



# THE KEITH CORPORATION



## GATEWAY PLAZA

1575 US 70 | GARNER, NC

### OVERVIEW

- **SIZE: 3,900 SF**
- **LEASE RATE: \$14.00-\$16.00/SF**
- **LEASE TYPE: NNN Lease**
- **EXPENSES: \$1.75/SF**
- **TENANT MIX:**
- Lowes Home Improvement, Dollar Tree, Jackson Hewitt, Firehouse Subs, Bali Hai Mongolian Grill, & ACF Insurance, Garner Family Pharmacy, Tropical Smoothie Cafe, Walking Crab, VIP Nail & Spa, Rent America

### DETAILS

- Located at the intersection of Highways 70 and 401, with easy connection to I-40 and I-401.
- Accessible within a 15 minute drive to downtown Raleigh, Garner, and Clayton.
- Gateway Plaza has five points of access to Highways 401 & 70, ample parking, and excellent site circulation.
- Area Retailers: Belk, Big Lots, Gabe's, Sears, Walmart, Target, and Home Depot.

FOR  
MORE  
INFORMATION

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# THE KEITH CORPORATION

## SURROUNDING RETAIL

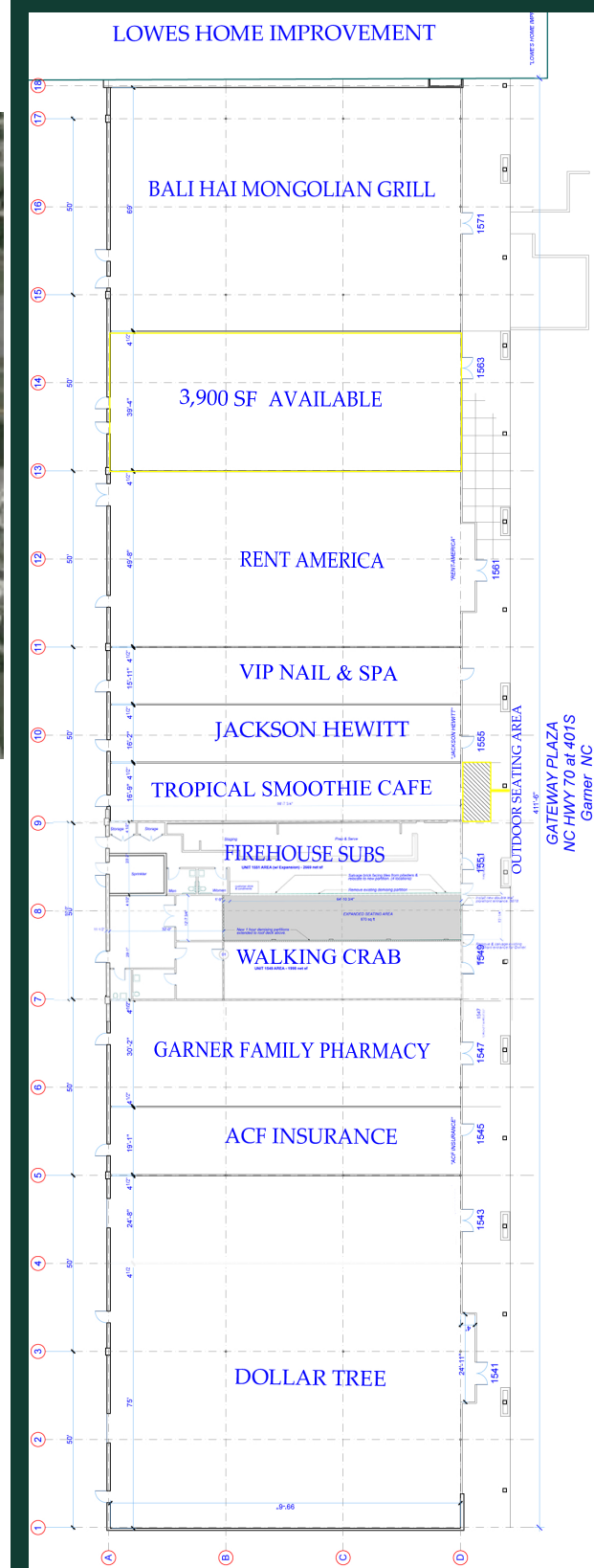


## DEMOGRAPHIC DATA

	1 Mile	3 Miles	5 Miles
Population	4,023	49,626	153,729
Households	1,702	19,129	57,877
Avg. Household Income	\$54,508	\$62,629	\$63,087

## TRAFFIC COUNTS

Highway 401	40,000 ADT
Highway 70	30,000 ADT



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