



112 RAND MILL ROAD

GARNER, NORTH CAROLINA

COMMERCIAL LAND FOR SALE

±0.76 ACRES

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COMMERCIAL LAND FOR SALE



PROPERTY FEATURES

Foundry Commercial is pleased to present an approximately 0.76 acre land parcel located in the core of downtown Garner just off E Main Street. The parcel is within the rare and favorable Downtown Business zoning district which allows for a variety of uses including Residential, Retail, Flex Industrial, Office, Community Center, and many other uses appropriate for the location.

Downtown Garner is in the midst of a major revitalization guided by the *Historic Downtown Garner Plan*. Garner has strategically invested over \$5 million dollars and leveraged \$5.9 million in private investments to foster downtown revitalization. These funds support Garner's *Main Street Program* which has attracted many new businesses to the district. One block away and currently under construction is a state of the art \$8.9 Million dollar indoor recreation center which will serve as the town center's new civic anchor and will open in early 2018.

SITE FEATURES

LAND SIZE	±0.76 acres
ZONING	CBD
TIMING	Available Immediately
UTILITIES	Served by municipal water and sewer
PIN NUMBERS	1711720253
LIST PRICE	\$231,700

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2017 POPULATION	5,671	43,885	112,756
2022 PROJECTED POPULATION	6,315	49,511	127,720
EST. HOUSEHOLD INCOME	\$55,470	\$66,229	\$62,815

TRAFFIC COUNTS

EAST GARNER ROAD	11,000 VPD
US HWY 70	22,000 VPD

For more information, please contact:

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FOUNDRY
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ZONING

CBD Central Business District

Description: This district is intended to provide for and maintain the Main Street business district.

Permitted Uses: Townhomes and condominiums*; Upper story residential*; Community center; Libraries, Museums, Art Galleries and centers; Other community service; Fraternal Clubs and Lodges; Business schools and Satellite college buildings*; Trade and vocational schools; Funeral Home and Crematoriums ; Public safety facilities (fire, police, rescue, ambulance); Government offices; Hospital; Medical clinic; Cemetery*; Public parks, swimming pools, tennis and golf courses; Religious institutions*; Minor utility and elevated water tank*; Private golf course or country club; Indoor tennis, gym, spa, or pool; Medical Office; General office uses; Bed and breakfast; Parking commercial; Restaurant with indoor seating only; Restaurant take out only; Convenience store with no fuel sales*; Open air market; Personal service oriented use*; Hair Salons and barber shops; Banks & Financial Institutions*; Repair oriented use; Indoor sales use; Veterinarian & indoor kennels*

(Uses with a * have special development standards which are found in Article 5.3).

Minimum Lot Size: 6,000 Square Feet (0.13 acres)

Gross Density: 7 dwelling units per acre

Maximum height: None

Minimum Lot Width: 60 feet

Building Setbacks Article 6.9 UDO :

Front: 0 feet (none)

Side: 0 feet where not adjacent to a residential, NC, NO, or O&I (otherwise 15)

Corner Side: 35 feet

Rear: 0 feet where not adjacent to a residential, NC, NO, or O&I (otherwise 15)

Perimeter Buffers (No parking or building)—Article 7.1 UDO

Front: 15 feet minimum (may be greater depending on adjacent land use)

Side: 15 feet minimum (may be greater depending on adjacent land use)

Corner Side: 15 feet minimum (may be greater depending on adjacent land use)

Rear: 15 feet minimum (may be greater depending on adjacent land use)

Thoroughfare Buffer Width Exceptions

- 7.5 foot front buffer allowed on US 70 and US 401 (Article 4.11 UDO)

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