

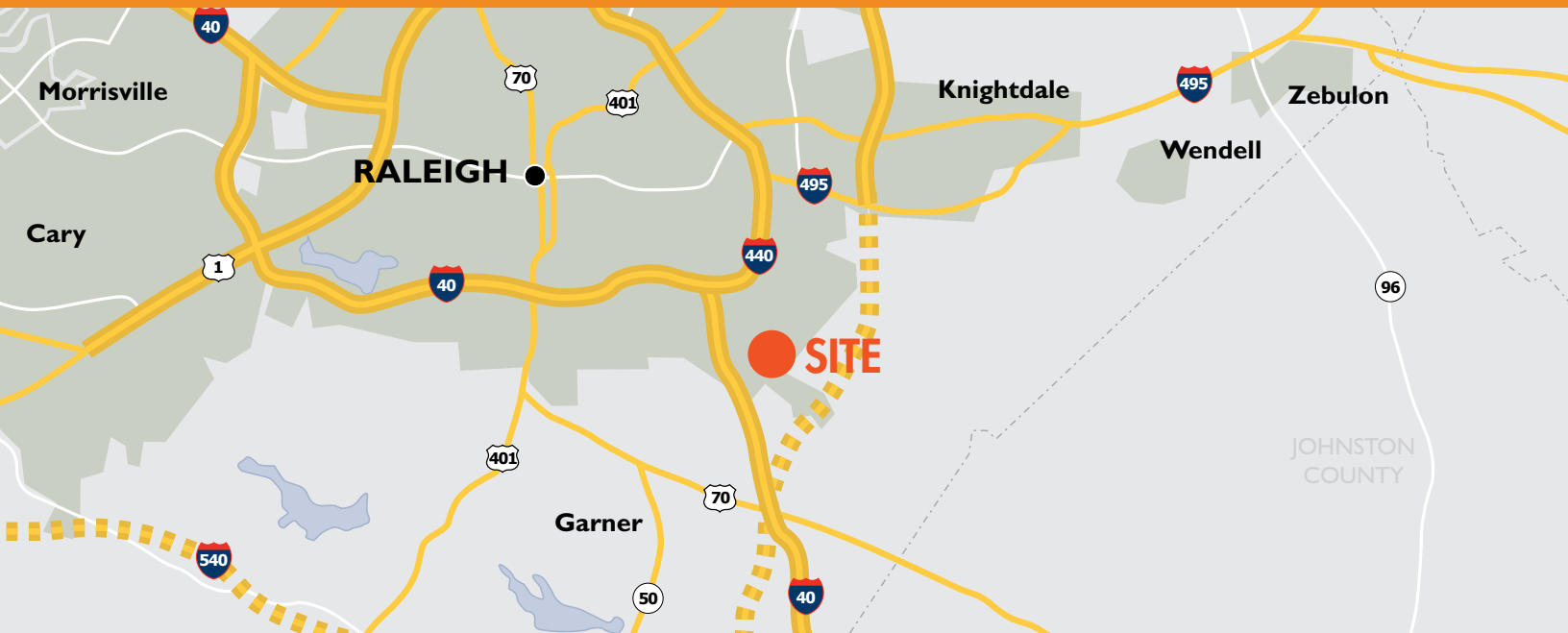
# 4001 JONES SAUSAGE ROAD

GARNER, NORTH CAROLINA

PROPOSED OUTPARCEL FOR  
SALE, LEASE, OR BUILD-TO-SUIT  
1.21 AC

# 4001 JONES SAUSAGE ROAD

## OUTPARCEL FOR SALE, LEASE, OR BUILD-TO-SUIT



### PROPERTY FEATURES

- 1.21 acres
- Proposed outparcel adjacent to a proposed major convenience store chain
- Master retention and utilities will be in place
- Rough graded condition
- Located right off of I-40
- Minutes away from White Oak Crossing and Walnut Creek Amphitheater

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 ESTIMATED POPULATION	3,389	50,693	127,239
2023 PROJECTED POPULATION	3,841	56,876	143,667
EST. HOUSEHOLD INCOME	\$61,425	\$56,798	\$55,585

TRAFFIC COUNTS	
I-40	104,000 VPD
JONES SAUSAGE ROAD	15,000 VPD

For more information, please contact:

**JAMES MATTOX**  
 Managing Director  
 (919) 576 2696  
[james.mattox@foundrycommercial.com](mailto:james.mattox@foundrycommercial.com)

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## LOCATION



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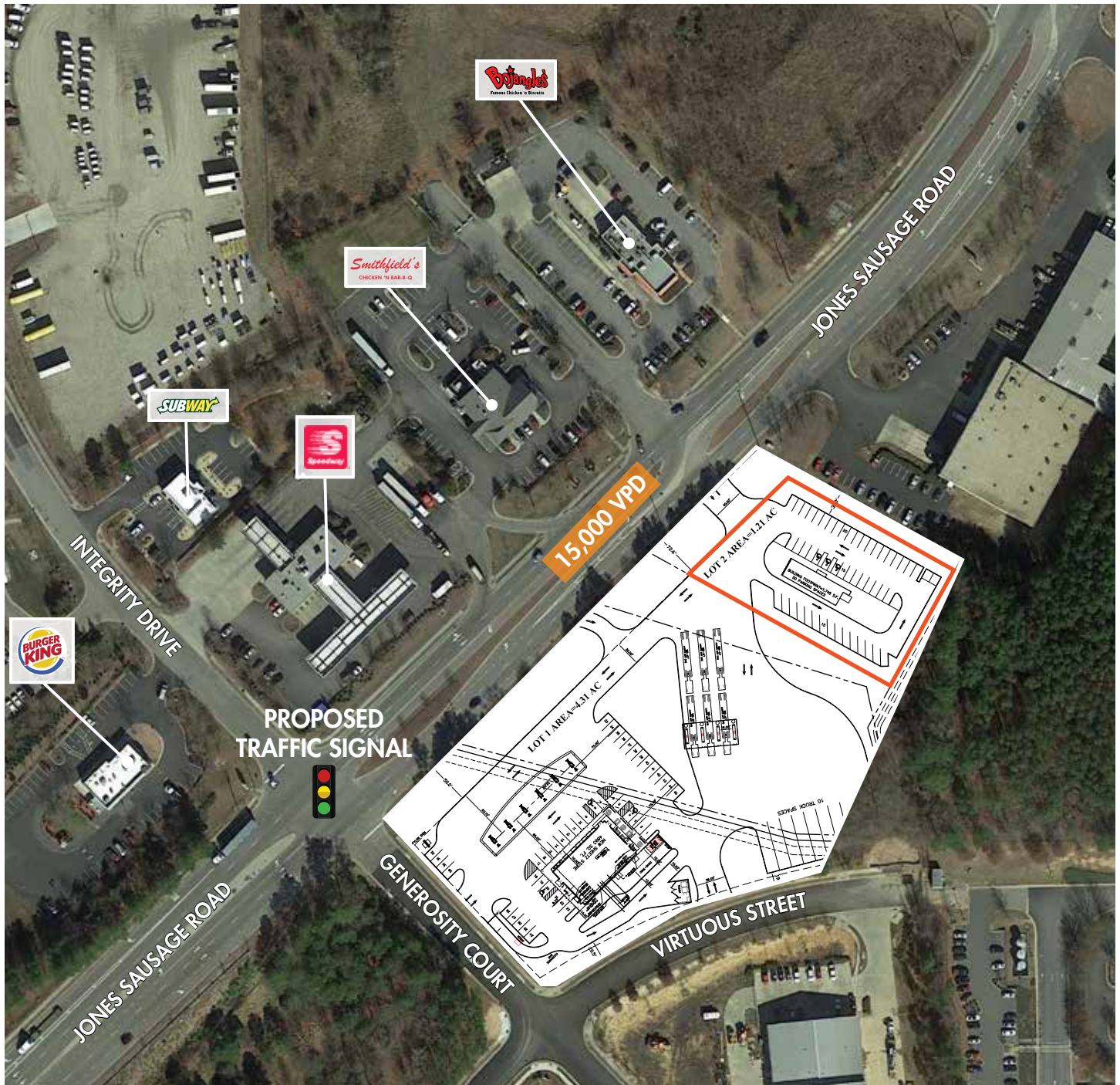
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## CONCEPT PLAN



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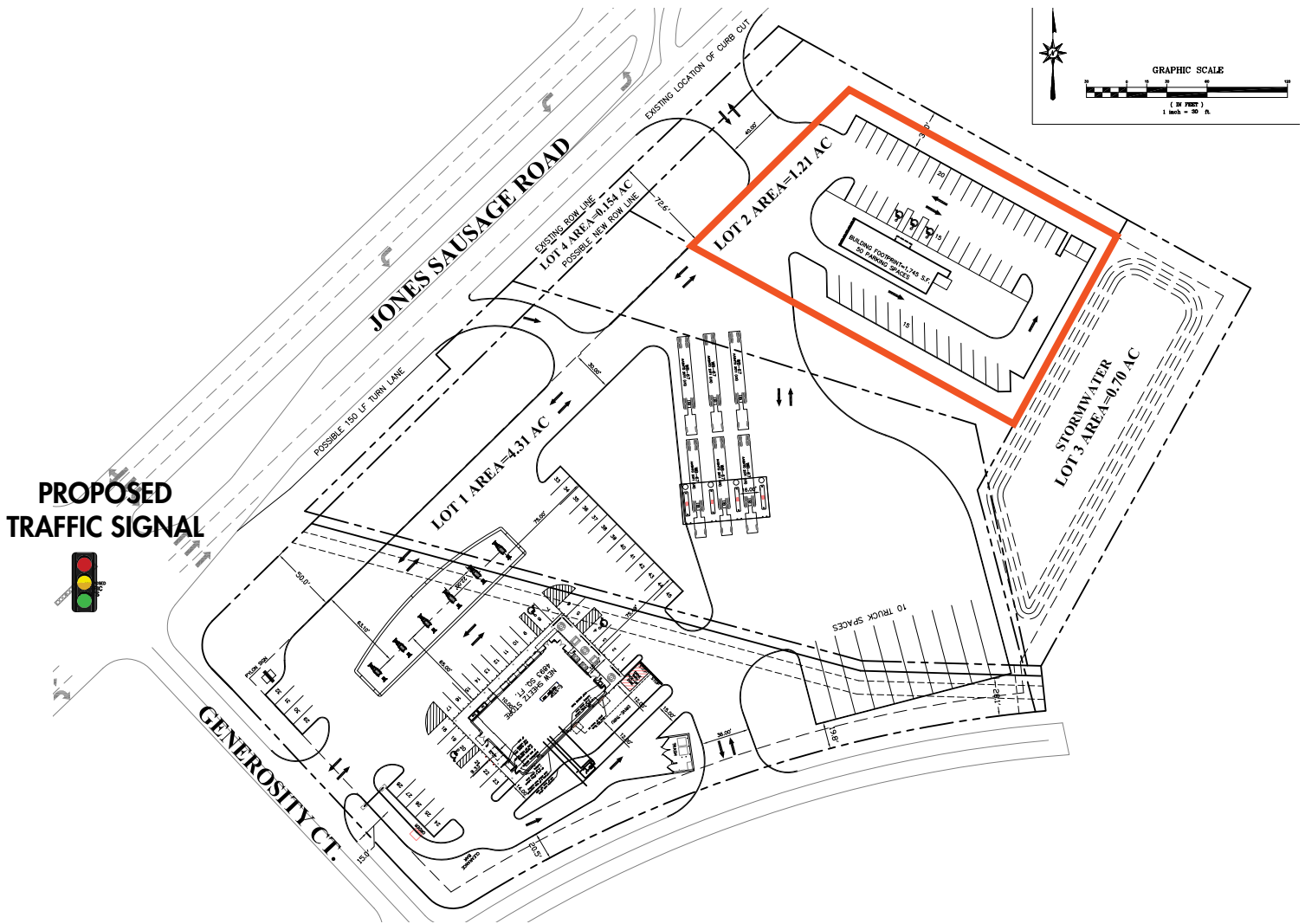
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