

TIMBER DRIVE PROFESSIONAL PARK

42,000 SF CLASS A MEDICAL & OFFICE FOR LEASE



JUSTIN BANNISTER

Manager/Broker

justin@bannisterproperties.com

O: 919.779.1523 C: 919.480.0010

BANNISTER
— PROPERTIES —



600 Timber Drive East
Garner, NC 27529

TABLE OF CONTENTS

03

Executive Summary

04

Site Map

05

Renderings/Photos

07

Property Aerial

08

Floor Plans

09

Example Med Plans

11

Area Maps

13

Location Overview

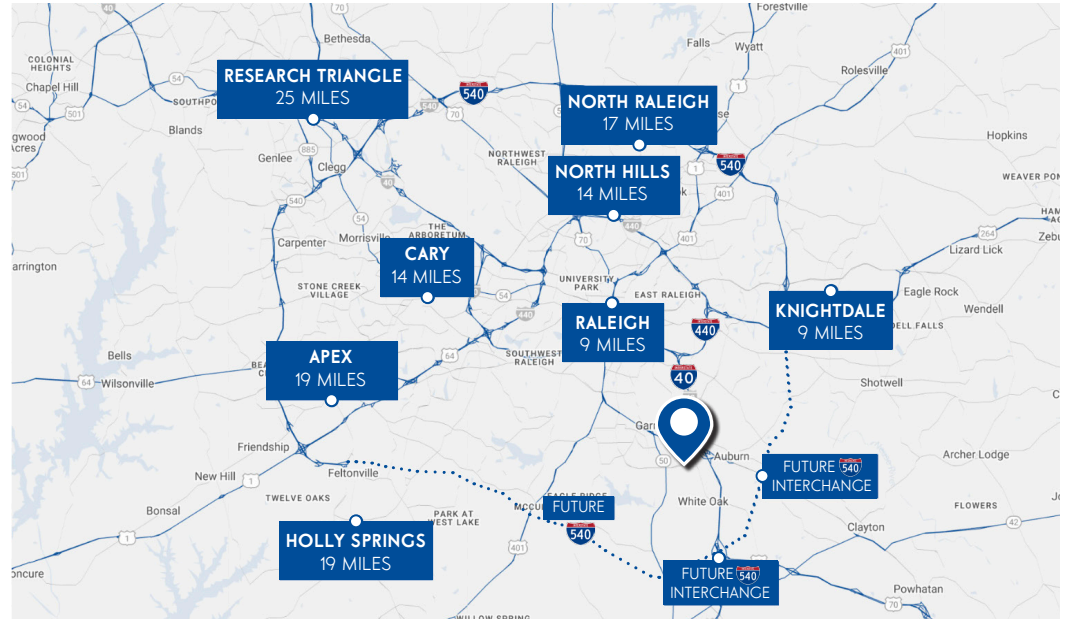
14

Demographics



EXECUTIVE SUMMARY

Timber Drive Professional Park is a Class A medical/professional office facility offering 2,800 sq ft of space with exceptional streetfront access along Timber Drive. Positioned in the heart of Garner, North Carolina, the property enjoys an enviable location with a substantial population base of 90,000 residents residing within a 5-mile radius. This thriving community offers a prime setting for businesses seeking to tap into a robust local market. Situated in close proximity to Raleigh, Wake Med Hospital, Duke Healthplex and the bustling White Oak Shopping Center, the property ensures easy accessibility for healthcare and retail needs. Moreover, its strategic location, just one mile from the I-40/US 70 interchange, makes it a hub for regional transportation, connecting you effortlessly to the broader network.

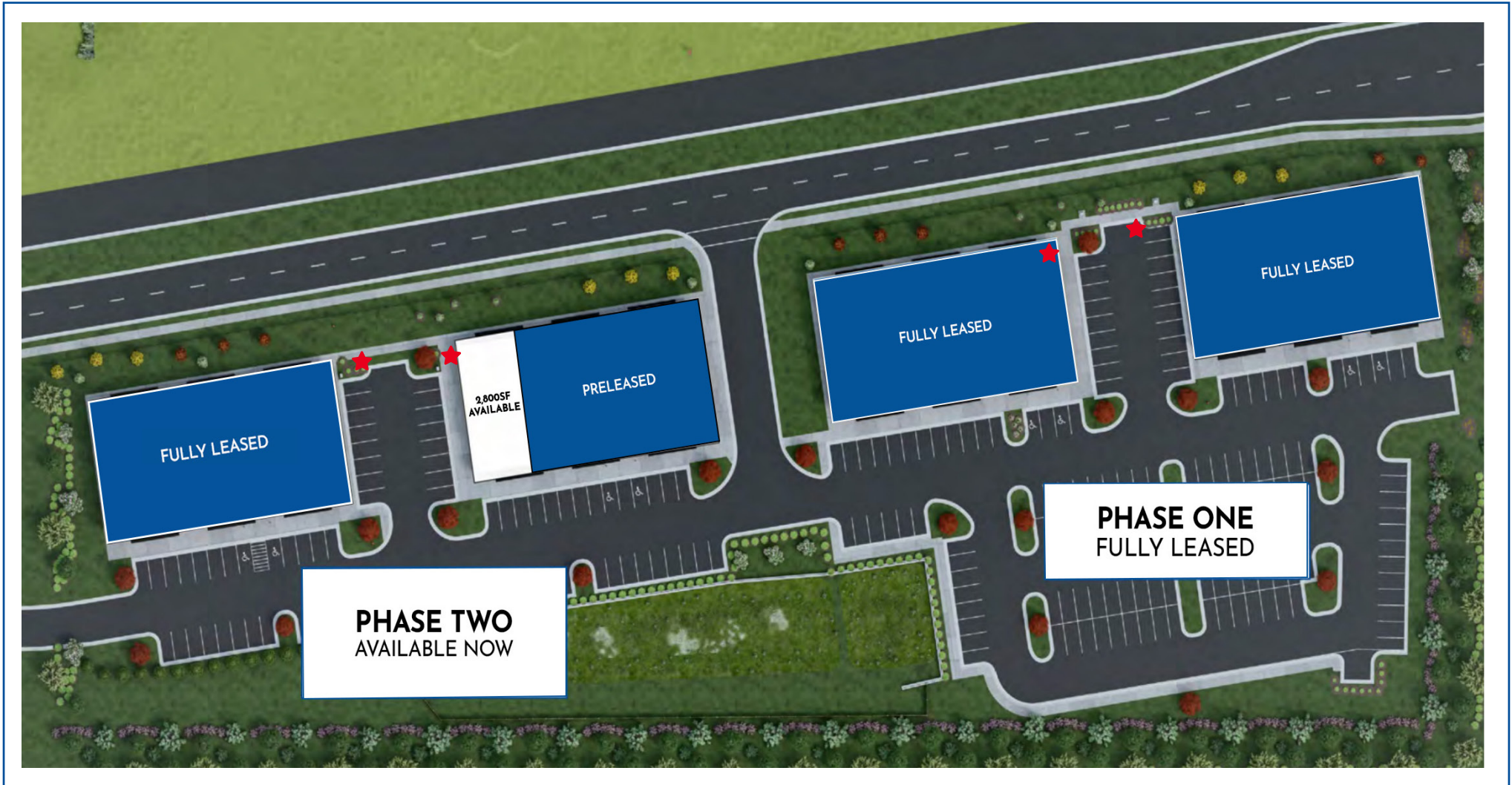


PROPERTY HIGHLIGHTS

BUILDING SF	2,800 SF
DIVISIBILITY	NA
LEASE RATE	Contact Broker
LEASE TYPE	NNN
DELIVERY	Available Now
MARKET	Raleigh
SUBMARKET	Garner
PARKING RATIO	5.1 per 1,000 SF



SITE MAP



★ denotes proposed future EV charging stations

PROPERTY RENDERINGS/PHOTOS



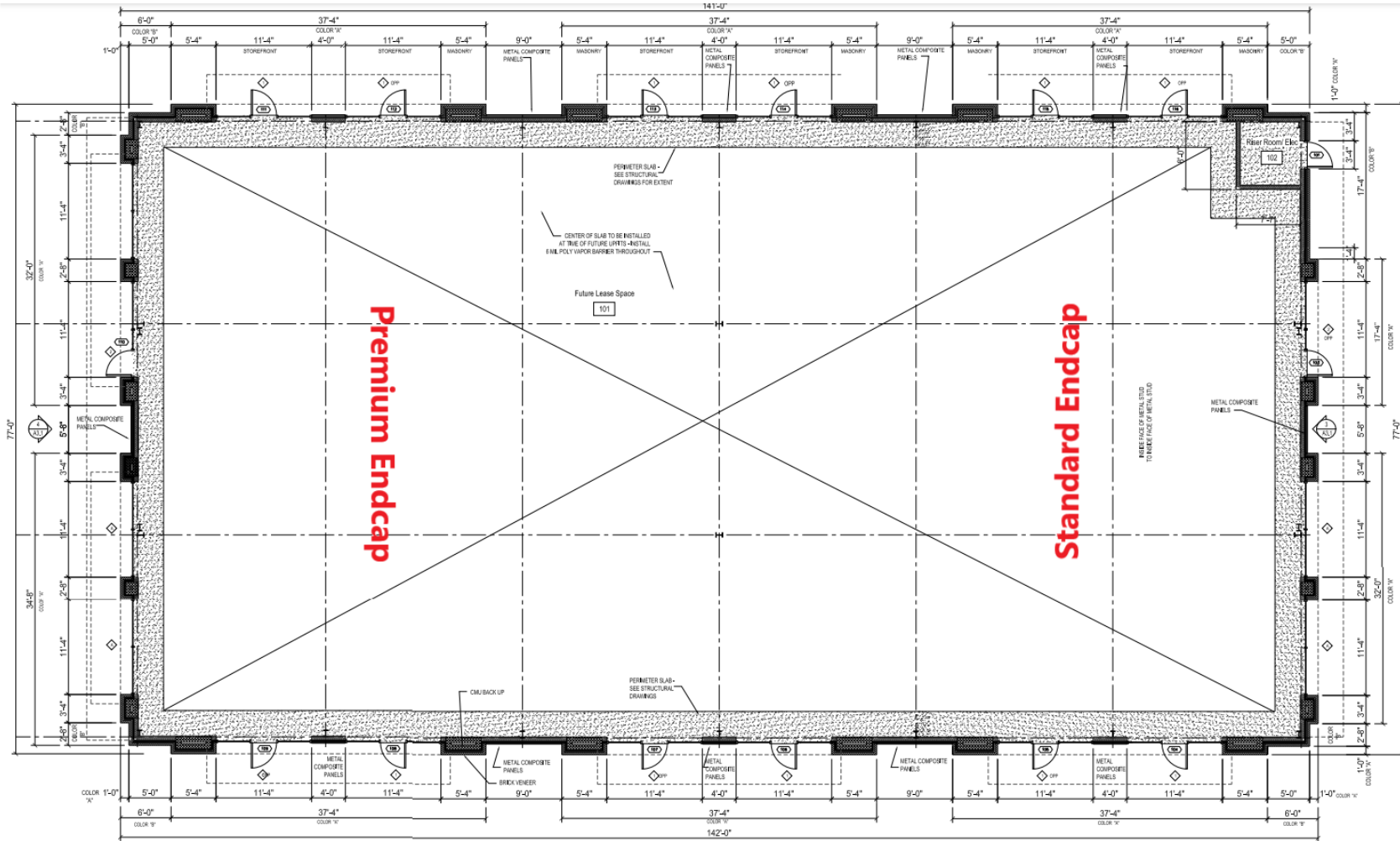
PROPERTY RENDERINGS/PHOTOS



PROPERTY AERIAL



Timber Drive

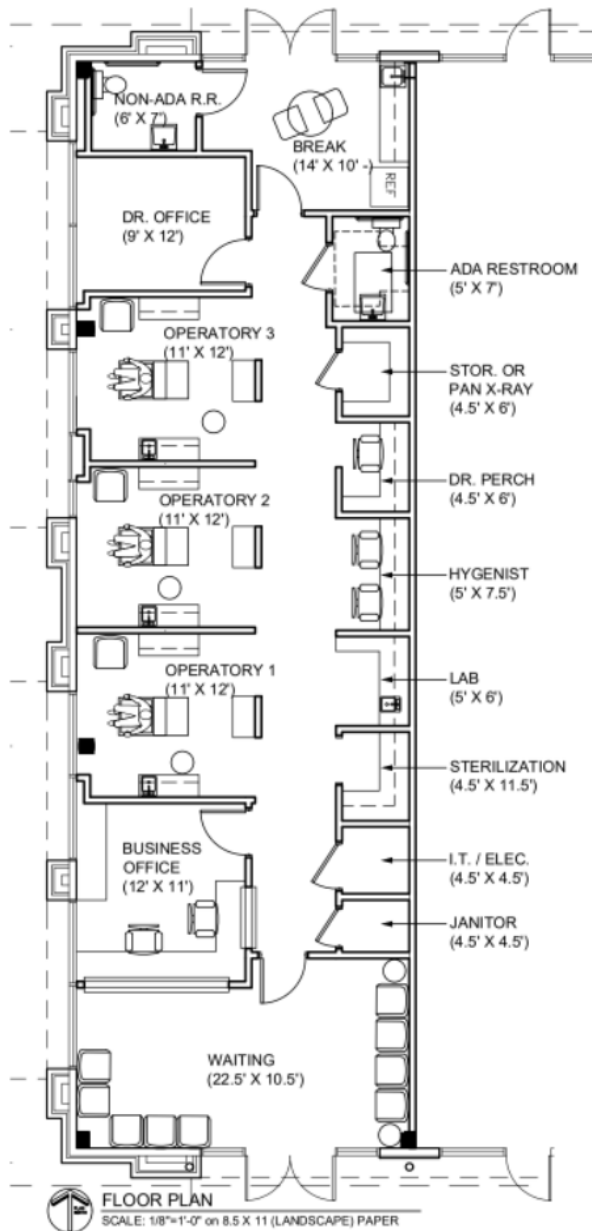


Parking Lot

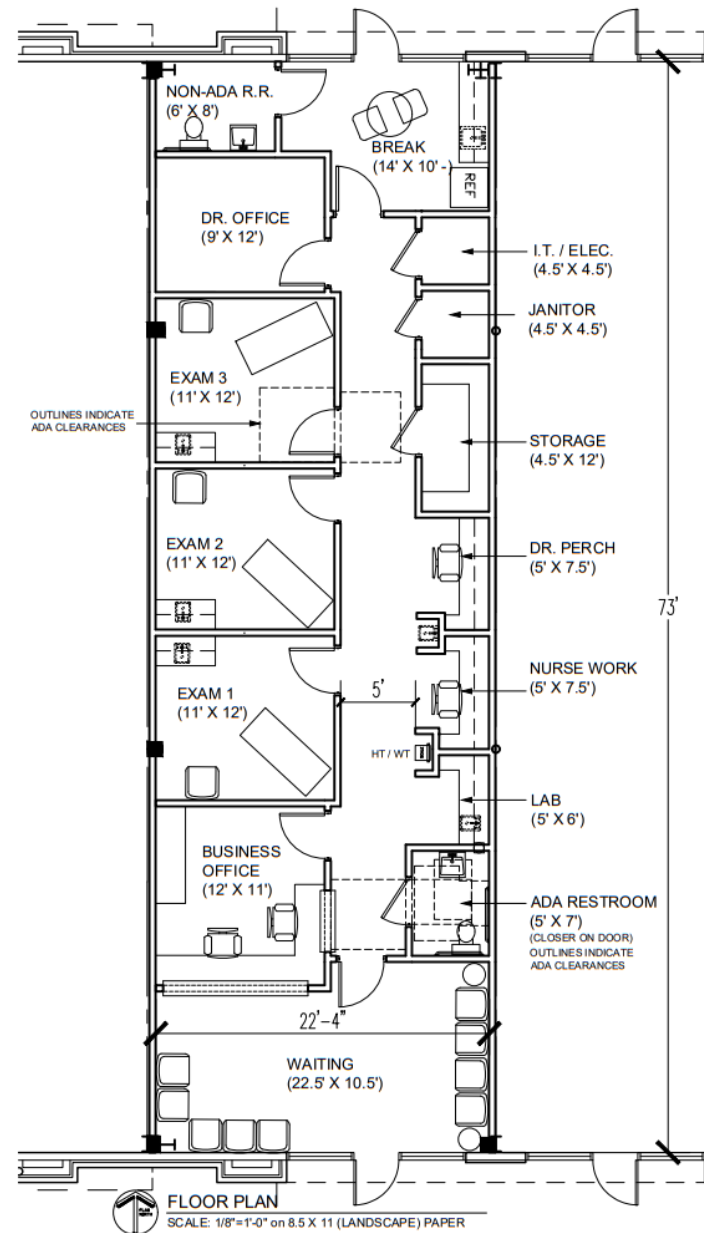
Parking Lot



EXAMPLE MED SUITES

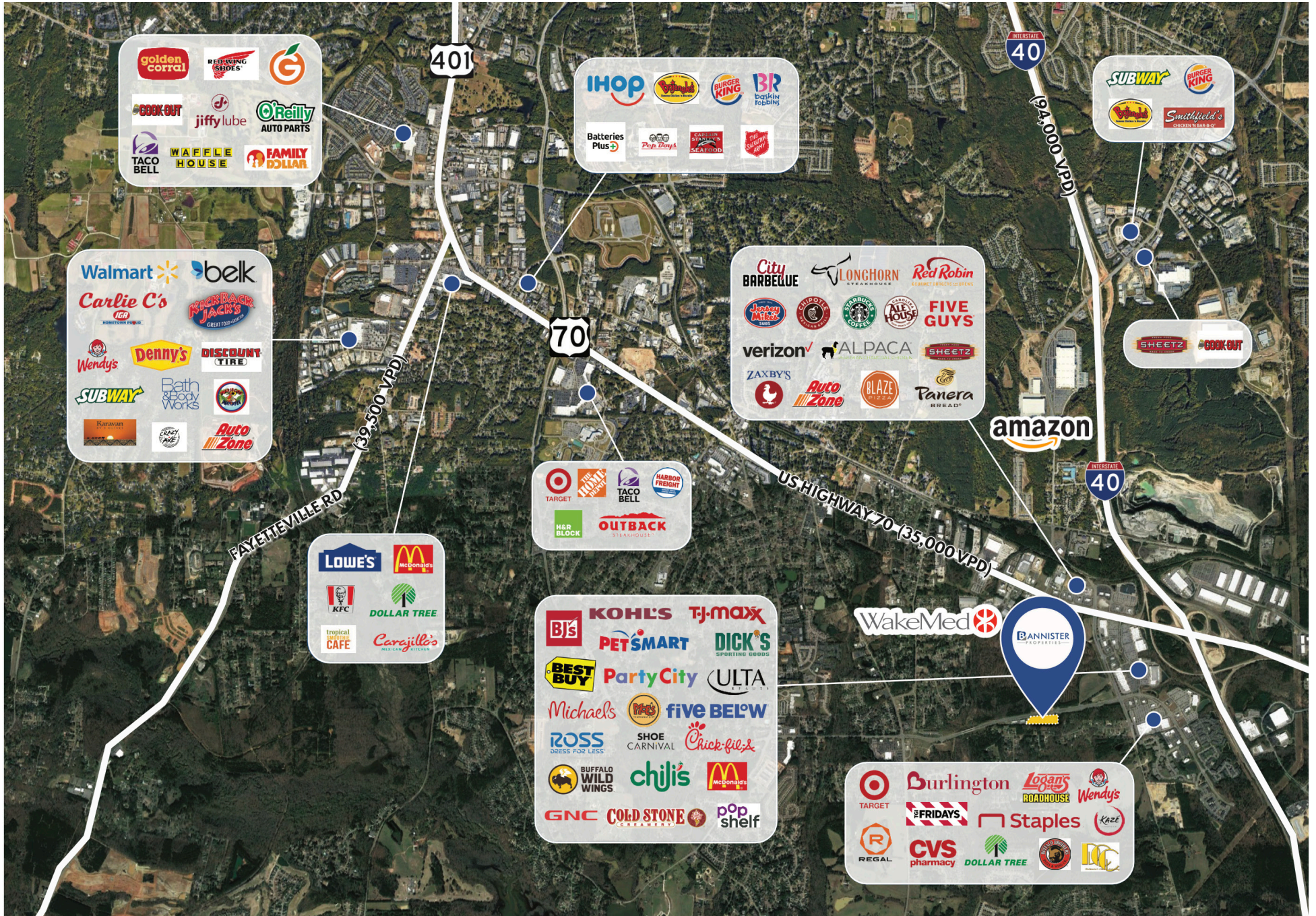


DENTAL SUITE - 1,750 SF



MED SUITE - 1,750 SF

AREA MAP

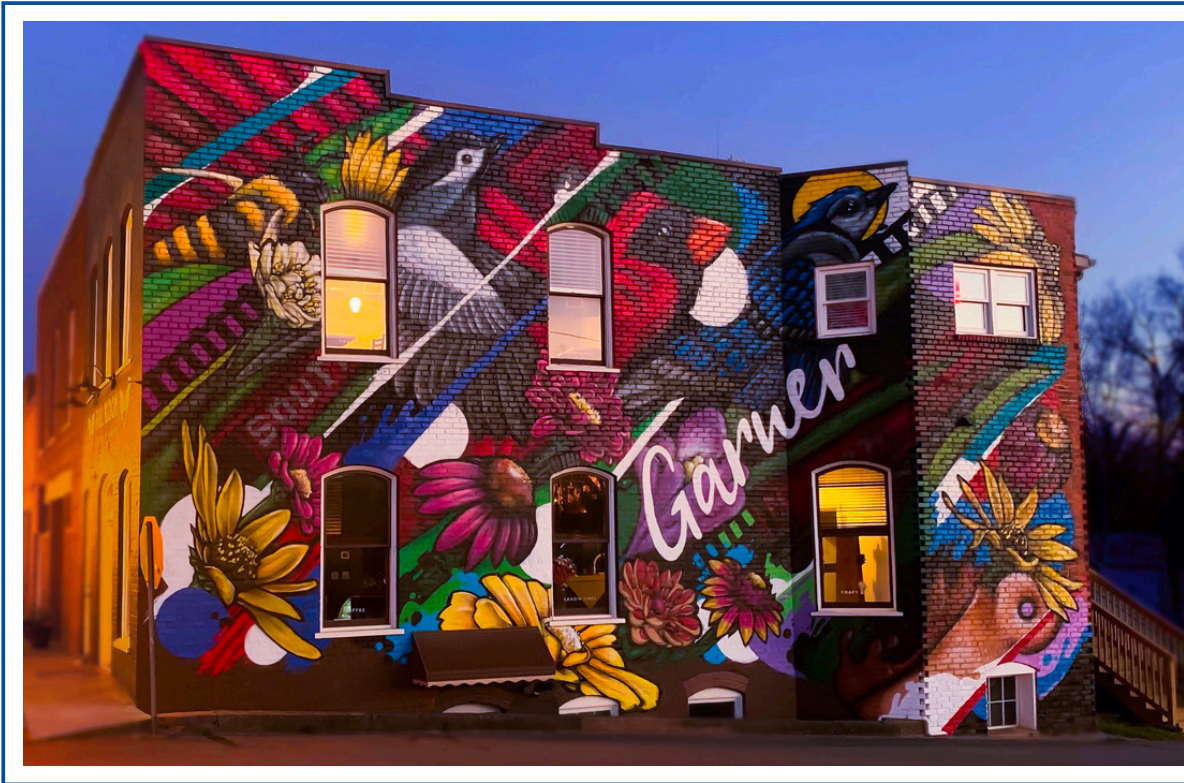


NEARBY DEVELOPMENT

A 225-acre site located adjacent to 600 Timber Drive, is slated to become a transformative mixed-use destination called E District. Wycliff Development will serve as the master developer for the project and plan to incorporate timeless components of great communities – a mix of uses, walkability, programming and green space – while also creating something wholly unique. **Learn more about this project at: <https://www.citybiz.co/article/247510/transformative-mixed-use-project-announced-near-the-triangle/>.**



LOCATION OVERVIEW



Garner is a thriving town located just six miles south of Raleigh, the state's bustling capital. With a steadily growing economy, Garner has witnessed recent developments that have positioned it as a prime destination for both residents and businesses. The town's economy has diversified, offering numerous job opportunities, and local businesses have been flourishing. Recent developments in Garner include the expansion of commercial areas, the establishment of new retail centers, and the addition of recreational amenities, making the town more vibrant than ever.

Garner enjoys a strategic location with easy access to I-540, I-40, and I-440, providing seamless connectivity to Raleigh and the Research Triangle Park, a hub for innovation and technology companies. This makes commuting to Raleigh a breeze, allowing residents to enjoy the advantages of a larger city while residing in the welcoming and close-knit community of Garner. These factors, combined with the town's economic growth and recent developments, make Garner an ideal place to live for those seeking the best of both worlds - urban convenience and small-town charm.

THE RALEIGH-CARY-GARNER METROPOLITAN AREA IS THE FASTEST-GROWING URBAN REGION IN THE SOUTH.



63%

GROWTH SINCE 2001



559,173

HOUSEHOLDS



\$92,739

MEDIAN HOUSEHOLD INCOME



3.4%

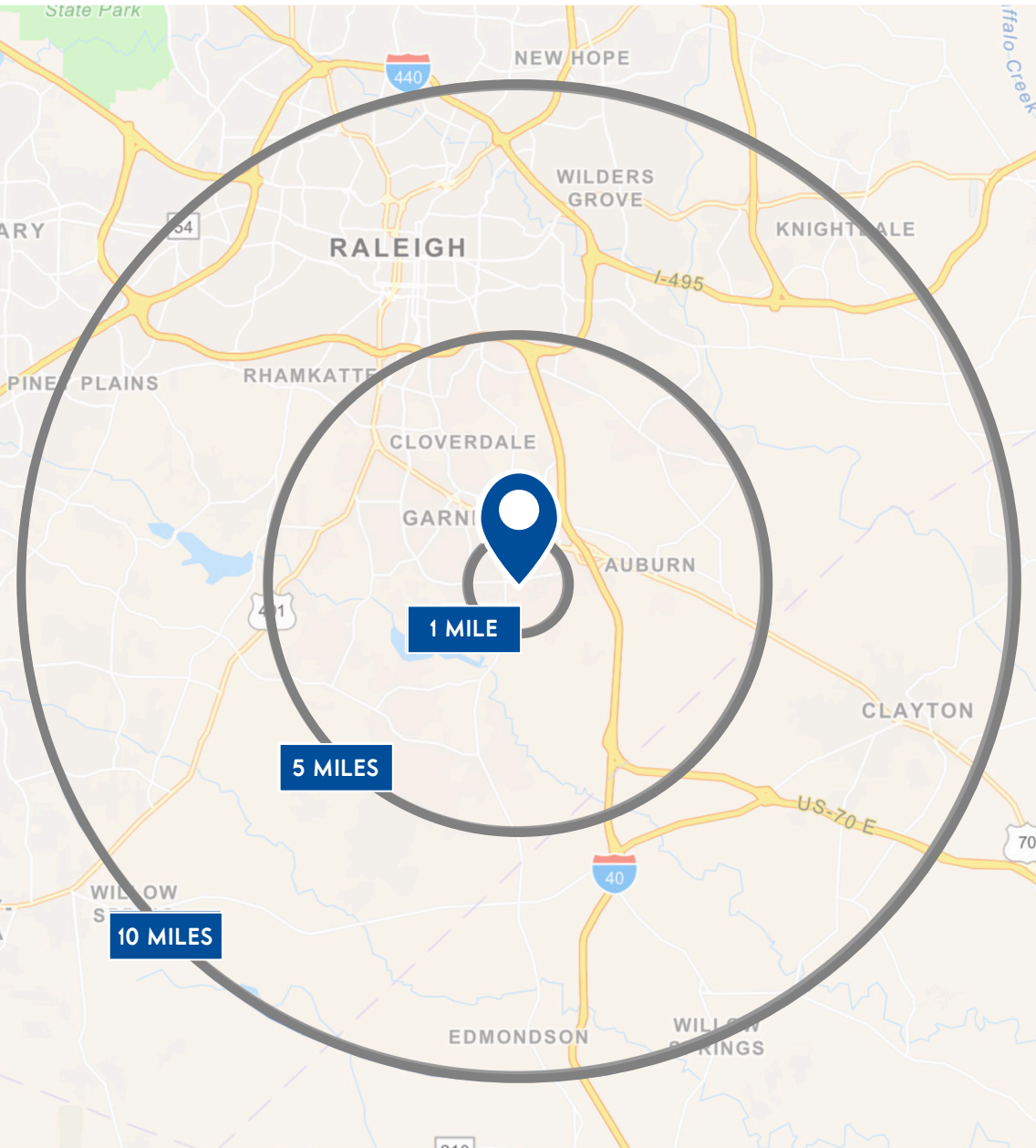
UNEMPLOYMENT RATE



TOP 3

HOTTEST JOB MARKET (WSJ)

AREA DEMOGRAPHICS



2023 SUMMARY	1 MILE	5 MILES	10 MILES
Population	5,367	93,325	435,266
Households	2,419	34,607	168,703
Families	1,621	23,281	99,507
Average Household Size	2.17	2.67	2.47
Owner Occupied Housing Units	1,490	23,537	102,765
Renter Occupied Housing Units	929	11,070	65,938
Median Age	40.3	36.3	34.6
Median Household Income	\$75,098	\$70,022	\$77,398
Average Household Income	\$98,119	\$93,052	\$108,238

2028 SUMMARY	1 MILE	5 MILES	10 MILES
Population	5,301	100,850	469,237
Households	2,404	37,537	183,786
Families	1,606	25,001	107,446
Average Household Size	2.15	2.66	2.46
Owner Occupied Housing Units	1,524	24,972	109,109
Renter Occupied Housing Units	880	12,565	74,677
Median Age	40.9	35.9	34.7
Median Household Income	\$87,834	\$82,935	\$90,290
Average Household Income	\$116,307	\$108,834	\$124,882

TIMBER DRIVE PROFESSIONAL PARK

CONTACT FOR MORE INFO:



JUSTIN BANNISTER

Manager/Broker

justin@bannisterproperties.com

919.480.0010



www.bannisterproperties.com

919.779.1523