

RAND VILLAGE GARNER, NC



**ANCHORED DEVELOPMENT
WITH 4 OUTPARCELS**

US401 & Ten Ten Road, Garner, North Carolina

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30 Years of Exceptional Development

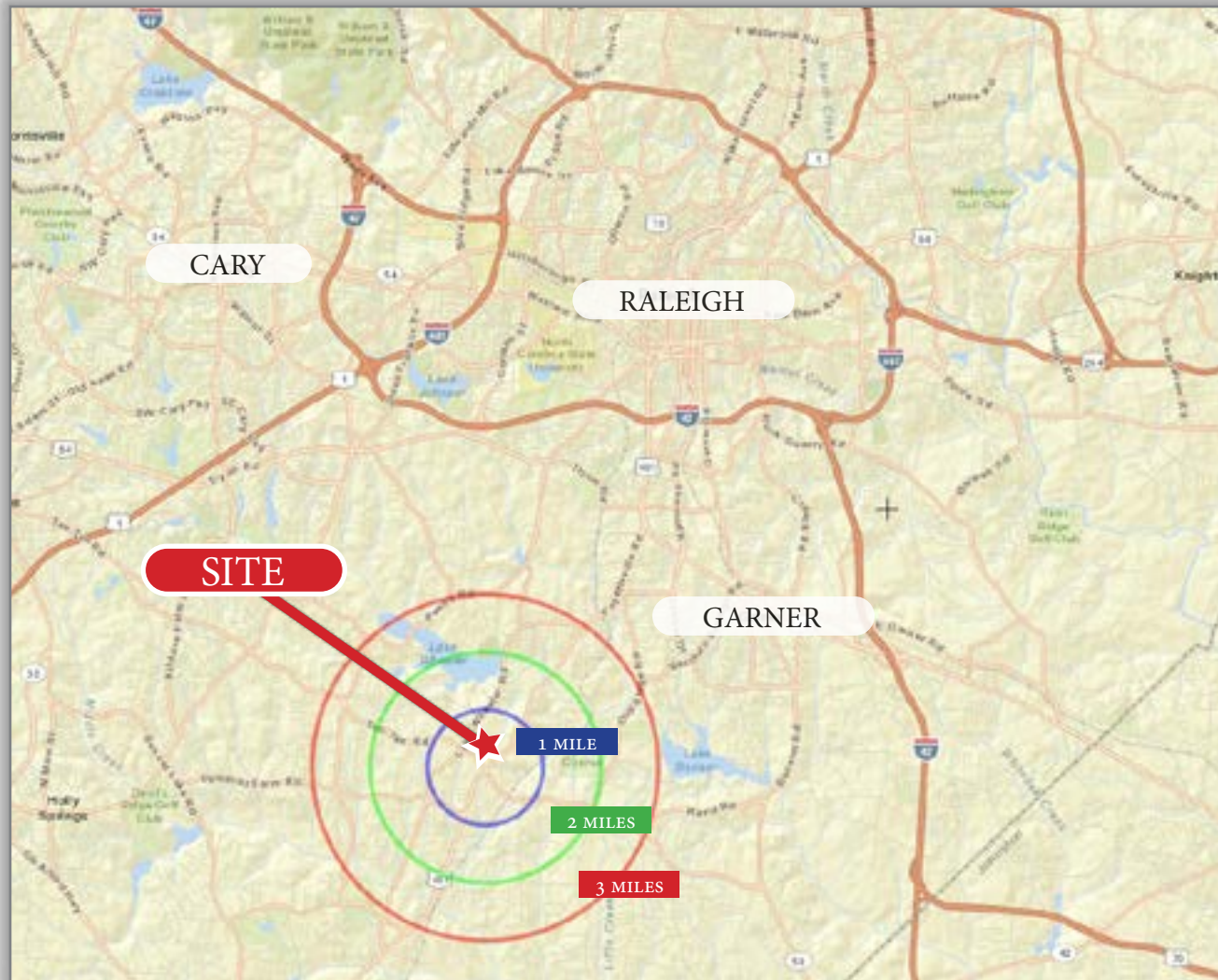

**CAMBRIDGE
PROPERTIES**

831 E. Morehead St., Ste. 245
Charlotte, NC 28202
cambridgeprop.com



RAND VILLAGE

LOCATION MAP



RAND VILLAGE

AREA DEVELOPMENT





RAND VILLAGE

OVERALL SITE PLAN

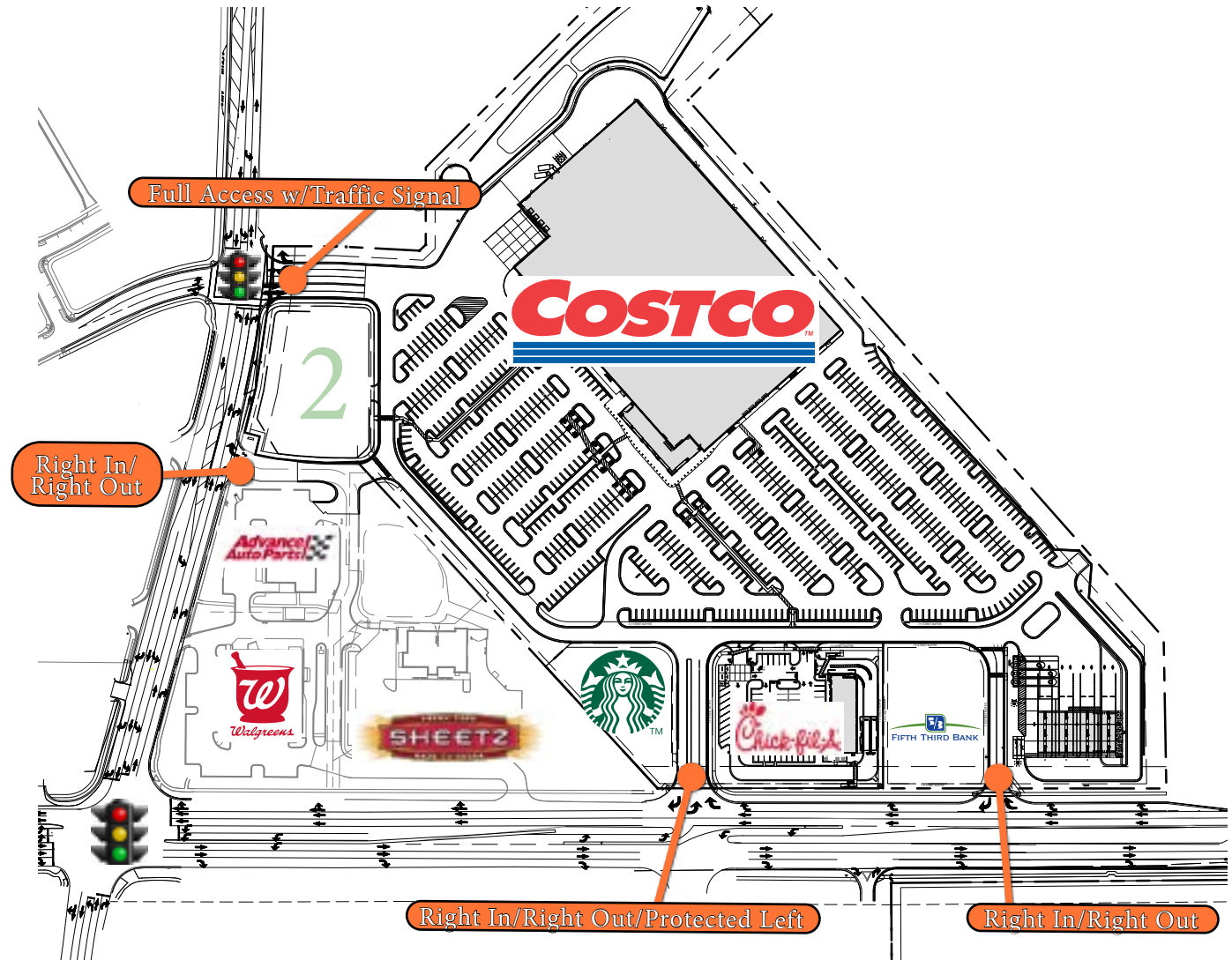
COSTCO ±20.7AC

PARCEL 2 ±1.2AC
Ground Lease or Build to Suit

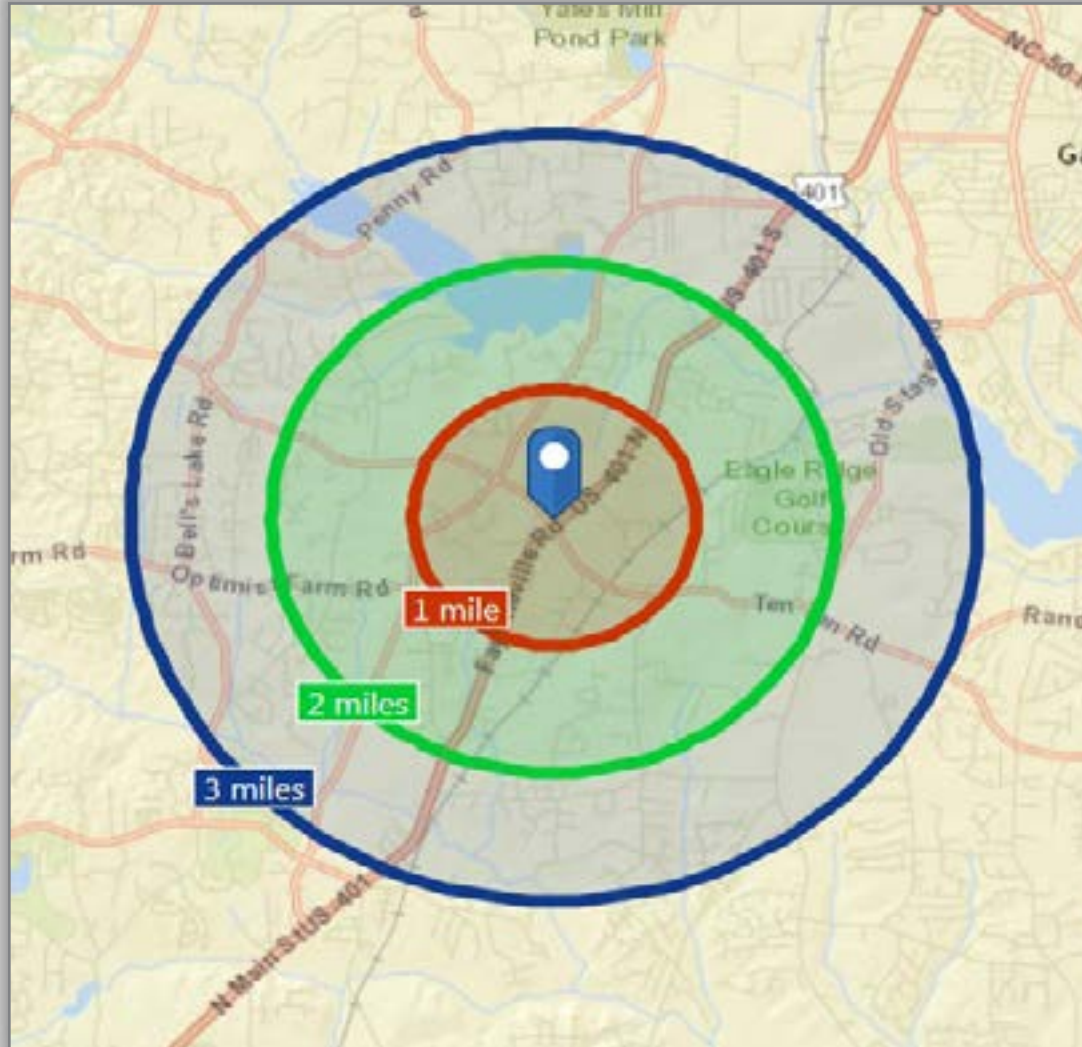
STARBUCKS ±0.7AC

CHICK-FIL-A ±1.4AC

FIFTH THIRD BANK ±1.15AC



RAND VILLAGE



DEMOGRAPHIC PROFILE

STUDY AREA: Radii		1 Mile	2 Miles	3 Miles
Population	2026 Forecast	3,389	11,974	25,446
Population	2021 Projection	2,979	10,539	22,795
Per Capita Income	2026 Forecast	\$47,861	\$46,927	\$48,292
Per Capita Income	2021 Projection	\$42,818	\$42,014	\$43,340
Median HH Income	2026 Forecast	\$111,919	\$111,560	\$112,445
Median HH Income	2021 Projection	\$103,520	\$103,108	\$103,680

POPULATION SOURCE: US Census Bureau, Census 2010 Summary 1. ESRI forecasts 2021 and 2026
Prepared 02/25/2022





RAND VILLAGE

TRAFFIC PROFILE



TRAFFIC COUNTS

Ten Ten Road
(0.11 miles SW of Site) 18,500 AADT

Fayetteville Rd\NC 401
(0.10 miles SE of Site) 34,000 AADT

Ten Ten Road
(0.24 miles S of Site) 17,000 AADT

Fayetteville Rd\NC 401
(0.30 miles SW of Site) 34,000 AADT

SOURCE: NC DOT Traffic Survey Group staff collected, analyzed, processed and reported this data for calendar year 2019