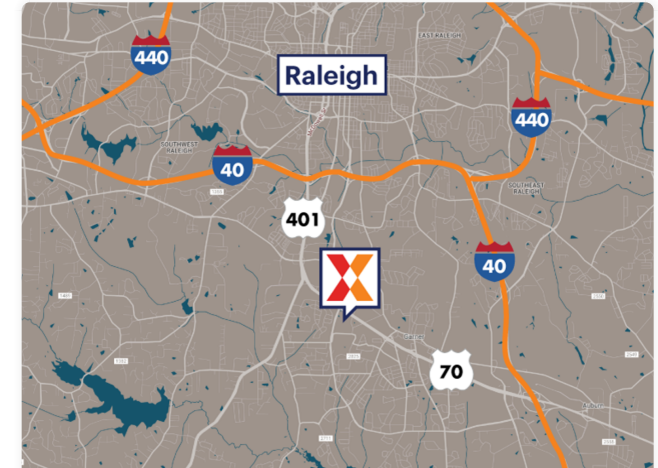


Garner Towne Square

2700 Timber Drive | Garner, NC 27529

Wake County Raleigh-Cary, NC 184,267 Sq Ft

35.7148, -78.6372



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------|----------|-----------|-----------|
| Population | 6,365 | 52,679 | 147,577 |
| Daytime Pop. | 8,479 | 53,826 | 213,844 |
| Households | 2,597 | 20,427 | 57,510 |
| Income | \$94,308 | \$104,971 | \$114,206 |

Source: Synergos Technologies, Inc. 2024

Strong lineup of national retailers including Lidl, Burlington Stores, PetSmart, Boot Barn & Harbor Freight, sharing a parking field with Target & Home Depot

Highly trafficked center with an estimated 4.4M+ visits annually (Placer.ai. 2025)

High visibility from US Hwy 70 with 36K+ vehicles daily and 20K+ vehicles/day on Timber Dr (Kalibrate 2025 & 2023)

Close to downtown Raleigh, Research Triangle Park and Raleigh-Durham International Airport with 3.7M+ passengers annually (FAA 2023)



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Available Spaces

0003 5,215 Sq Ft 360° 0023 2,400 Sq Ft 360°

Current Tenants Space size listed in square feet

| | | | | | |
|-------|--------------------------------|--------|-------|-----------------------------|--------|
| 0001 | Lidl | 30,975 | 0015 | Atlantic Family Dental | 4,200 |
| 0001A | Kid to Kid | 4,000 | 0016 | The UPS Store | 2,400 |
| 0001B | Eggs Up Grill | 3,000 | 0018 | Burn Boot Camp | 9,244 |
| 0001C | Harbor Freight Tools | 15,375 | 0019 | Boot Barn | 12,000 |
| 0001D | Kid to Kid | 4,250 | 0021 | Burlington | 23,250 |
| 0002 | Premier Martial Arts | 1,400 | 0022 | H&R Block | 1,600 |
| 0004 | OneMain Financial | 2,415 | 0024 | Special Times Cafe and Play | 2,000 |
| 0005A | Cigar Barn by Anstead's | 1,400 | 0024A | Music & Arts | 2,000 |
| 0005B | The Hot Spot Studios-Paint You | 1,400 | 0025 | L's Barbershop | 1,400 |
| 0006 | Tango Nails | 1,400 | 0026 | Lumber Liquidators | 6,992 |
| 0007 | New Panda | 1,400 | 0027 | PetSmart | 26,040 |
| 0008 | Chios Rotisserie | 1,200 | NAP01 | Target | 0 |
| 0010 | Mojo's Grill | 2,400 | NAP02 | The Home Depot | 0 |
| 0011 | Rudino's Pizza and Grinders | 3,600 | NAP03 | Fifth Third Bank | 0 |
| 0012 | Hibbett Sports | 4,211 | NAP04 | Wells Fargo | 0 |
| 0012A | Spectrum | 4,300 | NAP05 | UNC Urgent Care | 0 |
| 0013 | Menchie's Frozen Yogurt | 1,400 | NAP06 | Chick-fil-A | 0 |
| 0014 | Sakura | 1,400 | NAP07 | First Citizens Bank | 0 |
| | | | NAP08 | Taco Bell | 0 |
| | | | NAP09 | NAP | 0 |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time. 1841

