

TIMBER COMMONS

GARNER, NC



OFFICE SPACE AVAILABLE

Location

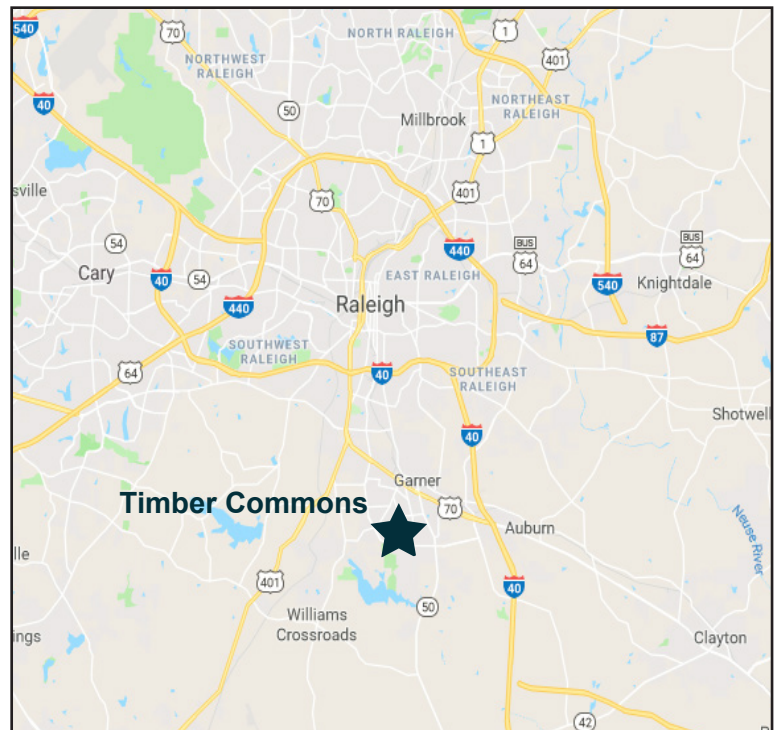
Aversboro Road & Timber Drive
Garner, NC 27529

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
- Turnkey medical space available

Traffic Counts

Timber Drive	19,000 cars per day
Aversboro Road	9,600 cars per day



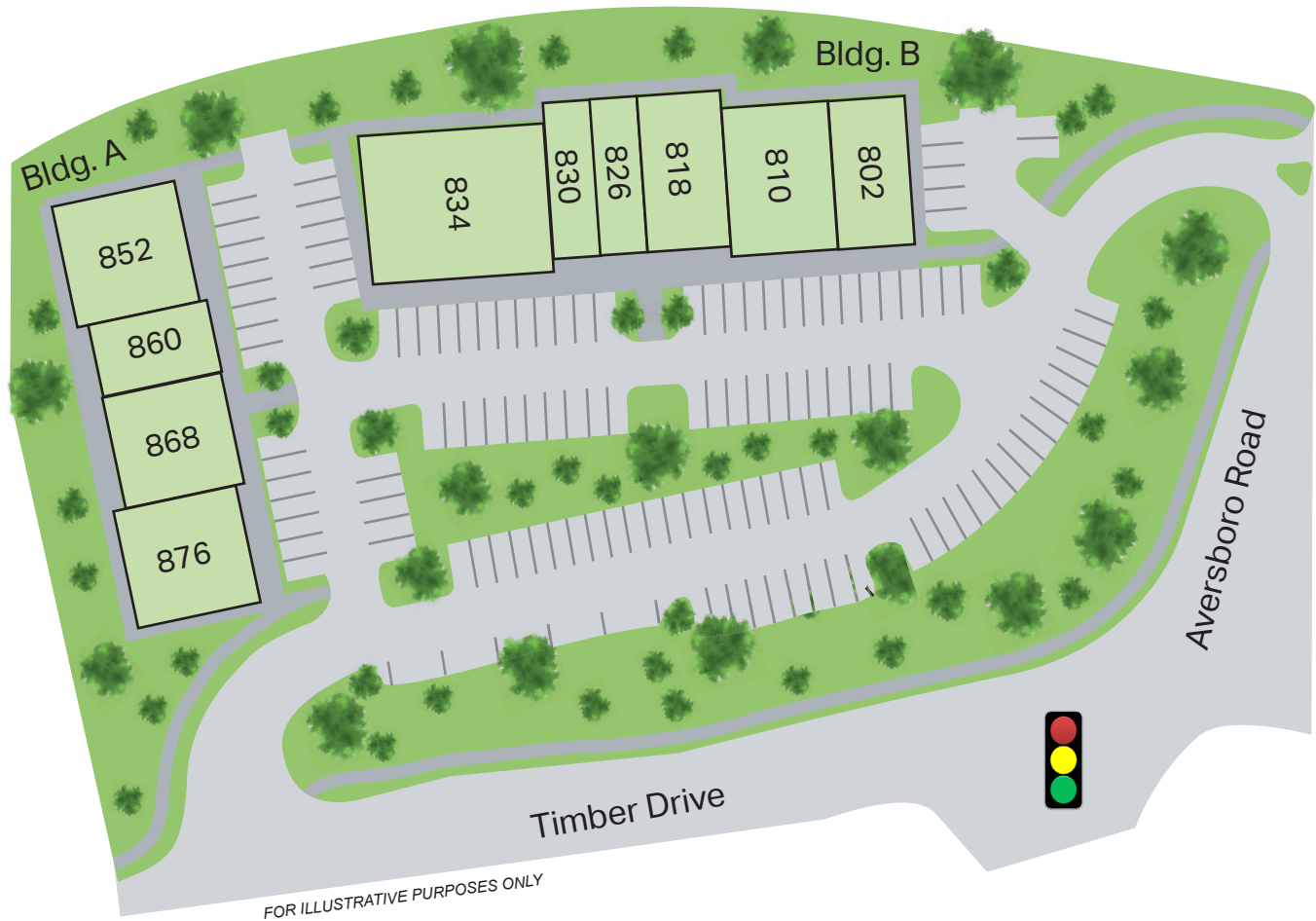
Demographics

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

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Suite	Tenant	SF
Building B		
802	Dr. Hall D.D.S.	1,971
810	Garner Rheumatology	3,025
818	Dr. McClure D.D.S	2,040
826	YouTurn Counseling	1,656
830	Attaway Electric	1,584
834	ACI Foster	4,986

Suite	Tenant	SF
Building A		
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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