



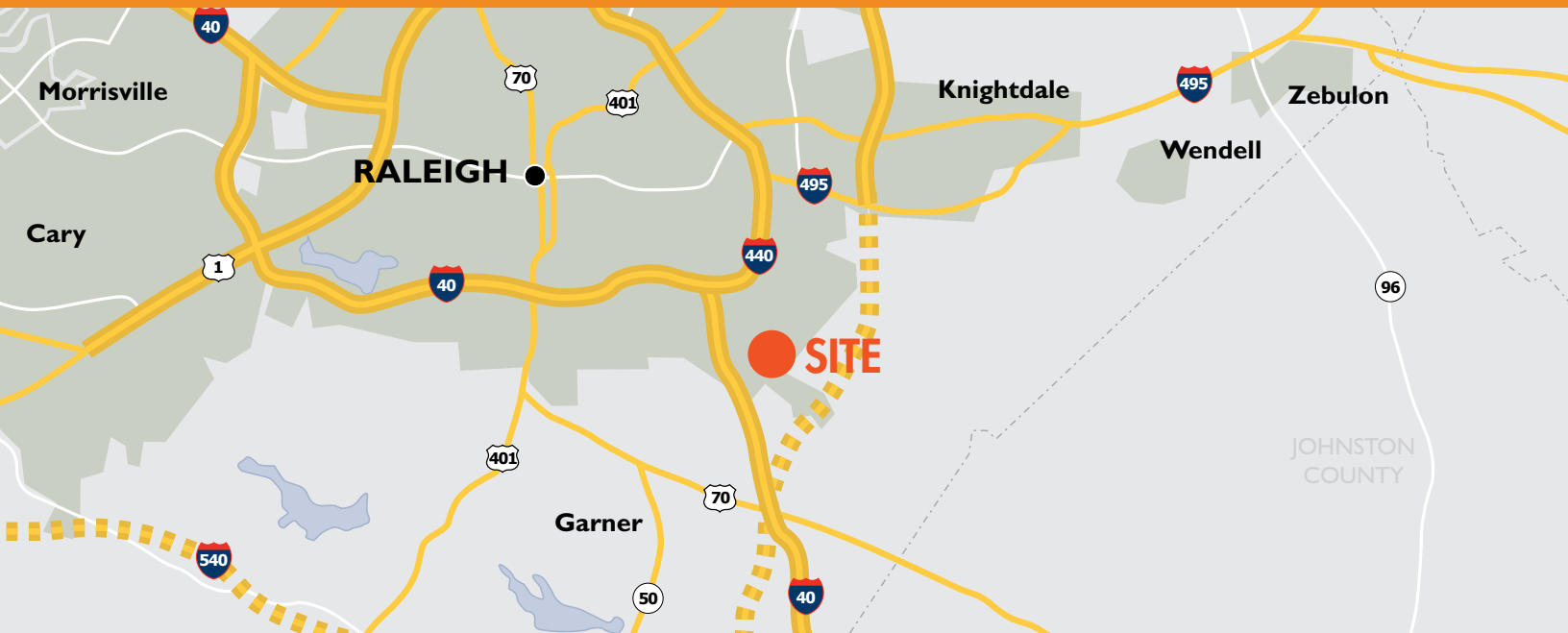
JONES SAUSAGE ROAD AND INTEGRITY DRIVE

GARNER, NORTH CAROLINA 27529

OUTPARCEL OPPORTUNITIES AVAILABLE

JONES SAUSAGE ROAD AND INTEGRITY DRIVE

OUTPARCEL OPPORTUNITIES AVAILABLE



PROPERTY FEATURES

- Outparcel opportunities available
- Prime corner location just off of I-40
- Brand new, state of the art 700,000 SF Amazon Fulfillment Center with 1,500 employees
- Minutes away from White Oak Crossing and Walnut Creek Amphitheater

DEMOGRAPHICS	3 MILES	5 MILES
2019 ESTIMATED POPULATION	49,855	127,760
2024 PROJECTED POPULATION	55,299	142,290
EST. HOUSEHOLD INCOME	\$57,905	\$58,419

TRAFFIC COUNTS	
I-40	115,000 VPD
JONES SAUSAGE ROAD	23,000 VPD

AREA RETAILERS



For more information, please contact:

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LOCATION



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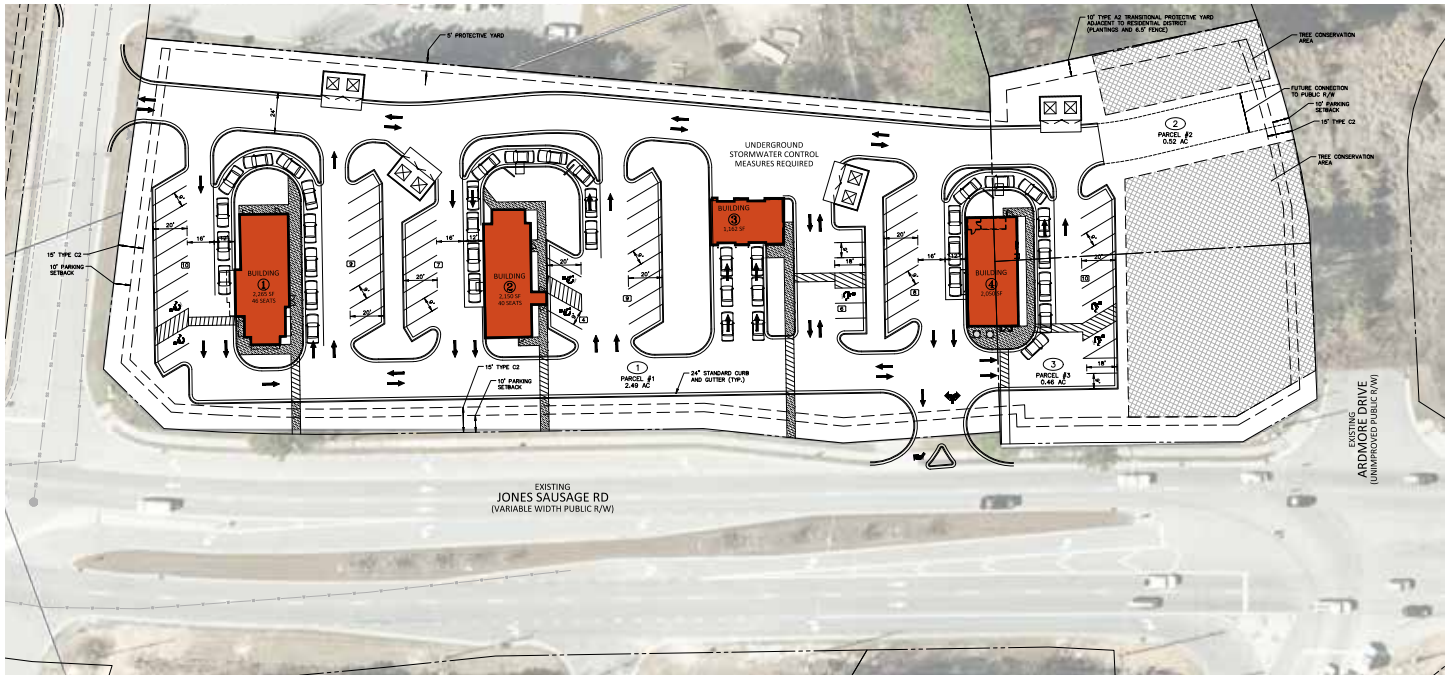
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CONCEPT PLAN



■ AVAILABLE

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LOCATION OVERVIEW



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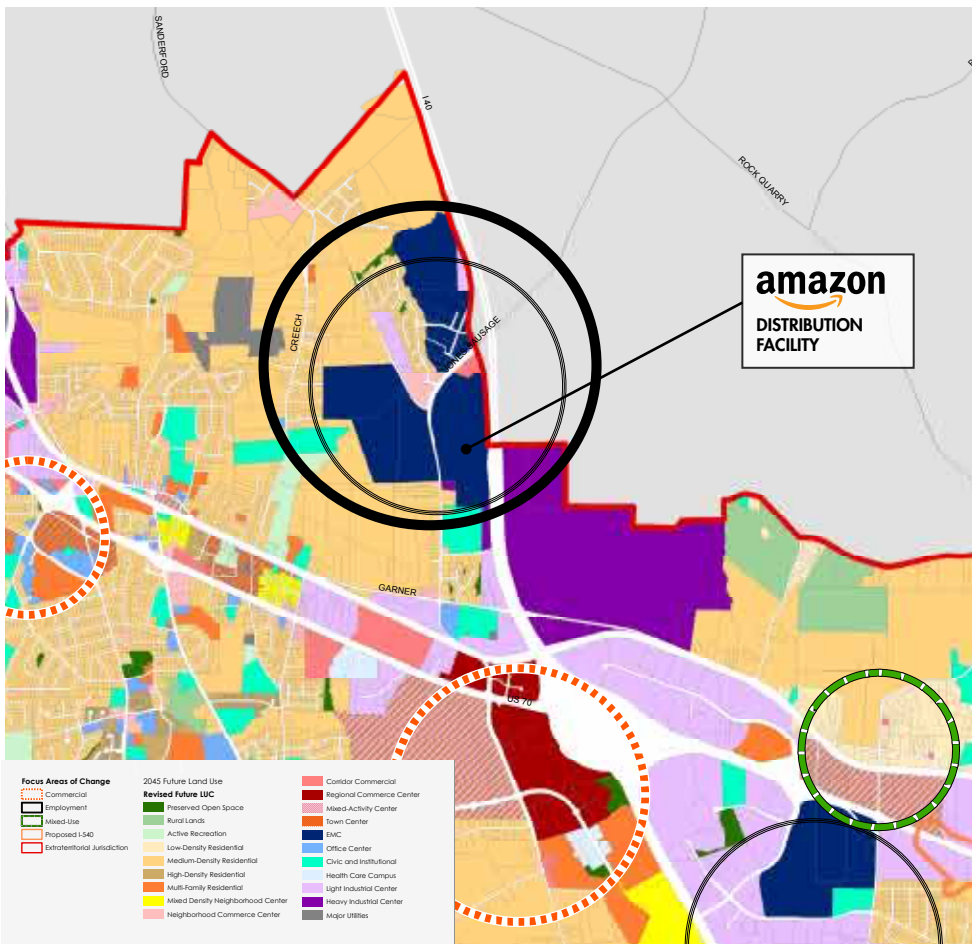
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LOCATION OVERVIEW



IMMINENT GROWTH: THE JONES SAUSAGE ROAD CORRIDOR

The Jones Sausage Road corridor is designated as “Employment Center” (EMC) in the future land use plan. This corridor is slated to become one of the region’s sought-after business destinations due to the convenient access to transportation and shipping thoroughfares as well as amenities and housing to serve the workforce.



AMAZON

- 700,000 square foot state of the art distribution center
- 1,500 jobs
- \$200+ million investment into the Jones Sausage Road corridor

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