

# JONES SAUSAGE ROAD AND MARTIN BRANCH

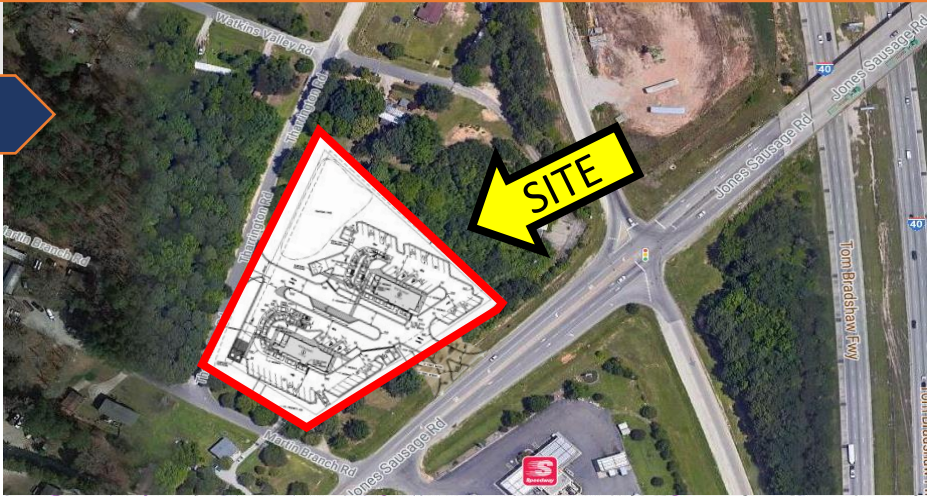


GARNER, NORTH CAROLINA

2.80 ACRES AVAILABLE – [Google Maps Link](#)

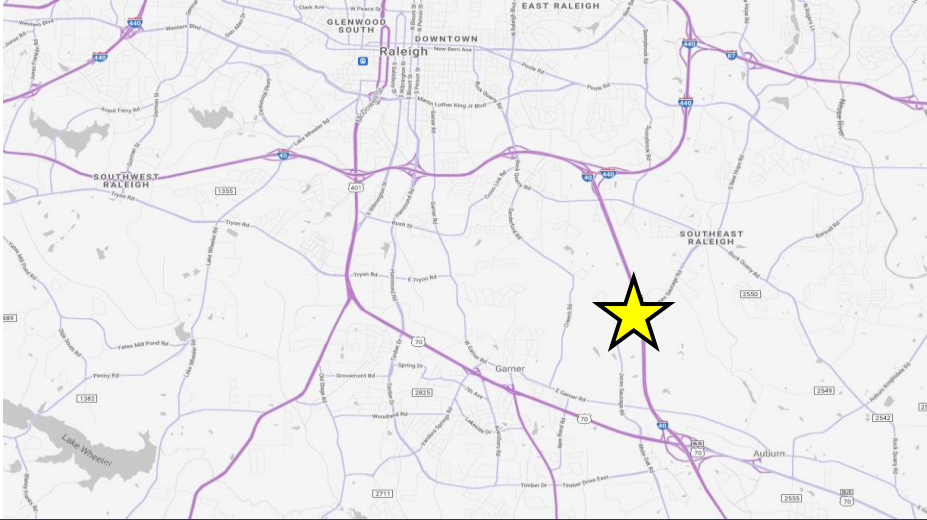
## HIGHLIGHTS

- Prime Property Available just North of the New Amazon Distribution Center.
- 18,000 Vehicles Per Day in front of the site per 2019 NCDOT traffic counts along with an additional 115,000 VPD on Interstate 40.
- Ideal Location for Fast Food Due to Hwy Traffic as well as the Neighboring Industrial.



## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	1,561	51,783	123,359
Households	594	19,659	47,046
Avg HH Income	\$63,811	\$71,275	\$72,873
Employees	1,437	14,972	65,045



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# CONCEPT PLAN

Jones Sausage Road | Garner, NC



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# SITE AERIAL

Jones Sausage Road | Garner, NC



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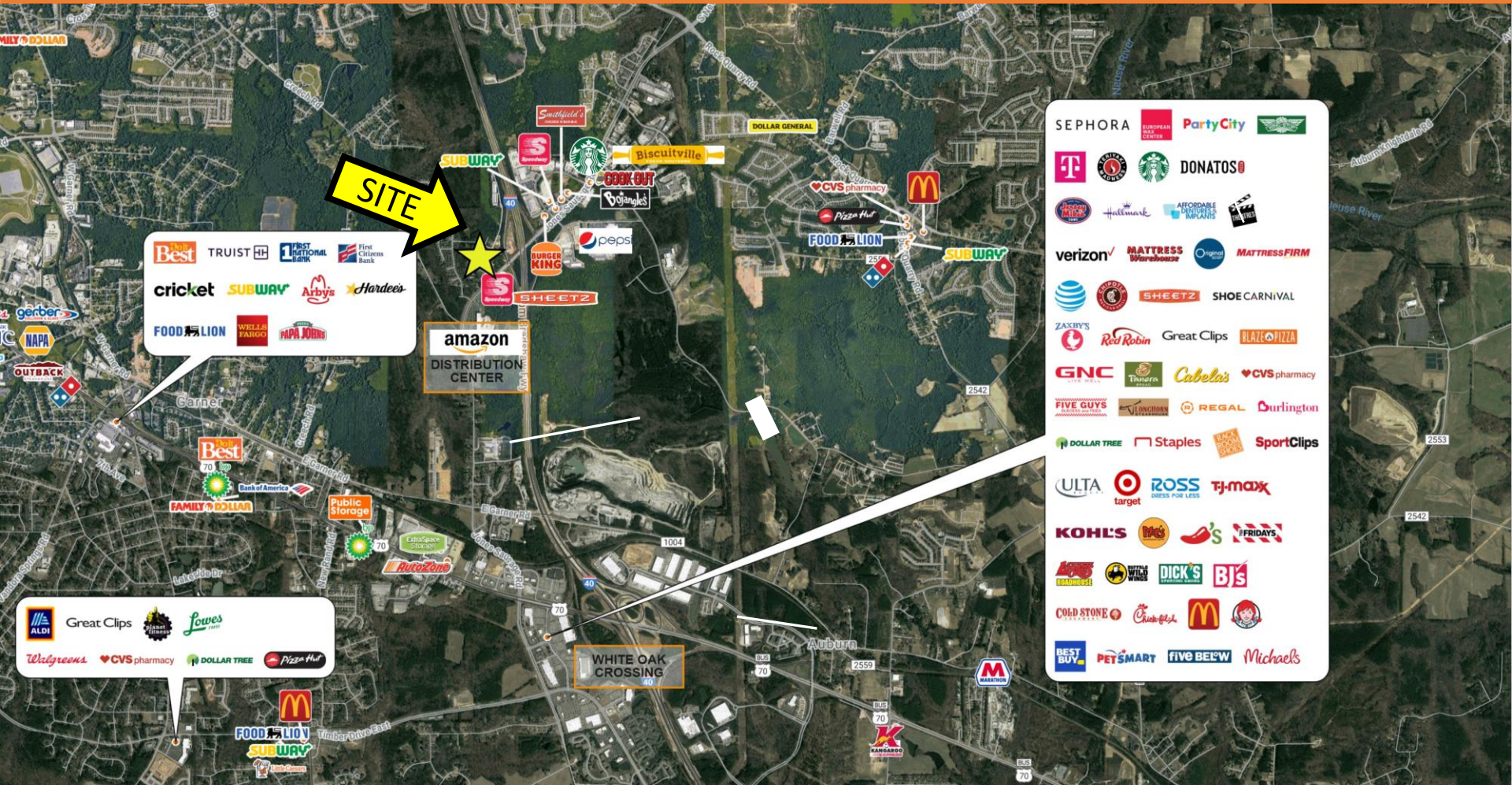
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# MARKET AERIAL

Jones Sausage Road | Garner, NC



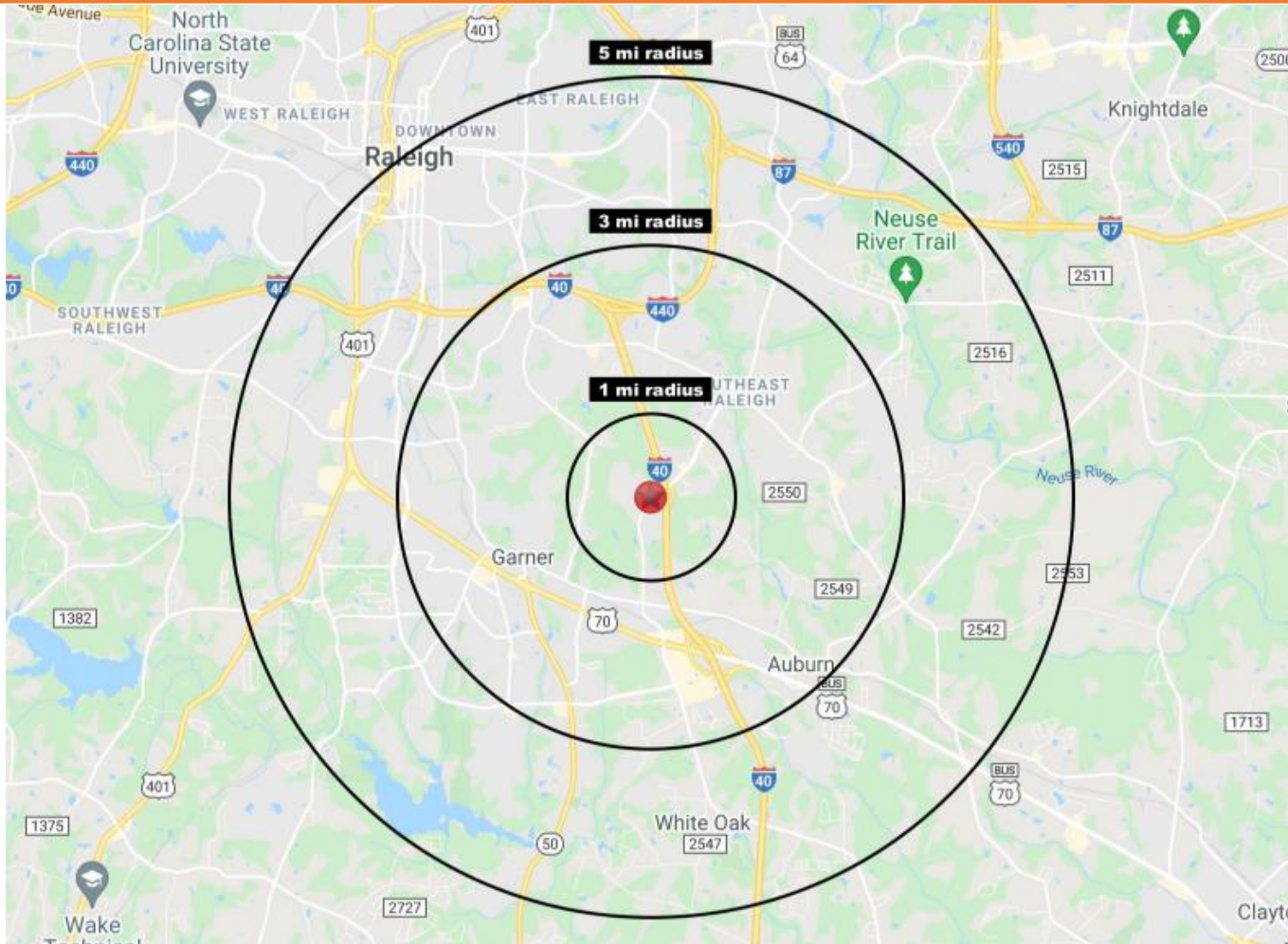
- SEPHORA
- Party City
- TRISTAR
- STARBUCKS
- DONATOS
- CVS pharmacy
- McDonald's
- FOOD LION
- verizon
- MATTRESS Warehouse
- MATTRESS FIRM
- SHOECARNIVAL
- GNC
- Cabela's
- CVS pharmacy
- Staples
- SportClips
- ULTA
- target
- ROSS DRESS FOR LESS
- TJ-maxx
- KOHL'S
- FRIDAYS
- DICK'S
- BJ'S
- COLD STONE
- Crackin' Good
- McDonald's
- BEST BUY
- PET SMART
- FIVE BEE'W
- Michaels

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# DEMOGRAPHIC RADIUS MAP

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# 1, 2 & 3-MILE DEMOGRAPHICS

Jones Sausage Road | Garner, NC



## Jones Sausage Road Garner, NC

	1 mi	2 mi	3 mi	
POPULATION	<b>Population</b>			
	2021 Estimated Population	1,561	51,783	123,359
	2026 Projected Population	1,634	55,498	131,781
	2010 Census Population	1,559	42,626	105,592
	2000 Census Population	812	26,046	77,689
	Projected Annual Growth 2021 to 2026	0.9%	1.4%	1.4%
Historical Annual Growth 2000 to 2021	4.4%	4.7%	2.8%	
HOUSEHOLDS	<b>Households</b>			
	2021 Estimated Households	594	19,659	47,046
	2026 Projected Households	630	21,476	51,298
	2010 Census Households	559	15,250	37,392
	2000 Census Households	339	9,756	27,899
	Projected Annual Growth 2021 to 2026	1.2%	1.8%	1.8%
Historical Annual Growth 2000 to 2021	3.6%	4.8%	3.3%	
AGE	<b>Age</b>			
	2021 Est. Population Under 10 Years	12.2%	12.8%	12.0%
	2021 Est. Population 10 to 19 Years	14.2%	14.3%	14.4%
	2021 Est. Population 20 to 29 Years	12.1%	13.1%	14.8%
	2021 Est. Population 30 to 44 Years	22.1%	21.4%	20.7%
	2021 Est. Population 45 to 59 Years	18.7%	19.4%	19.3%
	2021 Est. Population 60 to 74 Years	15.0%	13.8%	13.7%
	2021 Est. Population 75 Years or Over	5.7%	5.2%	5.1%
	2021 Est. Median Age	36.7	36.1	35.8

## Jones Sausage Road Garner, NC

	1 mi	2 mi	3 mi	
MARITAL STATUS & GENDER	<b>Marital Status &amp; Gender</b>			
	2021 Est. Male Population	48.3%	47.3%	48.1%
	2021 Est. Female Population	51.7%	52.7%	51.9%
	2021 Est. Never Married	46.0%	43.2%	44.9%
	2021 Est. Now Married	38.4%	34.6%	32.8%
	2021 Est. Separated or Divorced	8.8%	17.5%	17.5%
2021 Est. Widowed	6.8%	4.7%	4.8%	
INCOME	<b>Income</b>			
	2021 Est. HH Income \$200,000 or More	4.1%	2.5%	3.7%
	2021 Est. HH Income \$150,000 to \$199,999	7.5%	4.4%	5.1%
	2021 Est. HH Income \$100,000 to \$149,999	11.1%	14.4%	13.6%
	2021 Est. HH Income \$75,000 to \$99,999	12.9%	13.7%	13.7%
	2021 Est. HH Income \$50,000 to \$74,999	16.3%	23.9%	21.5%
	2021 Est. HH Income \$35,000 to \$49,999	20.3%	16.2%	14.8%
	2021 Est. HH Income \$25,000 to \$34,999	3.6%	9.6%	10.6%
	2021 Est. HH Income \$15,000 to \$24,999	12.3%	6.5%	7.4%
	2021 Est. HH Income Under \$15,000	12.0%	8.8%	9.5%
	2021 Est. Average Household Income	\$63,811	\$71,275	\$72,873
2021 Est. Median Household Income	\$51,316	\$58,821	\$60,358	
2021 Est. Per Capita Income	\$24,279	\$27,137	\$28,272	

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