

NEW RETAIL DEVELOPMENT

FOUNDRY
COMMERCIAL



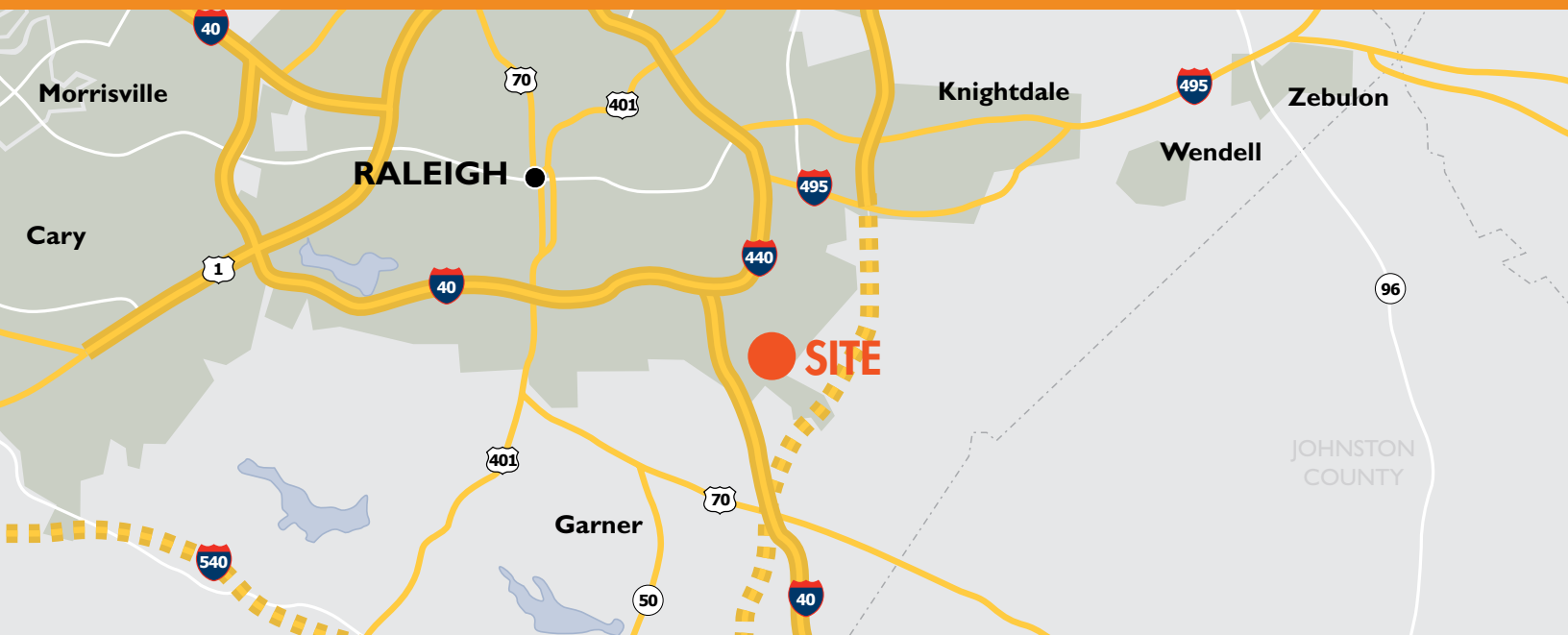
3900 JONES SAUSAGE ROAD

GARNER, NORTH CAROLINA

RETAIL SPACE FOR LEASE
±1,400 - 4,200 SF

3900 JONES SAUSAGE ROAD

RETAIL SPACE FOR LEASE



PROPERTY FEATURES

- Shop space for lease adjacent to Starbucks
- Prime corner location just off of I-40
- Brand new, state of the art 1.4 million SF Amazon Fulfillment Center at shared I-40 exit
- 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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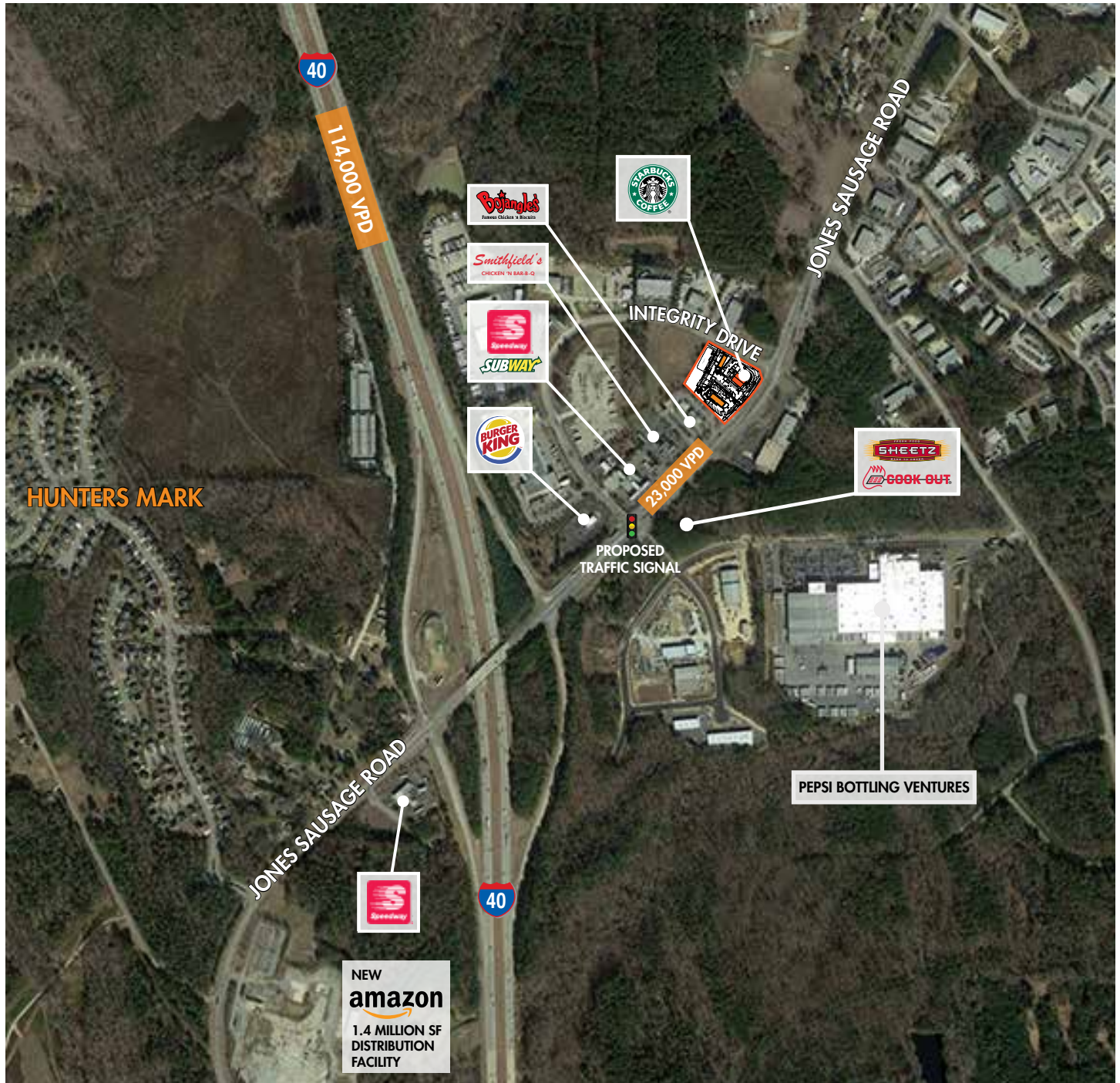
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LOCATION



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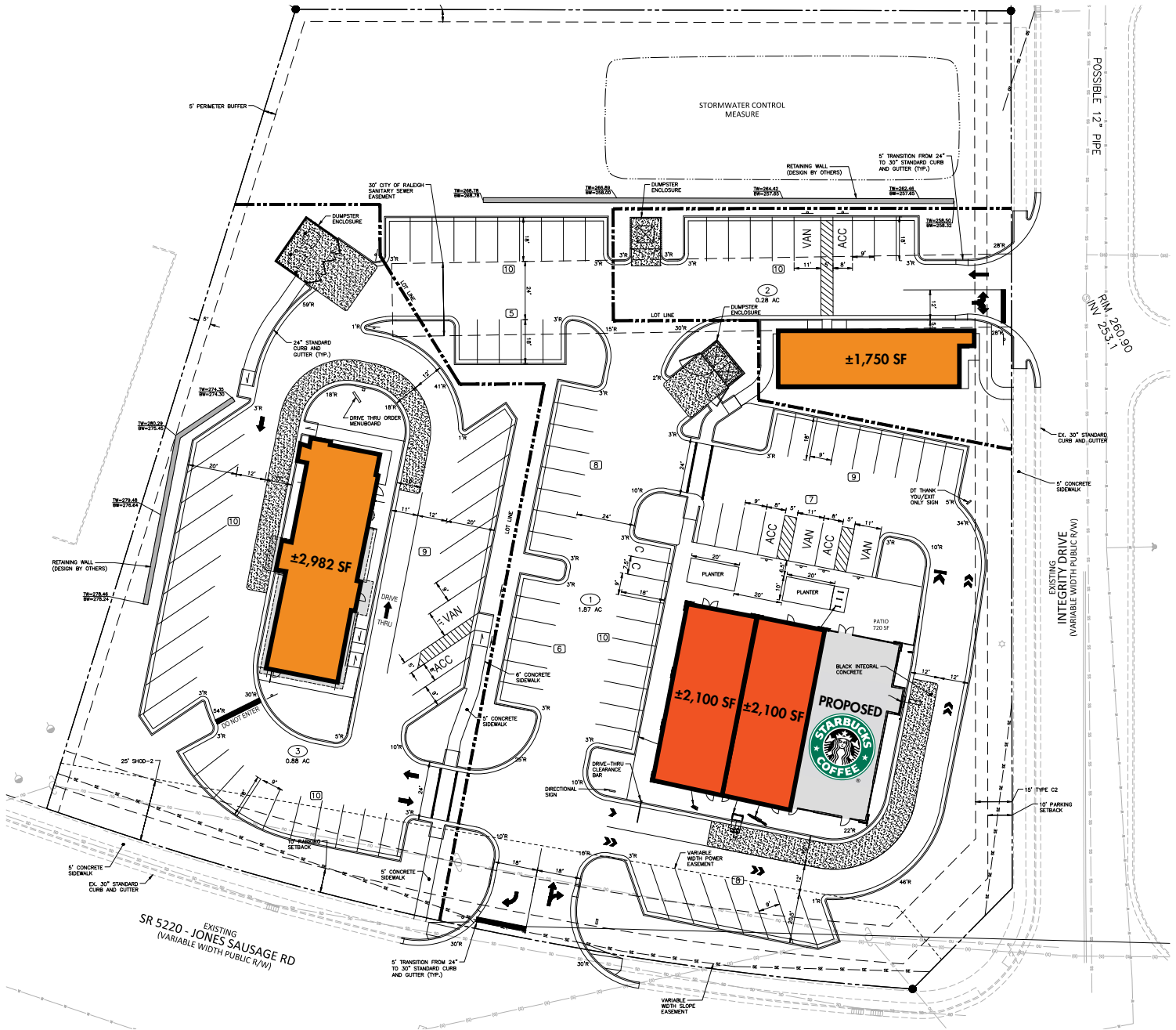
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CONCEPT PLAN



■ AVAILABLE
■ PENDING

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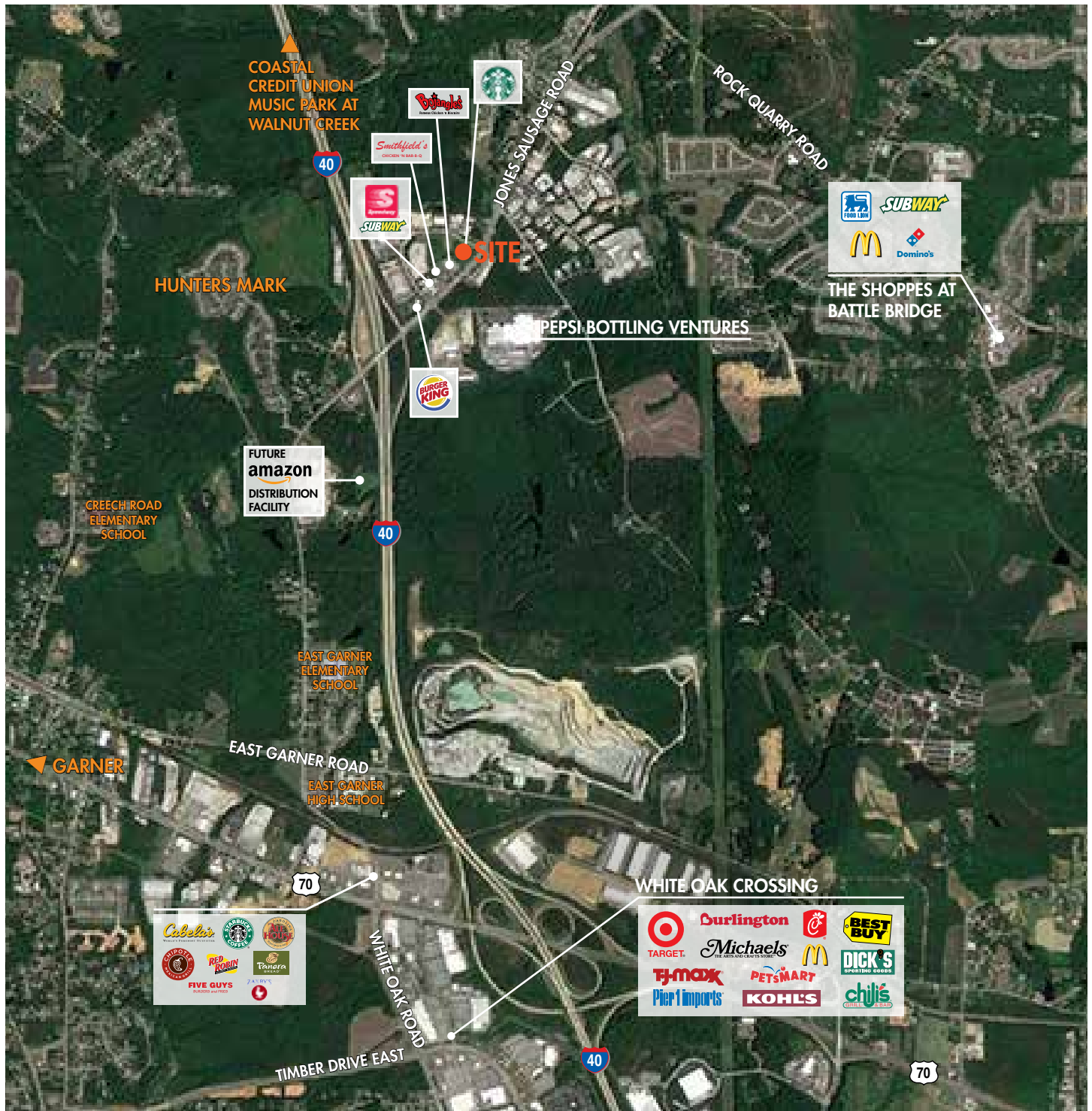
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LOCATION OVERVIEW



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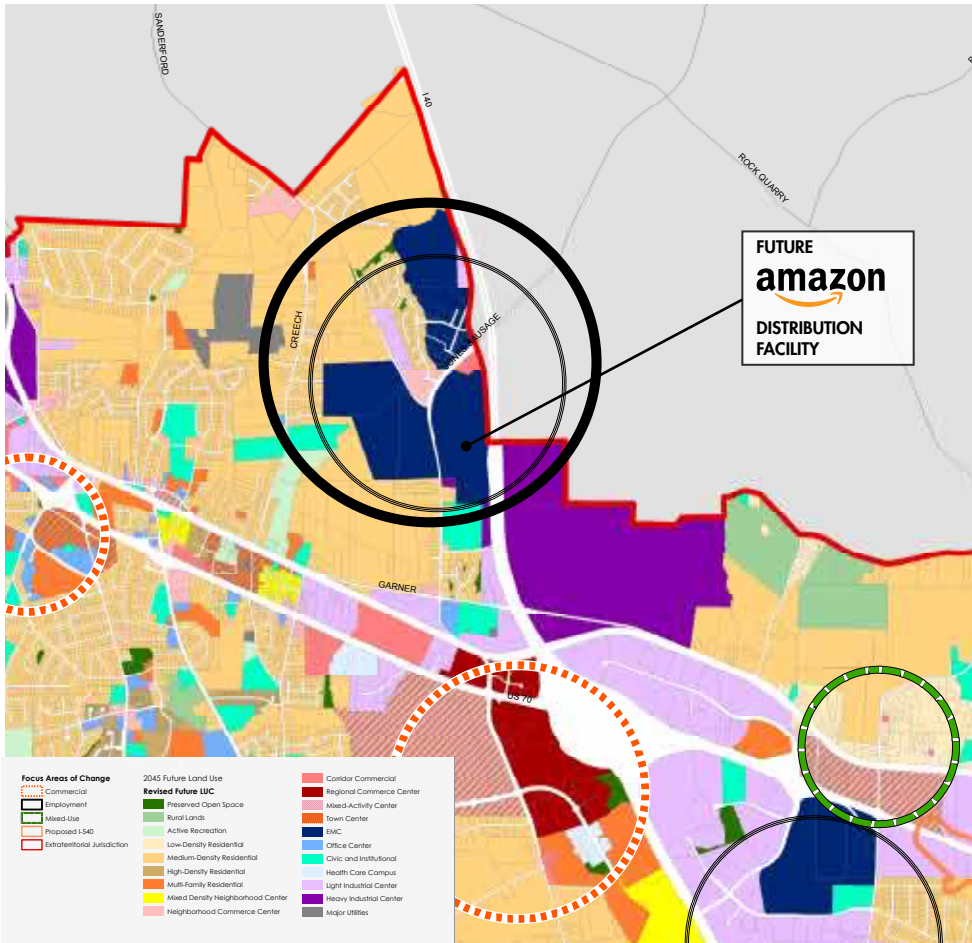
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IMMINENT GROWTH: THE JONES SAUSAGE ROAD CORRIDOR

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

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

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