



# HIGHLY VISIBLE LEVEL & CLEARED .73 ACRE COMMERCIAL TRACT

CORNER OF VANDORA SPRINGS RD.  
AND 7TH AVE., GARNER

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	0.73 Acres
Zoning:	O & I
Market:	Southern Wake County
Price / SF:	\$7.86

## PROPERTY OVERVIEW

Highly visible .73 acre level commercial lot in Garner on signalized corner at Vandora Springs Rd. and Seventh Ave. Zoned Office and Industrial, appropriate for a number of uses. Situated close to HWY 70 and I-40 for quick access.

## PROPERTY HIGHLIGHTS

- Corner Commercial Lot on SE corner of Vandora Springs and Seventh Avenue
- Level and Cleared
- Signalized intersection
- .2 miles to US 70 Business
- 2.9 miles to I-40
- High visibility on well traveled corridor

# Site Location





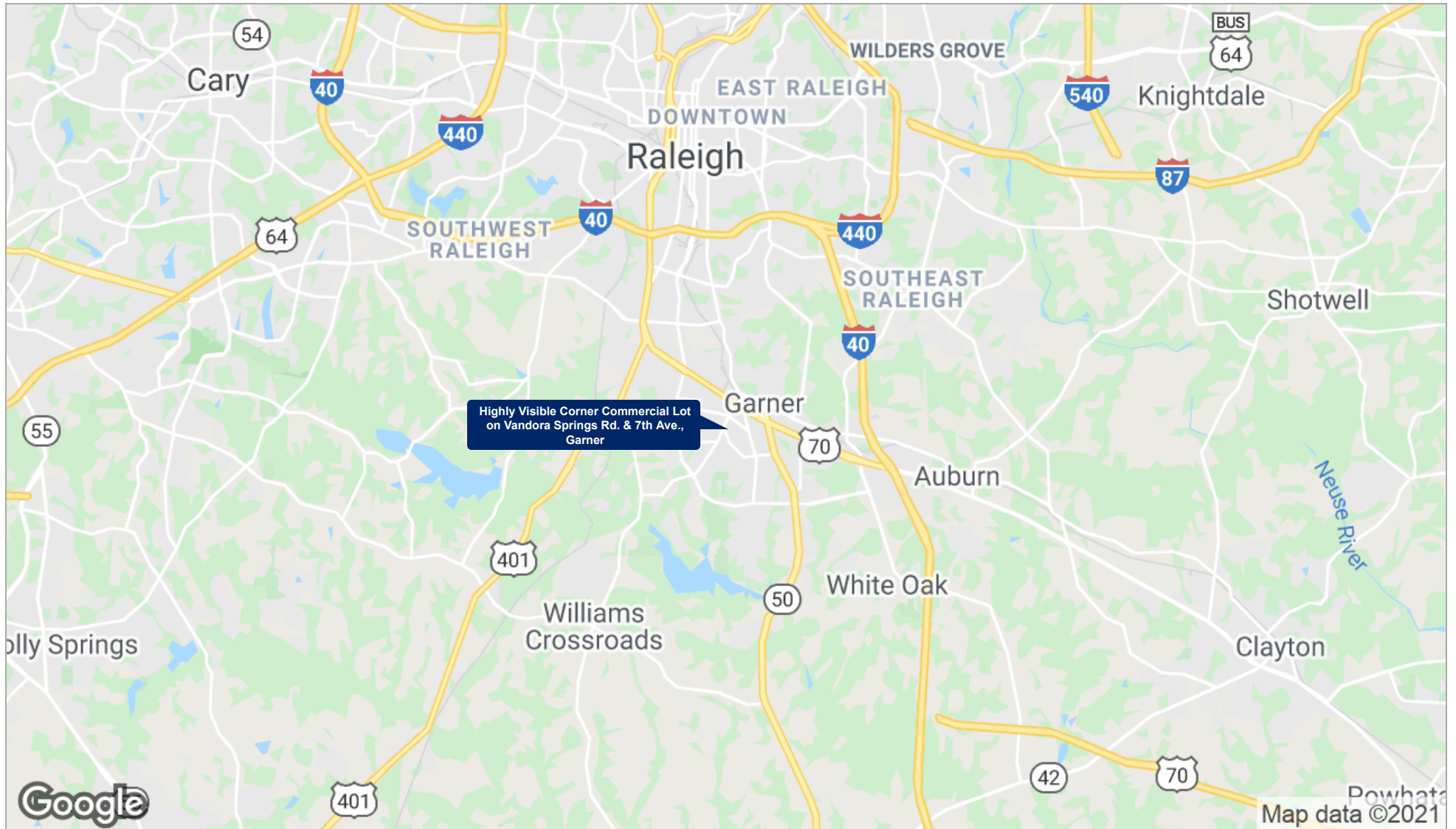
# Aerial Map



# Nearby Businesses Map



# Road Map

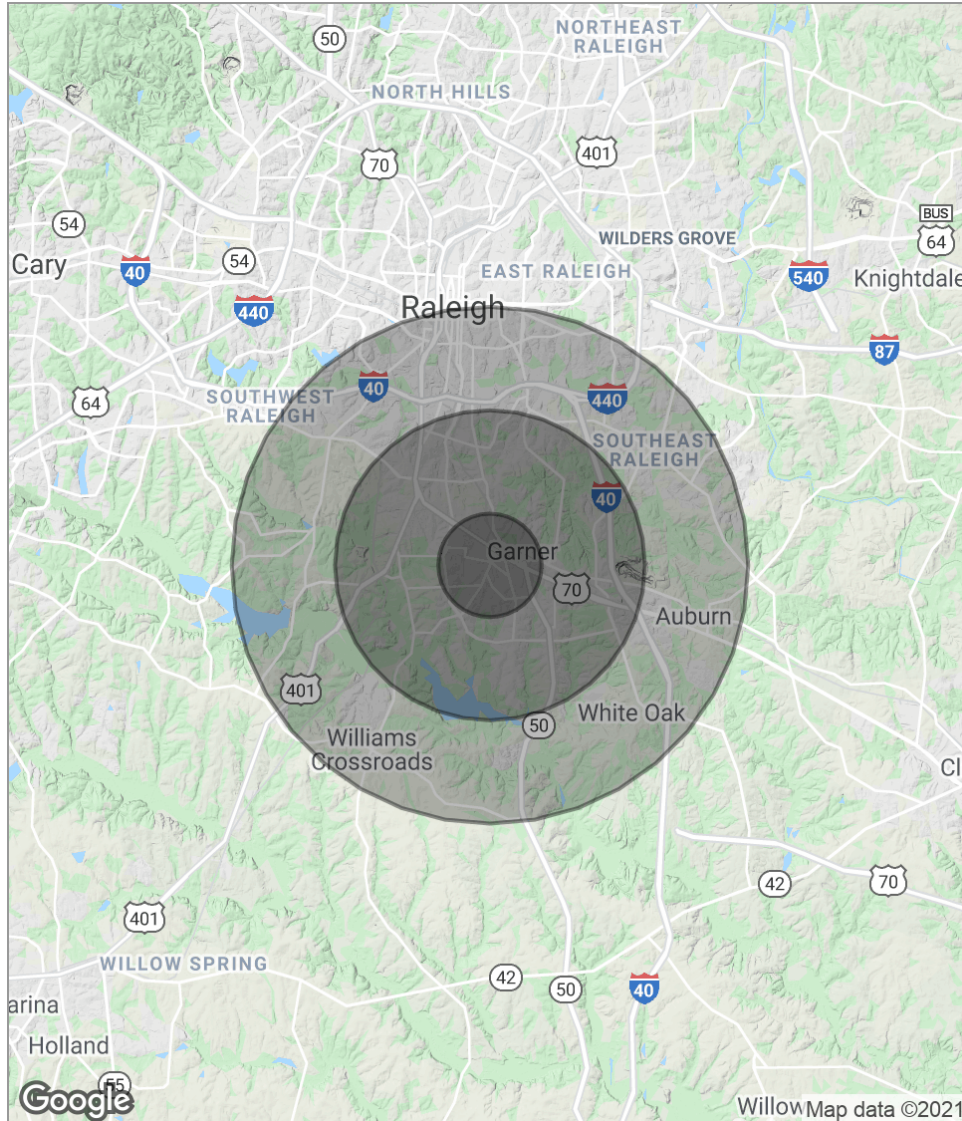


# Demographics Report

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	5,916	36,081	90,495
Median age	37.6	34.3	32.8
Median age (male)	34.6	32.5	31.3
Median age (female)	40.0	36.2	34.4
Total households	2,447	13,874	32,342
Total persons per HH	2.4	2.6	2.8
Average HH income	\$64,441	\$61,339	\$58,528
Average house value	\$145,908	\$153,843	\$157,958

*\* Demographic data derived from 2010 US Census*

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