



## Garner Small Shops

1301 US Highway 70, Garner, NC 27529

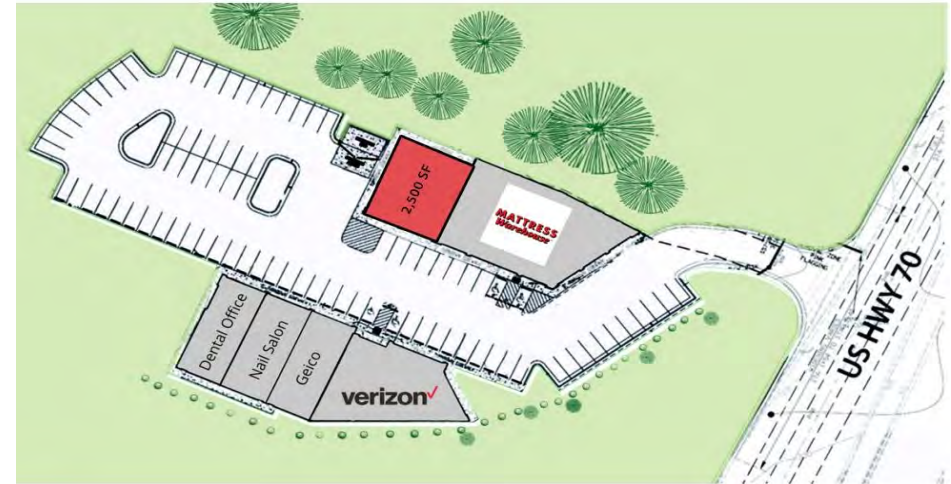


# THE SPACE

|             |                                        |
|-------------|----------------------------------------|
| Location    | 1301 US Highway 70<br>Garner, NC 27529 |
| County      | Guilford                               |
| Square Feet | 2500                                   |
| Notes       | Can be subdivided                      |

# HIGHLIGHTS

- Retail Shop Space on US 70 (31,000 ADT) and Timber Dr (20,000 ADT)
- Retailers nearby include Target, Home Depot, Kroger, PetSmart and others
- Restaurants in the area include Outback, Chick-Fill-A, Applebees, Golden Corral and others
- Growing Market: Garner is experiencing rapid growth, making this location ideal for businesses looking to capitalize on the expanding market
- Proximity to Amenities: Close to downtown Raleigh and major highways, providing convenience for customers and employees



## POPULATION

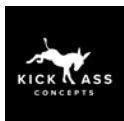
| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 3,342     | 49,715    | 157,893   |

## AVERAGE HOUSEHOLD INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$81,547  | \$95,556  | \$101,061 |

## NUMBER OF HOUSEHOLDS

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 1,478     | 19,501    | 61,888    |



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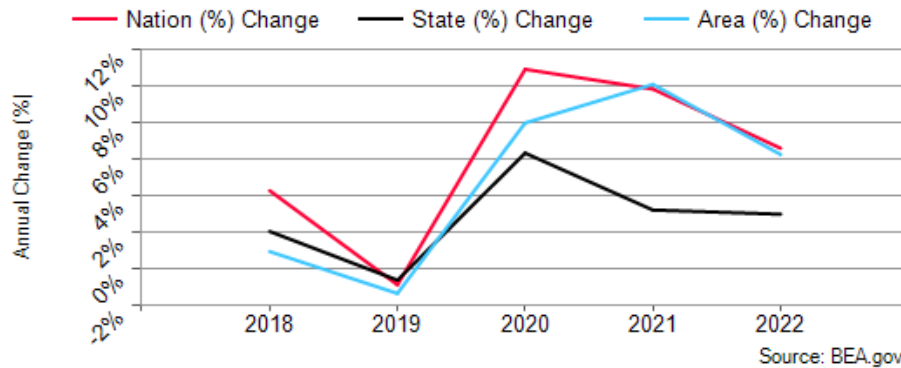
## Location Summary

Located in Garner, NC, a rapidly growing suburb of Raleigh this property is situated along US Highway 70, a major thoroughfare that sees high traffic volumes daily (35,000 AADT), making it ideal for businesses seeking visibility and accessibility.

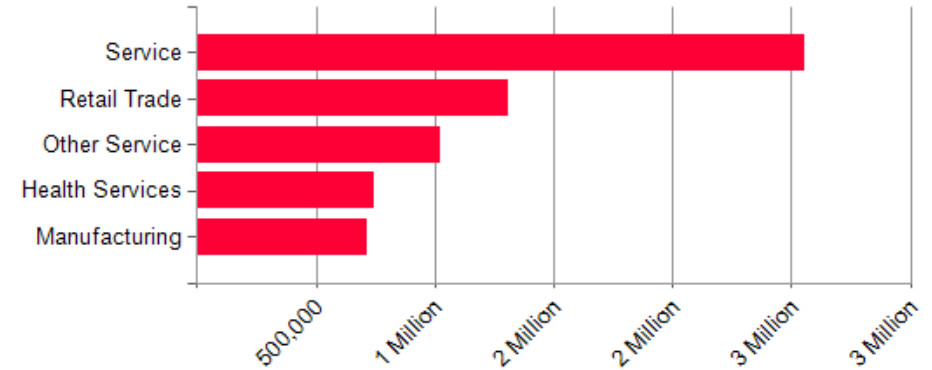
The surrounding area features a mix of retail establishments, restaurants, and service providers, including popular nationals like Walmart, Target, Starbucks and Home Depot, which attract a steady flow of customers.

Garner boasts a strong sense of community and a growing economy, making it an attractive location for businesses looking to tap into a thriving market. The property's proximity to residential neighborhoods and schools offers a built-in consumer base and potential for local partnerships and community engagement.

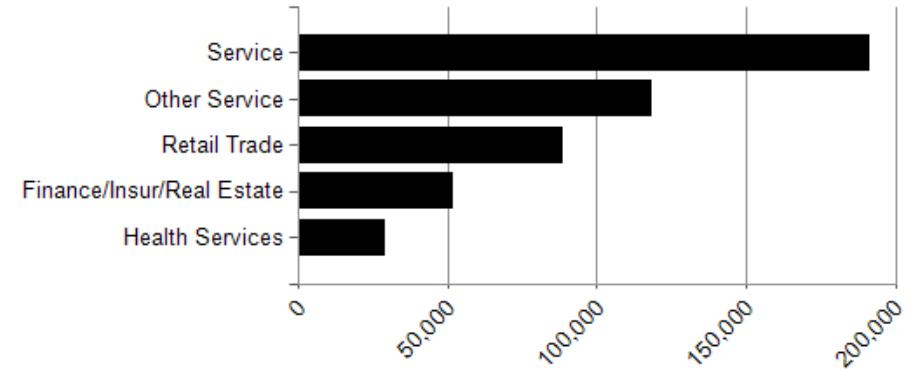
### Guilford County GDP Trend



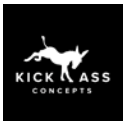
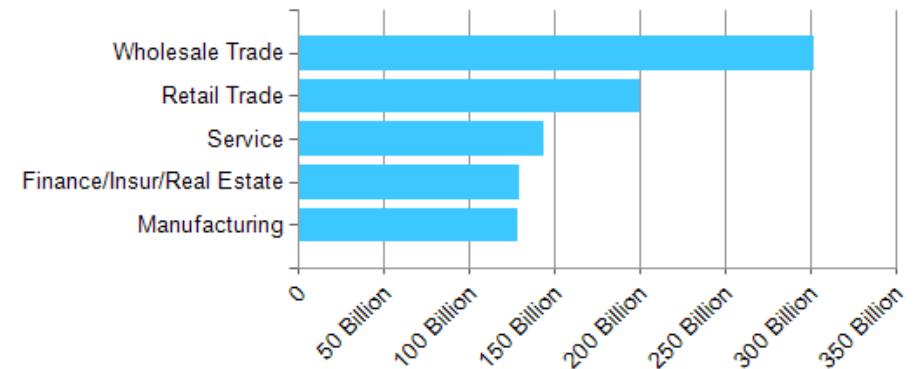
### Major Industries by Employee Count

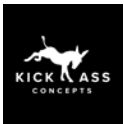


### Major Industries by Business Count

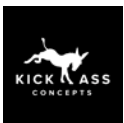
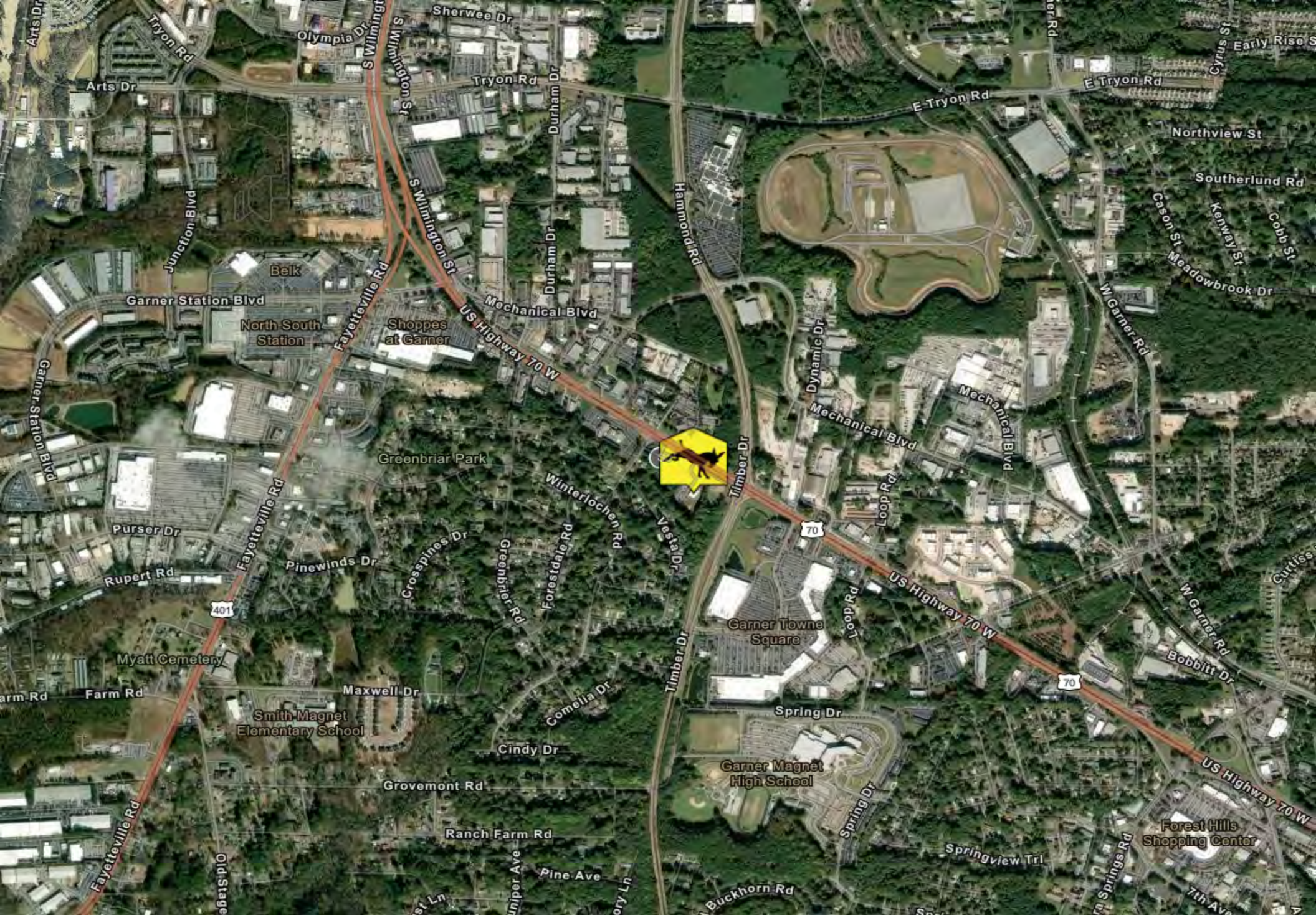


### Major Industries by Sales Amount





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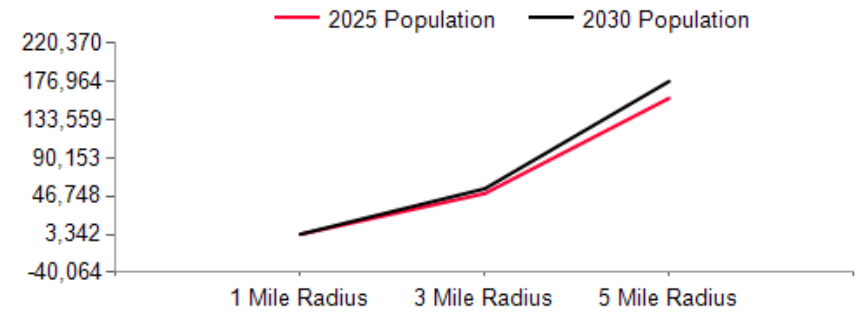
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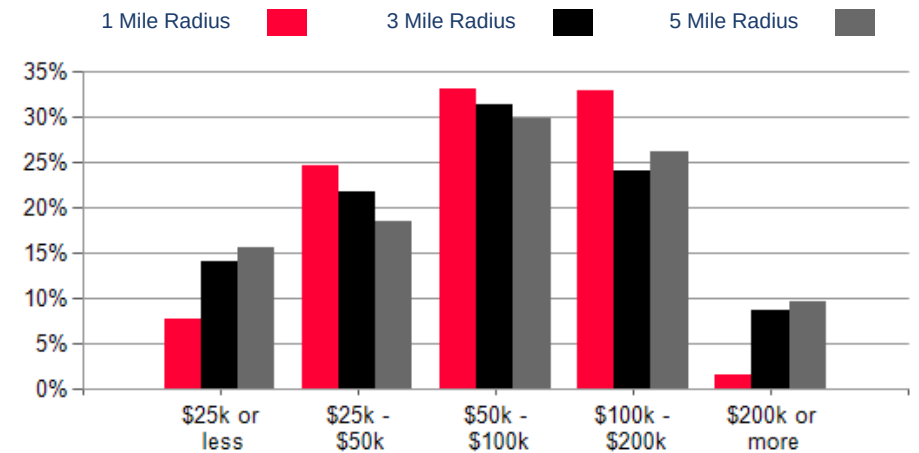
| POPULATION                         | 1 MILE | 3 MILE | 5 MILE  |
|------------------------------------|--------|--------|---------|
| 2000 Population                    | 2,867  | 34,920 | 102,379 |
| 2010 Population                    | 2,951  | 42,561 | 127,218 |
| 2025 Population                    | 3,342  | 49,715 | 157,893 |
| 2030 Population                    | 3,521  | 55,139 | 176,964 |
| 2025-2030: Population: Growth Rate | 5.25%  | 10.45% | 11.55%  |

| 2025 HOUSEHOLD INCOME | 1 MILE   | 3 MILE   | 5 MILE    |
|-----------------------|----------|----------|-----------|
| less than \$15,000    | 42       | 1,746    | 6,147     |
| \$15,000-\$24,999     | 72       | 998      | 3,533     |
| \$25,000-\$34,999     | 82       | 1,652    | 4,694     |
| \$35,000-\$49,999     | 283      | 2,579    | 6,820     |
| \$50,000-\$74,999     | 315      | 3,946    | 11,314    |
| \$75,000-\$99,999     | 174      | 2,181    | 7,203     |
| \$100,000-\$149,999   | 424      | 3,151    | 10,745    |
| \$150,000-\$199,999   | 62       | 1,555    | 5,415     |
| \$200,000 or greater  | 23       | 1,692    | 6,012     |
| Median HH Income      | \$68,990 | \$65,391 | \$70,304  |
| Average HH Income     | \$81,547 | \$95,556 | \$101,061 |

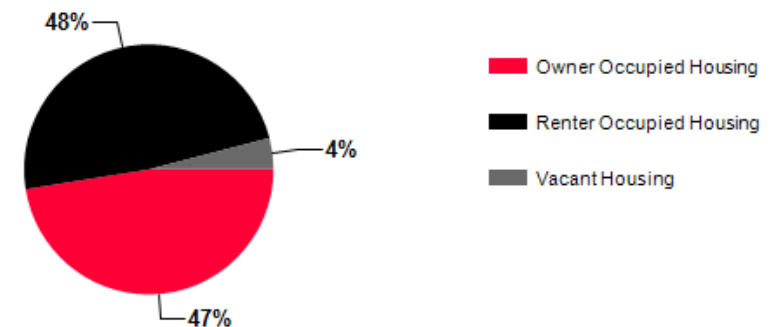
| HOUSEHOLDS                         | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Total Housing                 | 1,413  | 14,072 | 39,193 |
| 2010 Total Households              | 1,286  | 16,232 | 46,167 |
| 2025 Total Households              | 1,478  | 19,501 | 61,888 |
| 2030 Total Households              | 1,641  | 21,841 | 71,003 |
| 2025 Average Household Size        | 2.21   | 2.49   | 2.35   |
| 2025-2030: Households: Growth Rate | 10.55% | 11.45% | 13.95% |



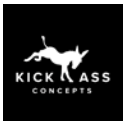
2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



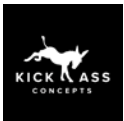
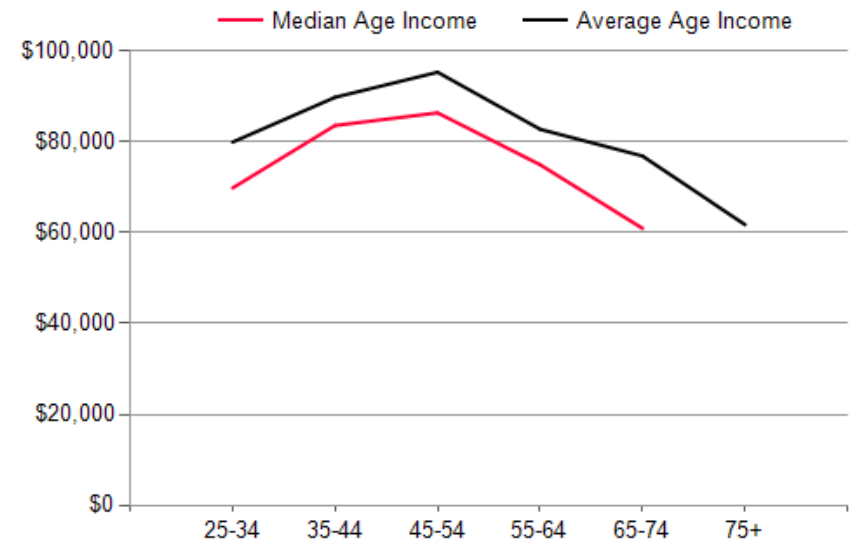
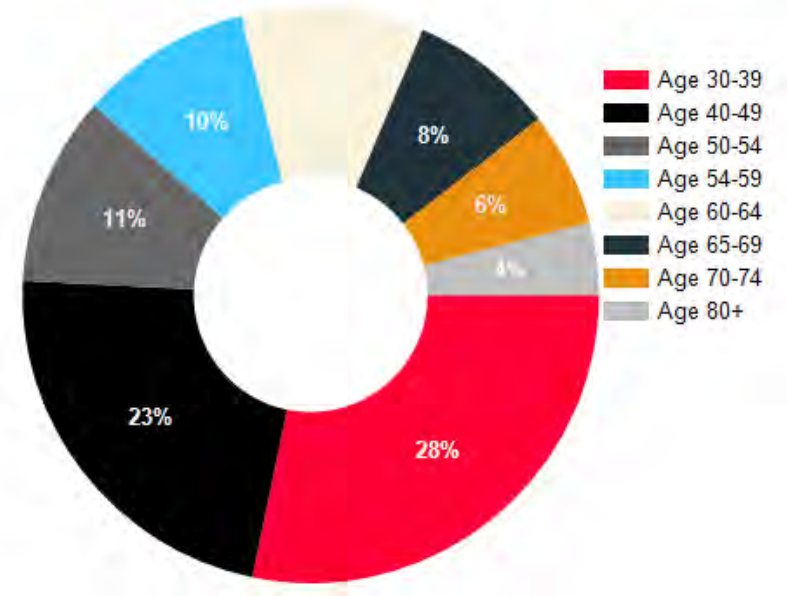
Source: esri



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| 2025 POPULATION BY AGE    | 1 MILE | 3 MILE | 5 MILE  |
|---------------------------|--------|--------|---------|
| 2025 Population Age 30-34 | 293    | 4,277  | 14,610  |
| 2025 Population Age 35-39 | 257    | 3,834  | 11,696  |
| 2025 Population Age 40-44 | 217    | 3,534  | 9,919   |
| 2025 Population Age 45-49 | 222    | 3,054  | 8,658   |
| 2025 Population Age 50-54 | 208    | 2,925  | 8,465   |
| 2025 Population Age 55-59 | 188    | 2,672  | 7,829   |
| 2025 Population Age 60-64 | 199    | 2,732  | 7,415   |
| 2025 Population Age 65-69 | 159    | 2,274  | 6,146   |
| 2025 Population Age 70-74 | 125    | 1,804  | 4,847   |
| 2025 Population Age 75-79 | 79     | 1,297  | 3,426   |
| 2025 Population Age 80-84 | 48     | 806    | 1,952   |
| 2025 Population Age 85+   | 61     | 757    | 1,760   |
| 2025 Population Age 18+   | 2,719  | 38,911 | 129,277 |
| 2025 Median Age           | 37     | 36     | 33      |
| 2030 Median Age           | 38     | 37     | 34      |

| 2025 INCOME BY AGE             | 1 MILE   | 3 MILE    | 5 MILE    |
|--------------------------------|----------|-----------|-----------|
| Median Household Income 25-34  | \$69,863 | \$70,791  | \$73,907  |
| Average Household Income 25-34 | \$79,961 | \$100,737 | \$101,824 |
| Median Household Income 35-44  | \$83,633 | \$85,247  | \$89,458  |
| Average Household Income 35-44 | \$89,835 | \$117,149 | \$120,470 |
| Median Household Income 45-54  | \$86,418 | \$76,431  | \$85,897  |
| Average Household Income 45-54 | \$95,361 | \$107,990 | \$116,609 |
| Median Household Income 55-64  | \$75,000 | \$66,571  | \$76,137  |
| Average Household Income 55-64 | \$82,803 | \$93,197  | \$108,421 |
| Median Household Income 65-74  | \$60,959 | \$51,413  | \$57,728  |
| Average Household Income 65-74 | \$76,905 | \$79,630  | \$90,729  |
| Average Household Income 75+   | \$61,786 | \$61,915  | \$69,708  |



## ABOUT KICK ASS CONCEPTS

*Kick Ass Concepts (Kotis Holdings LLC) owns approximately 1 million square feet of retail properties in the Carolinas which it manages internally. It owns and operates hospitality companies - Darryl's Wood Fired Grill, Painted Plate Catering, The Vineyard and Pig Pounder Brewery. It holds an unlimited unclassified general contractors license as well as real estate brokerage licenses. Our owner has sponsored and curated over 300 public art installations in the area.*

*The company is well known for the development of the Midtown area of Greensboro, NC. Current projects include a 10 acre mixed use project on one of Greensboro's busiest retail corridors, 11 acre entertainment and retail project in downtown Greensboro, and myriad other developments and redevelopments.*



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