

Partnership. Performance.



RETAIL SPACE FOR LEASE
FEW SPACES REMAIN

Opportunity

Pedestrian friendly 23,199-square-foot retail shopping center located on Hwy 70, near I-40 and Hwy 401 with easy access to storefront parking, ample parking spaces and high visibility from Hwy 70. Two available spaces for 800 and 1,400 rsf remain. Rental rate is \$22.00/sf – \$24.00/sf, NNN. TICAM is \$3.87/sf.

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Fifth Avenue at Forest Hills Shopping Center

1320 & 1330 Fifth Ave
Garner, NC 27529



Platinum member

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Traffic Counts

(NCDOT)	Vehicles Per Day
US Highway 70 W	32,000
Vandora Springs Road	13,000

2018 Demographics

(Esri)	5 Minutes	10 Minutes	15 Minutes
Total Population	15,381	67,165	203,088
Total Households	6,174	24,400	74,092
Average Household Income	\$65,304	\$64,687	\$67,286

Available Spaces For Lease

Building 1330	Suite 210	1400 rsf
Building 1330	Suite 230	800 rsf

Current Retailers

Building 1310	Suite 100	C. Ashley Mann and Associates
Building 1310	Suite 120	Subway
Building 1320	Suite 100	All About Insurance
Building 1320	Suite 200	Roma Pizza
Building 1320	Suite 120	Snap in the City Selfie Studio
Building 1330	Suite 200	Doubletree Personnel
Building 1330	Suite 220	Edible Arrangements
Building 1330	Suite 240	Maximized Living
Building 1330	Suite 250	Regional Finance Loans
Building 1330	Suite 160	Barak Financial Services
Building 1350	Suite 150	Fifth Avenue Tobacco & Vapor
Building 1350	Suite 170	Bearded Lady Bottle Shop
Building 1350	Suite 200	Flying Tiger Martial Arts
Building 1350	Suite 220	Diamond Cutz
Building 1350	Suite 230	Fifth Avenue Cell Phone Repair
Building 1350	Suite 250	Fifth Avenue Bubble Tea



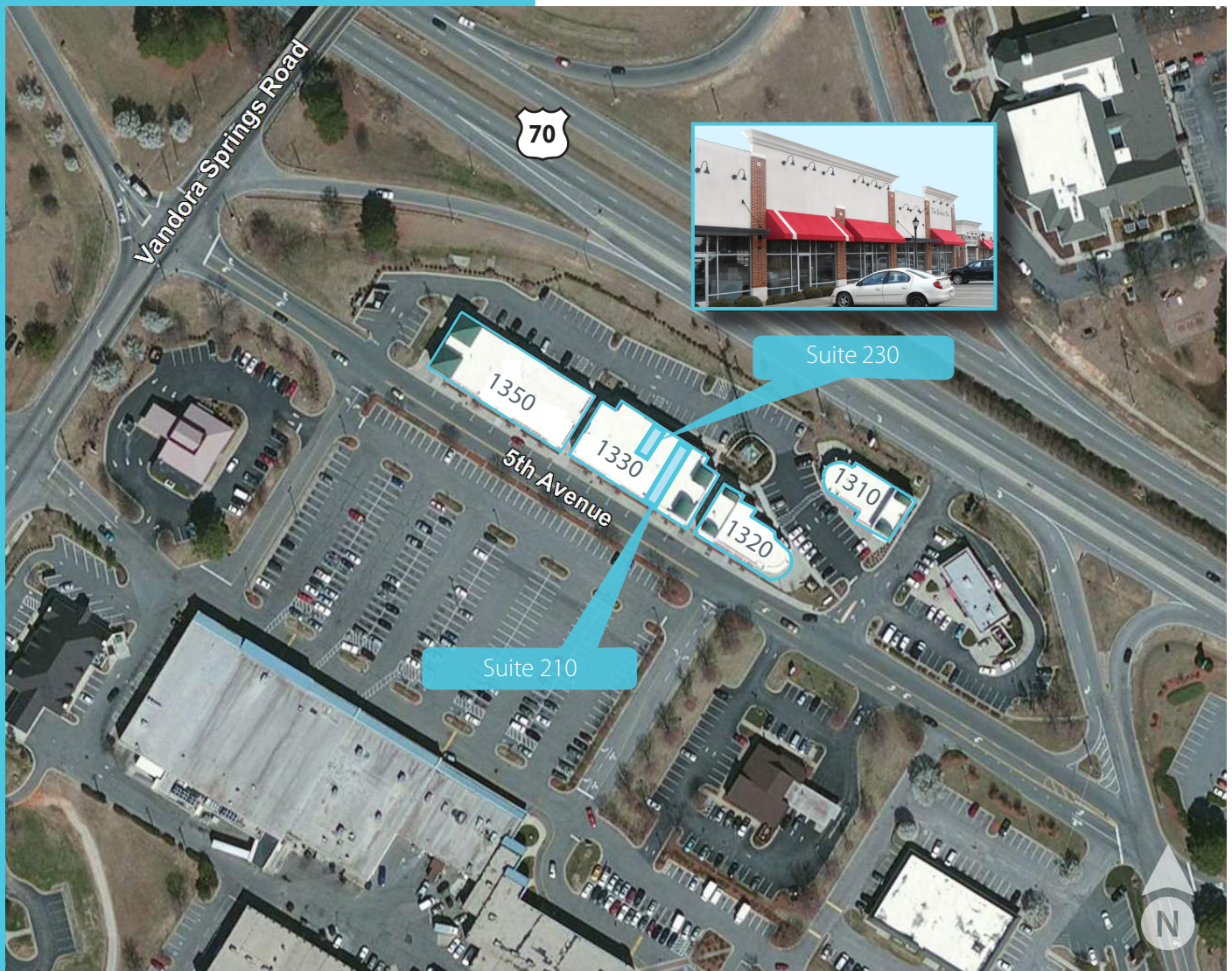
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