

TIMBER CROSSING SHOPPING CENTER | 217 TIMBER DRIVE, GARNER, NC 27529 | **PROPERTY OVERVIEW**

HIGHLIGHTS

- Retail and restaurant space available
- Multi-tenant retail community located on the corner of Timber Drive and NC Highway 50 (20,000 VPD)
- Less than 9 miles from North Carolina's Research Triangle, a primary commerce and population driver
- High visibility & major traffic (20,000 VPD)
- Densely inhabited & rapidly growing area
- Excellent public schools and university infrastructure

TENANTS INCLUDE

Food Lion, Little Caesar's, Subway, United States Postal Service, Big Ed's, Best Remodeling

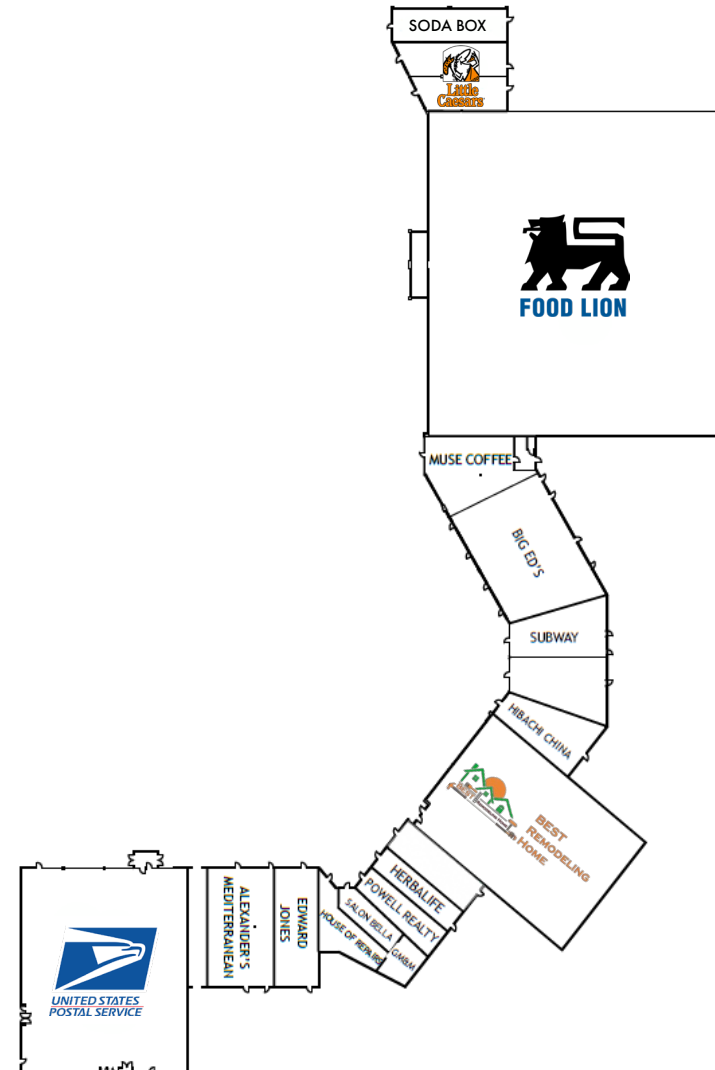
2023 SUMMARY 1 MILE 3 MILES 5 MILES

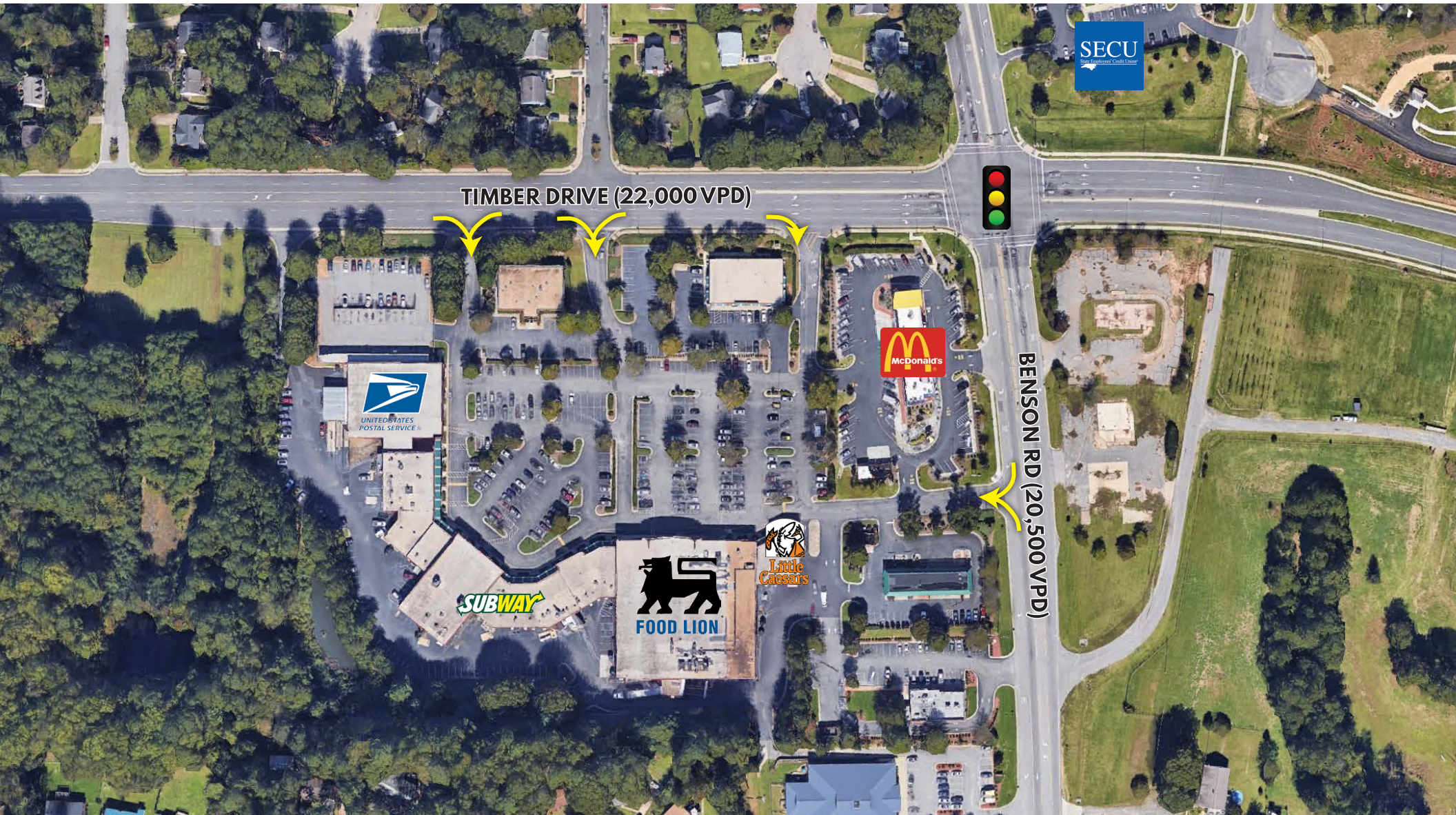
Population	6,634	33,354	92,500
Average Income	\$98,549	\$96,020	\$93,843

TRAFFIC COUNTS

VEHICLES PER DAY

Timber Dr.	± 22,000
Benson Rd	± 20,500





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