
## PROPERTY HIGHLIGHTS

- Exceptional Visibility and signage on Vandora Springs Road
- Walking distance to retail and shopping at Forest Hills Shopping Center
- Flexible Office layout with nice finishes
- Less than 1/4 mile from 70
- Less than 3 miles from White Oak/I-40
- Great parking ratio with 30 spaces

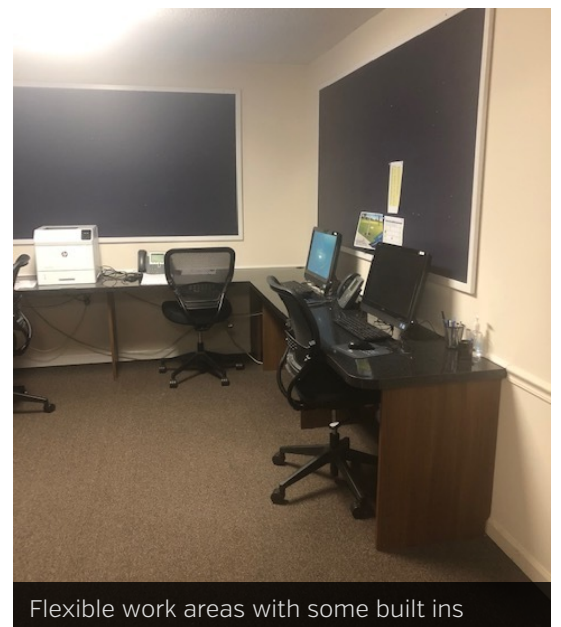
# Additional Photos



Nice reception area with multiple private offices



Open mail area



Flexible work areas with some built ins

# Additional Photos



Lighted Base Sign Located on Vandora Springs Road



Large Break Room in the Rear of the space

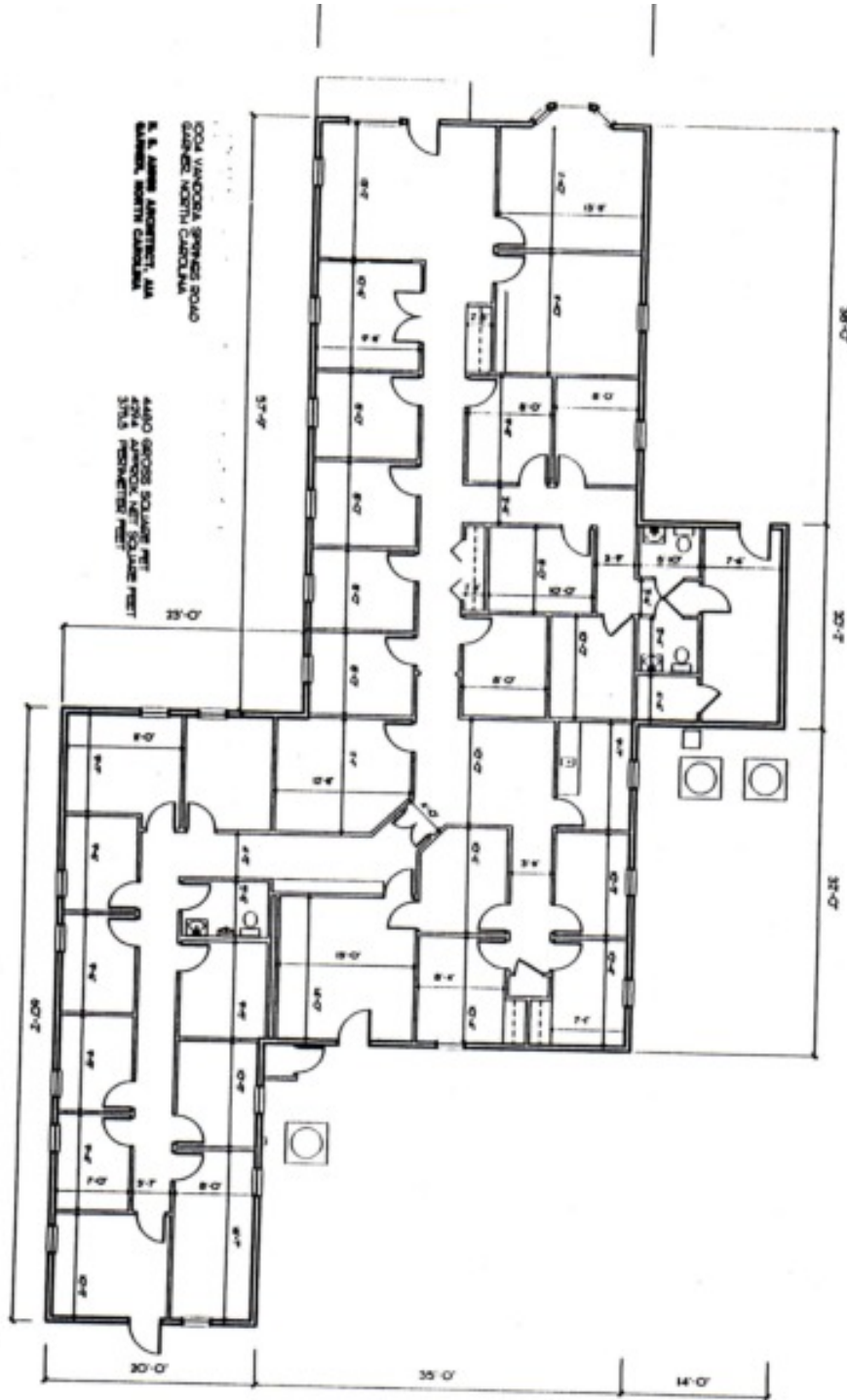


Conference room located just off the reception area

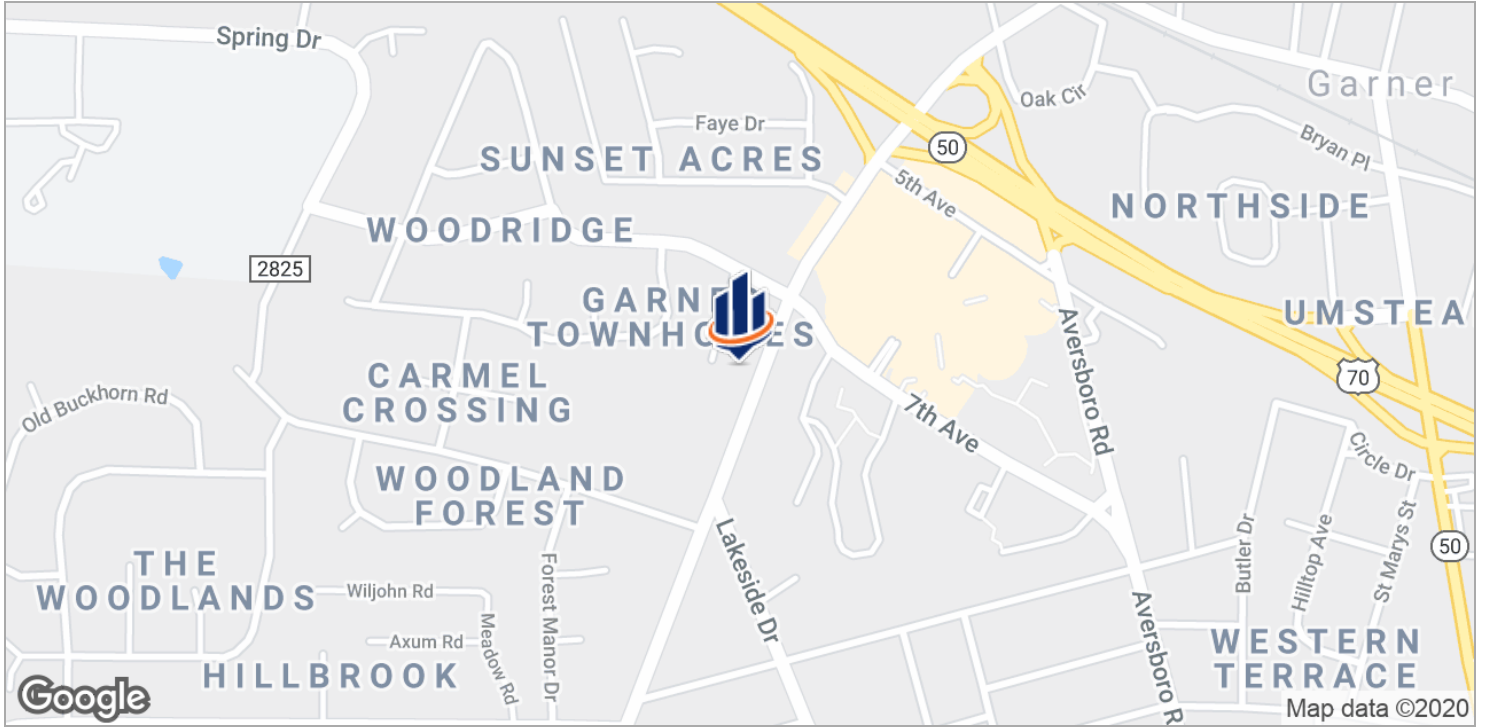


Professionally landscaped with a wrap around driveway

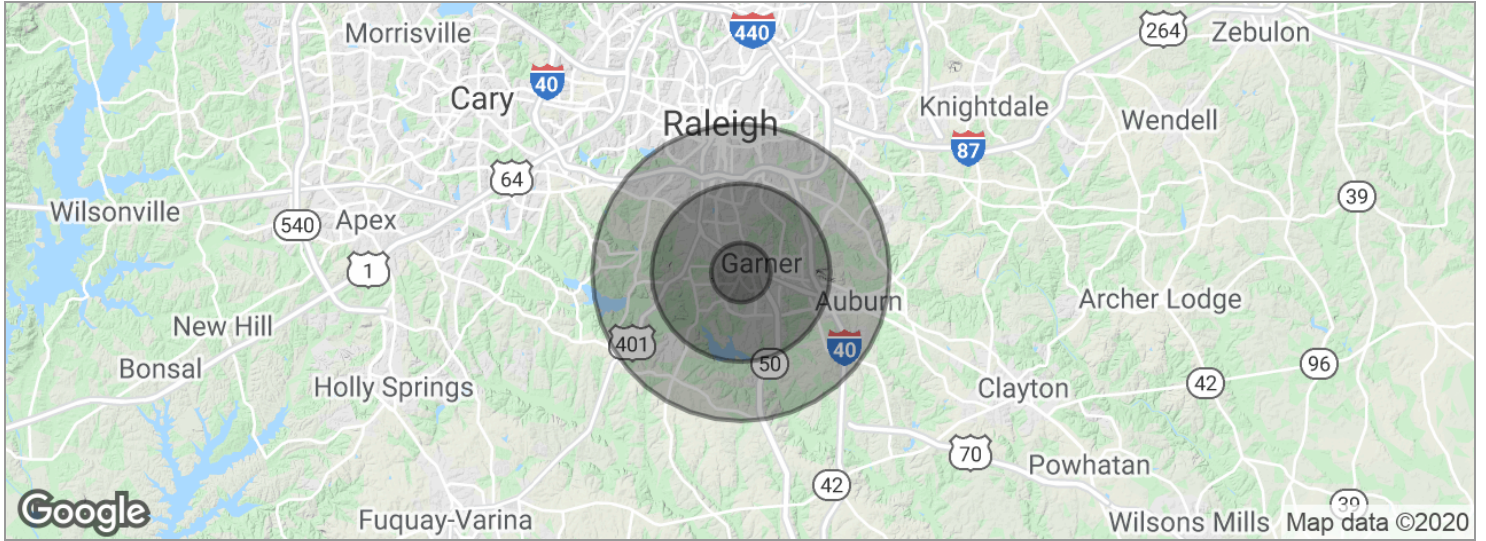
# Floor Plans



# Location Maps



# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	5,317	40,138	100,650
Median age	35.8	33.9	32.7
Median age (Male)	33.2	32.0	31.1
Median age (Female)	38.1	35.8	34.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,149	15,291	36,196
# of persons per HH	2.5	2.6	2.8
Average HH income	\$59,746	\$58,630	\$55,448
Average house value	\$148,977	\$146,630	\$157,685

\* Demographic data derived from 2010 US Census