

Retail 24/7.

FOR SALE

# OUTSTANDING OUTPARCEL OPPORTUNITY ADJACENT TO TARGET

WHITE OAK ROAD & TIMBER DRIVE EAST :: GARNER, NC

Be part of an established Target-anchored center in an outstanding retail corridor in Garner, NC. The parcels are located south of Raleigh, NC in an underserved market drawing from many of the surrounding small communities. This site has excellent visibility from the intersection of White Oak Drive and Timber Drive East. To be sold as one parcel.

For additional information, please visit the website:

[www.cbre.com/targetportfolio](http://www.cbre.com/targetportfolio)



## LOCATION MAP



FOR MORE  
INFORMATION  
PLEASE  
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## SIZE:

- ±1.51 acres

## ASKING PRICE:

- \$995,000

## FEATURES:

- Located in a ±750,000 SF regional shopping center
- Good access from I-40 and surrounding roads
- Subject to a 75' building set back from White Oak Rd
- To be sold as one parcel

## OEA:

- Subject to an operation and easement agreement between Target Corporation and Garner Retail, LLC dated September 10, 2002 ([download here](#)) and Target's standard deed restrictions. ([download here](#))
- Buyer will be responsible for \$3,500/year easement maintenance fee.

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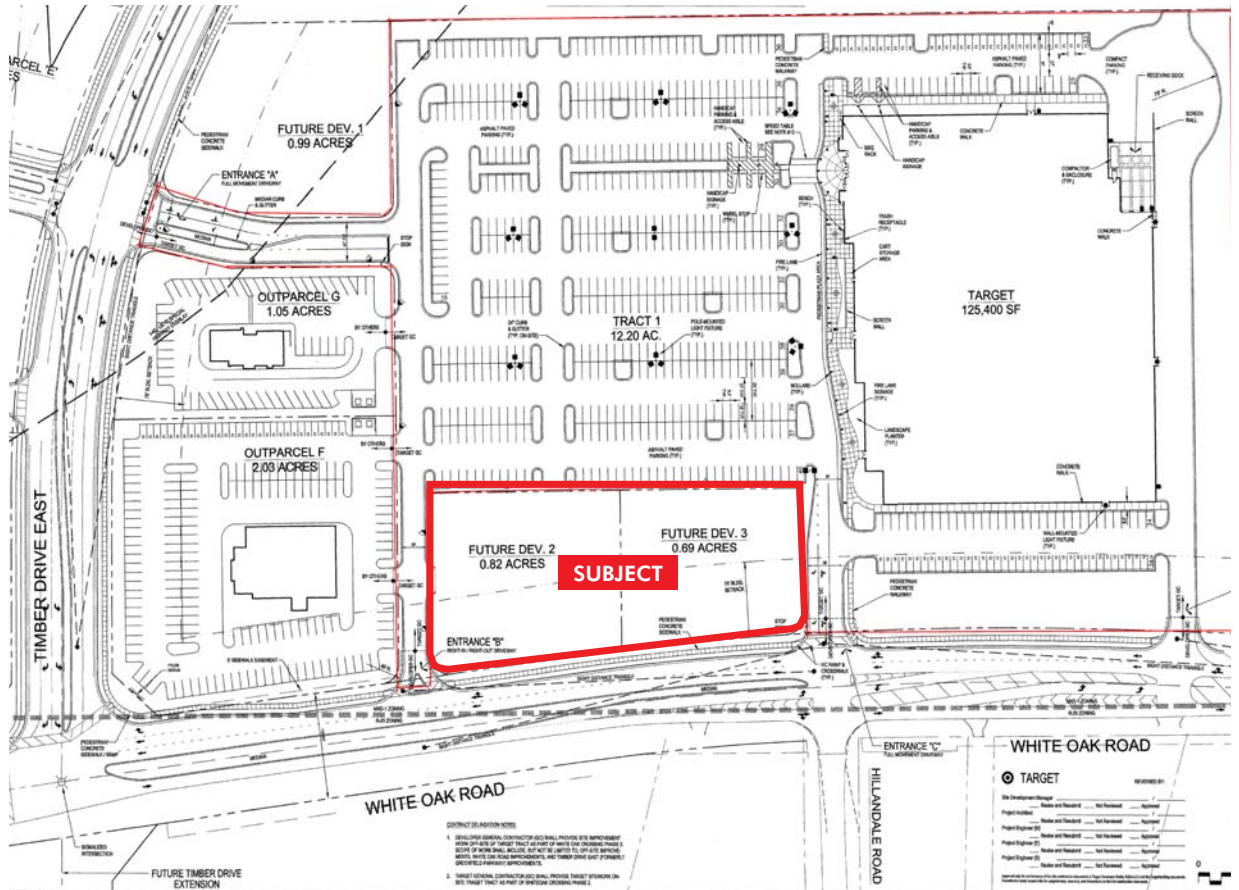
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WHITE OAK ROAD & TIMBER DRIVE EAST :: GARNER, NC

## SITE PLAN



### 2013 ESTIMATED DEMOGRAPHICS

	3 miles	5 miles	7 miles
<b>POPULATION:</b>	33,303	78,566	165,775
<b>MEDIAN HOUSEHOLD INCOME:</b>	\$55,939	\$52,062	\$47,172
<b>MEDIAN AGE:</b>	38.89	36.01	33.98

### TRAFFIC COUNTS AADT

<b>WHITE OAK ROAD:</b>	16,000
<b>HIGHWAY 70:</b>	30,000
<b>INTERSTATE 40:</b>	97,000

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