

PAD-READY SITE WITH PARKING / AREA LIGHTING INCLUDED

901 US 70 WEST
GARNER, NC 27529
WAKE COUNTY

PROPERTY OVERVIEW

- This 1.59 acre site is pad ready and located within Fidelity Business Park.
- Great visibility and signage from US 70 with AADT of 30,000 (2015).
- Site improvements includes 37 existing paved parking spaces with lighting and landscaping. BIG VALUE
- The property is zoned Community Retail (CR) with permitted uses: Condominium, Upper-story Residential, Adult Day Care, Music/Dance, Gym, Office, Medical, Restaurant, Retail, Veterinarian, Bank, and Vehicle Service. Hotel by special use.
- Businesses within Fidelity Business Park include: Garner TV and Appliance, Fidelity Bank, Allosi Spa, Anfesa's Jeweler, and The Grand Marquise Ballroom. The Grand Marquise Ballroom is a breathtaking 6,000 SF Louis XIV style ballroom with full kitchen and a 400 person seating. Facility is booked almost daily with events which will create additional evening traffic.
- PIN #: 1701945876



SALES PRICE: \$649,900

2016 Demographics	1 Mile	3 Miles
Population	6,434	45,768
Households	2,565	17,228
Average Age	37.40	36.90
Median HH Income	\$47,239	\$51,794
Daytime Employees	4,656	21,405
Population Growth '17-'22	9.8%	10.7%
Household Growth '17-'22	9.7%	10.6%

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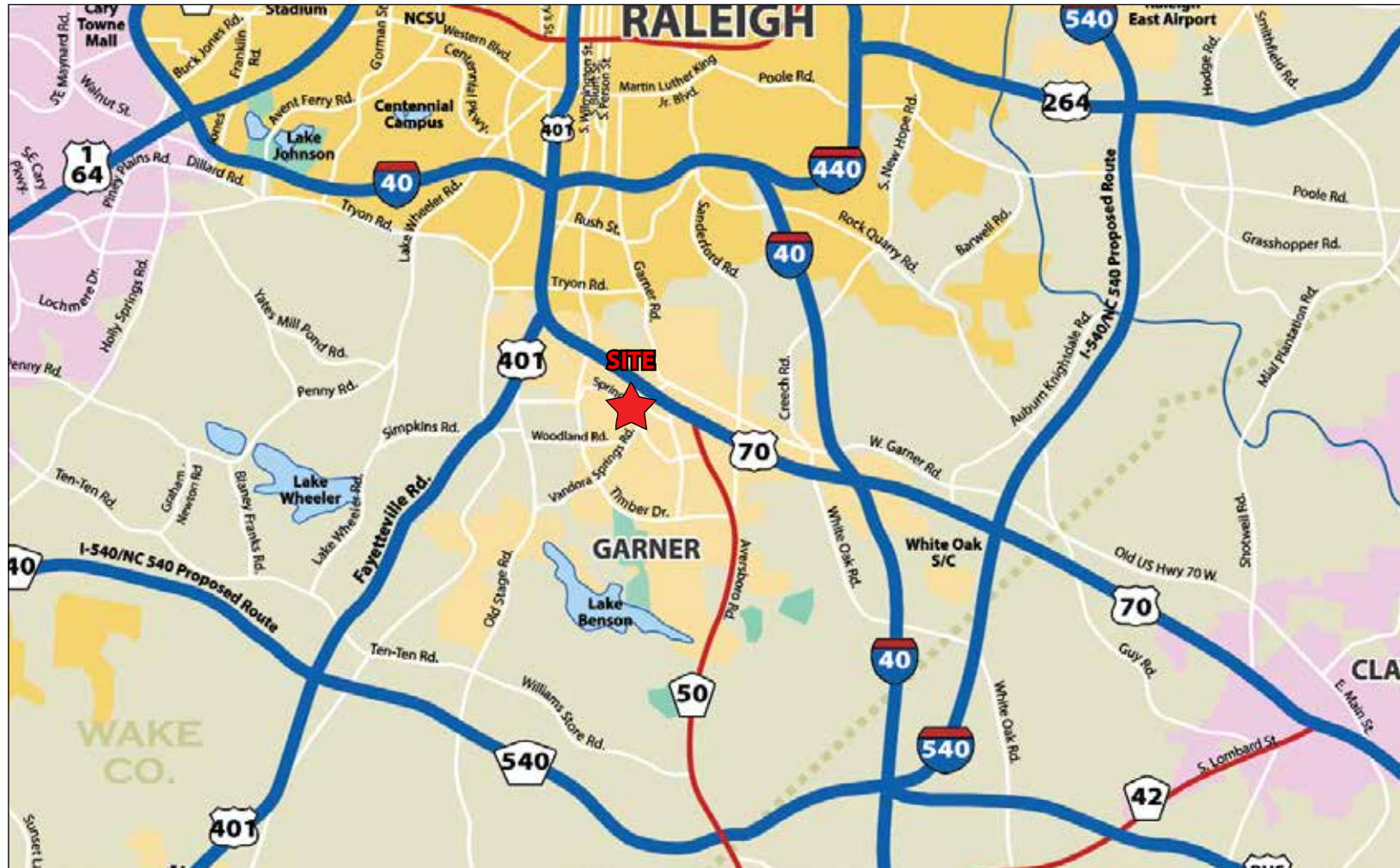
SITE PLANS



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VICINITY MAP



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