



**OFFICE SPACE AVAILABLE**

**Location**

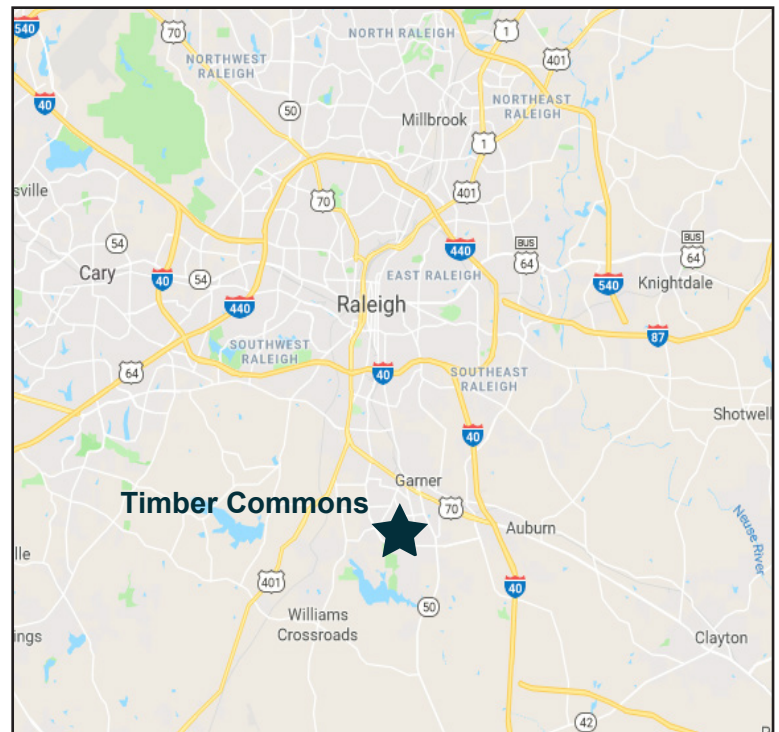
Aversboro Road & Timber Drive  
Garner, NC 27529

**Property Features**

- Brick and glass garden-style office suites.
- Single story construction with private entrances to each suite.
- Perfect for office.
- Exterior building and monument signage available.
- Neighboring developments include CVS, Walgreens, Lowe's Foods, and Aldi.
- Parking Ratio: 5.25 per 1,000 SF

**Traffic Counts**

<b>Timber Drive</b>	19,000 cars per day
<b>Aversboro Road</b>	9,600 cars per day

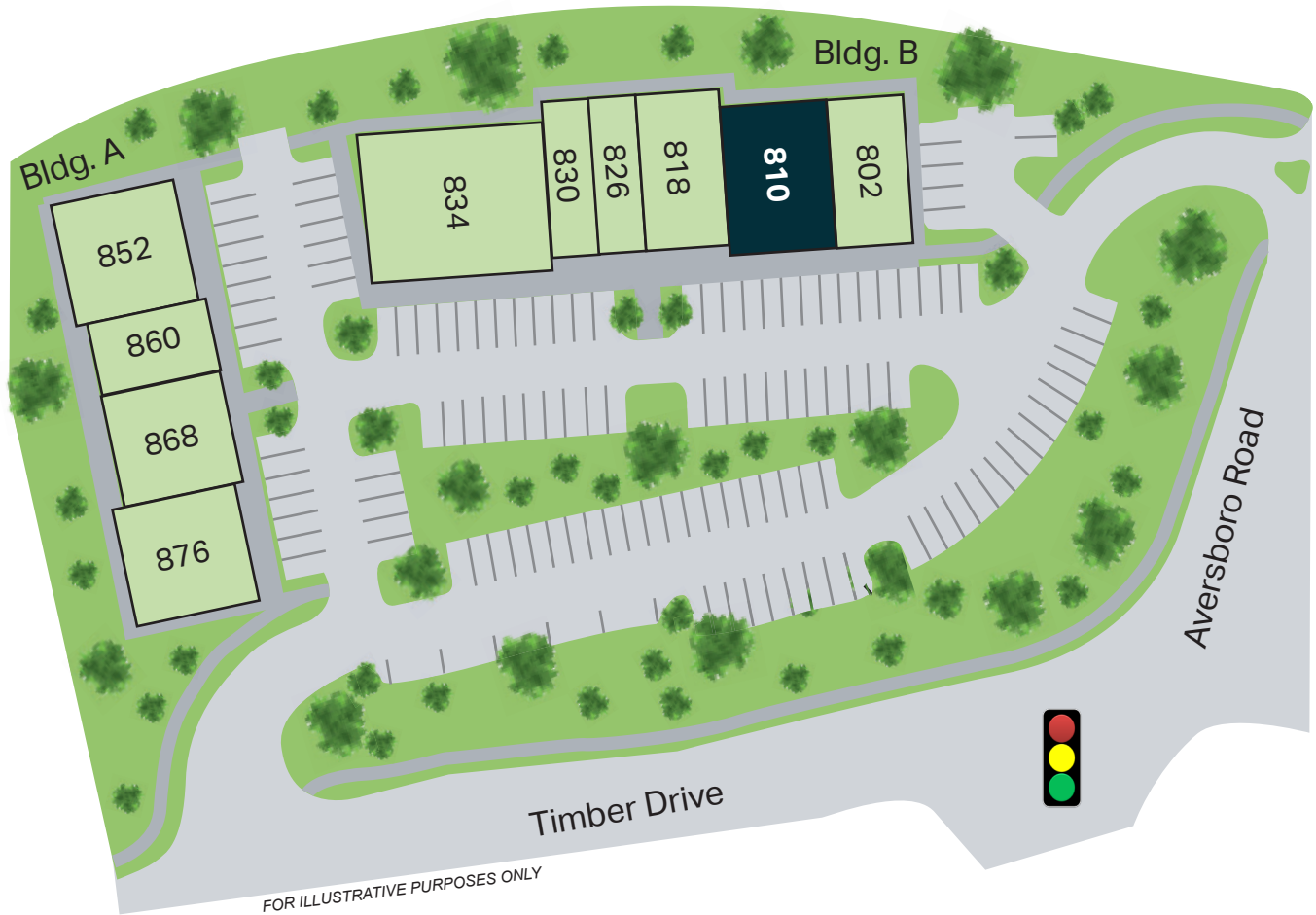


**Demographics**

	<b>1 mile</b>	<b>3 mile</b>	<b>5 mile</b>
<b>Population</b>	7,992	34,776	83,474
<b>Avg. HH Income</b>	\$88,755	\$75,989	\$74,211

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Suite	Tenant	SF
<b>Building B</b>		
802	Dr. Hall D.D.S.	1,971
<b>810</b>	<b>AVAILABLE</b>	<b>3,025</b>
818	Dr. McClure D.D.S	2,040
826	YouTurn Counseling	1,656
830	Augustine Home Health Care	1,584
834	ACI Foster	4,986

Suite	Tenant	SF
<b>Building A</b>		
852	Community Innovations	3,024
860	Edward Jones	1,423
868	Results Physical Therapy	2,603
876	Avance Care	3,021

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