±2.12 Acres Available on North Carolina Highways 42 & 50 16371 North Carolina Highway 50 | Raleigh, North Carolina



- Pad-ready, 2.12-acre Food Lion outparcel featuring great visibility and access with close proximity to the North Carolina Highways 42/50 intersection
- 2 miles south of the new "outer loop" phase of Interstate 540, anticipated to be completed in 2024; 2.5 miles from Interstate 40
- Strong growth corridor with Food Lion, Lowe's Foods, Sheetz & Ace Hardware present. Publix-anchored development just announced at the southeast corner of North Carolina Highways 42/50 with expected delivery in early 2025
- 8,500+ residential units/lots under construction or been approved in Garner since 2017
- Population of 65,000+ with average household income of \$89,591 within a 5-mile radius of the site

Property Contact

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Location

16371 North Carolina Highway 50, Raleigh, North Carolina (35.5950043,-78.6022192) Click to navigate to Google Maps

Traffic Counts

North Carolina Highway 50: 12,250 North Carolina Highway 42: 17,875 Brack Penny Road: 1,278

Key Demographics

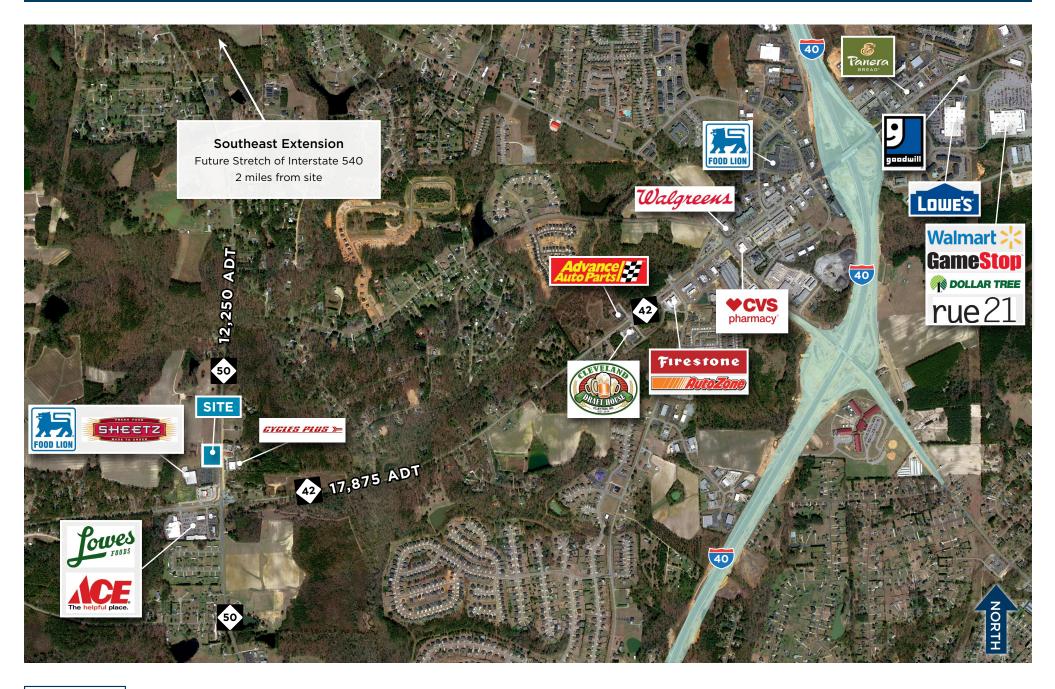
5-Mile Radius

| Current Estimated Population | 65,025 |
|---------------------------------------|------------|
| Projected Population (5 Years) | 68,131 |
| Current Estimated Households | 22,835 |
| Average Household Income | \$89,591 |
| Households Earning More than \$50K | 77.7% |
| Median Age | 40 years |
| Daytime Population | 39,403 |
| Businesses | 624 |
| Total Retail Expenditure | \$696.53 M |



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