

**FOR
LEASE**

**1428 AVERSBORO RD. UNIT A
GARNER, NC 27529**



PROPERTY INFORMATION

DESCRIPTION: PROFESSIONAL OFFICE CONDO FOR LEASE. GREAT ENVIRONMENT FOR MEDICAL, HEALTH, DENTIST AND OTHER PROFESSIONAL BUSINESS
TOTAL SF: APPROXIMATELY 2,000 SF (2 STORY); 9 TOTAL OFFICES; RECEPTION AREA; 3 BATHROOMS; BREAKROOM
LEASE RATE: \$19.75 PER SF
ADJACENT TENANTS: RED ZONE RESOURCES, GARNER CHIROPRACTIC, BODY WELLNESS



Bannister Properties, LLC
www.bannisterproperties.com



Bannister Properties, LLC
www.bannisterproperties.com

OFFICE PICTURES





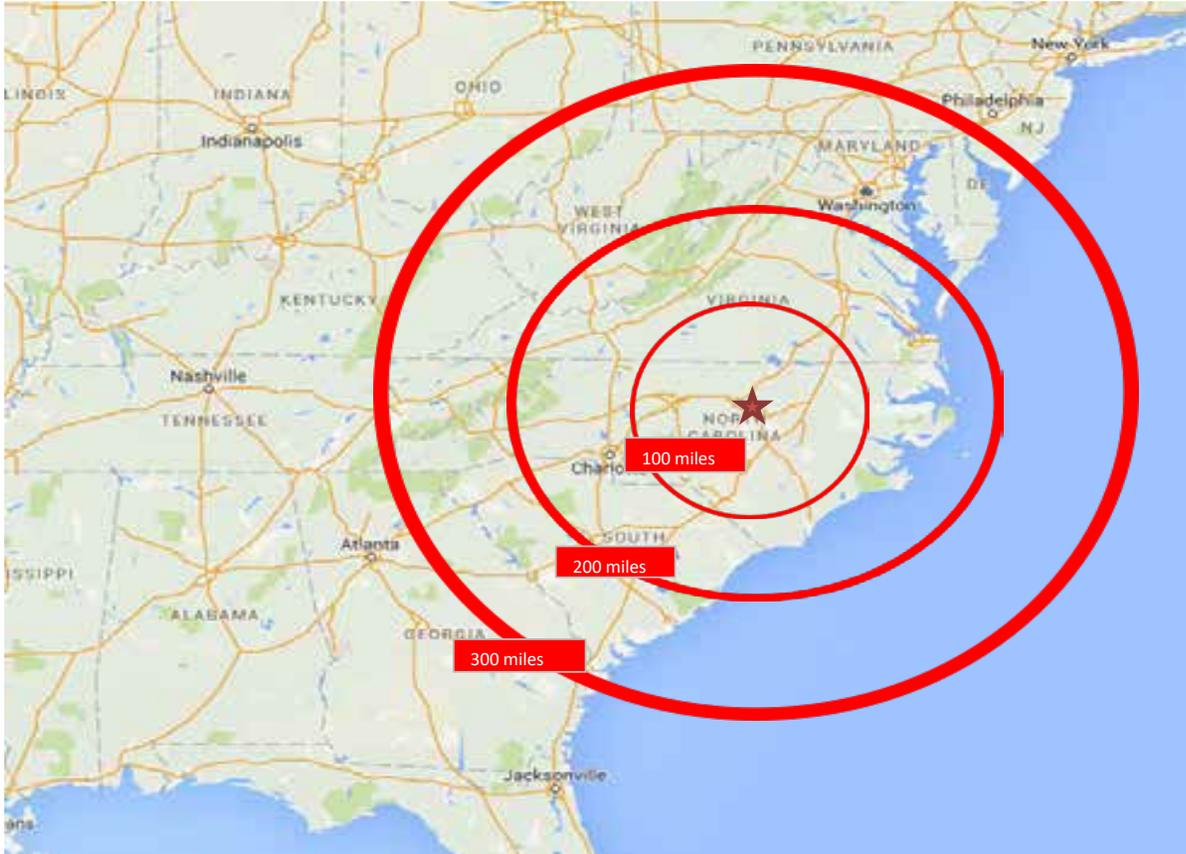
Bannister Properties, LLC
www.bannisterproperties.com

**1428 AVERSBORO RD. UNIT A
AERIAL VIEW**





**Location
Highlights**



DISTANCE TO AIRPORTS:

Raleigh Durham Int'l - Approximately 26 miles
Johnston Regional Airport - Approximately 16 miles
Piedmont Triad Int'l - Approximately 102 miles

DISTANCE TO:

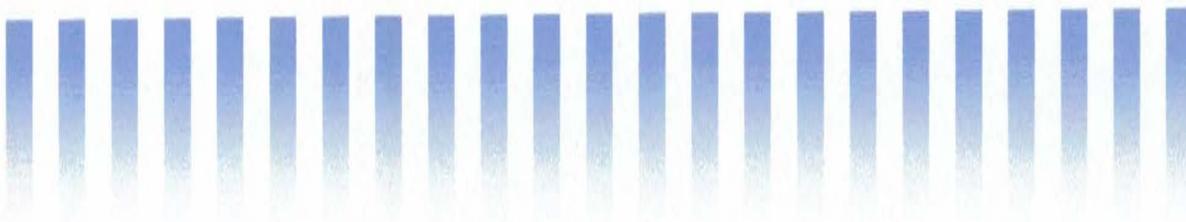
Downtown Raleigh, NC - Approximately 11 miles
Research Triangle Park (RTP) - Approximately 18 miles
Wake Forest, NC - Approximately 18 miles
Fuquay Varina, NC - Approximately 18 miles
Durham, NC - Approximately 25 miles

DISTANCE TO PORTS:

Wilmington, NC - Approximately 121 miles
Morehead Town, NC - Approximately 155 miles
Norfolk, VA - Approximately 188 miles
Charleston, SC - Approximately 271 miles

DISTANCE TO INTERSTATE HIGHWAYS

I - 40 - Approximately 2 miles
I - 95 - Approximately 22 miles
I - 85 - Approximately 29 miles
I - 540 - Approximately 7 miles





Bannister Properties, LLC
www.bannisterproperties.com

TOWN OF GARNER



- Businesses here will enjoy easy access to one of the fastest-growing regions in the United States with significant industry clusters in the areas of technology, life sciences, smart grid and advanced manufacturing.
- Garner also offers an excellent climate for new, relocating or expanding businesses. Garner leaders have worked hard to maintain this small-Town charm while experiencing steady economic growth.
 - The Town has begun updating the Transportation Plan
- The new plan will provide long-range transportation recommendations for the next 10-15 years, including a rail corridor through Garner to Durham
- Town of Garner Departments: Parks, recreation and cultural resources, Public Works and Police departments are nationally accredited. Garner is the only local jurisdiction in America to have all these accreditations and to have earned the "All-America Town" status. The Town of Garner was also named "Playful Town" in 2015 and 2014.
 - New Developments include: New Police Station, Town Hall, YMCA Facility, Recreation Center, Renovated Library, Parks, walkable areas and ongoing improvements to existing parks.
 - Google Fiber - Garner is one of the few cities and Towns selected
- As a result of the Town's concentrated efforts to encourage development, Garner has seen rapid growth over the past few years, and there is tremendous upside because of the planned development in the Town.





Macroeconomic Drivers

Exponential Population Growth

Considered the fastest growing region in the state, the Raleigh/Durham Research Triangle region has a population of over 21 million and has grown by more than 40% in the last 20 years. The region is expected to continue to grow at an even faster rate in the next decade. Within the Triangle region, Wake County is the largest and fastest growing area with a population of more than one million, adding approximately 68 people per day.

Diversified Employment Base

At the heart of the region's success lies a diverse and growing blend of people and cultures from every corner of the globe. The region's quality growth and ability to mix native traditions and newcomer influences have shaped a population full of vitality, diversity, and prosperity. With a diversified and prosperous business climate and an environment attractive to tomorrow's technology, the Triangle boasts one of the most highly educated and diverse workforces in the nation. With more than 46 percent of its 25-or-older population holding a bachelor's degree or higher, it's no wonder Forbes magazine ranked Raleigh as one of the best cities for new college grads.

Innovation

As the home of three nationally renowned universities, the Triangle has garnered a reputation for innovation and entrepreneurship. The Research Triangle region utilizes a triple helix business model in which leaders from the area's businesses, government, and major research universities work together to transform business practices, acquire and develop the latest technology to enable new companies and industries to thrive.

Quality of Life

The low cost of living, quality health care, and ready access to abundant recreational activities make the Triangle region a desirable place to start or relocated a business. Centrally located between the majestic Blue Ridge Mountains to the west and the legendary Outer Banks and Atlantic coast to the east, the Triangle enjoys a favorable climate year-round. Tropical air in the summer and mild temperatures in the winter keep the mean annual temperature at a comfortable 60 degrees.

Top Business Climate

Anchored by one of the nation's largest research parks and three nationally renowned research universities, the Research Triangle area consistently ranks among the nation's best economies year after year. Industry giants in pharmaceuticals, computer software, telecommunications, cleantech, and biotechnology dot the landscape, helping to fuel thriving retail sales and entrepreneurial success.

Consistent Employment Growth

The Triangle area has had consistently low unemployment rates accompanied by high rates of job growth. The area's unemployment is consistently below the statewide unemployment rate as well as the national rate. The metro area's economic success is most evident in the rising incomes of its residents. The region's per capita income has long outstripped the state's per capita income, and this strong economic performance is projected to continue to increase over the next 15 years.

