



HWY 42 WEST
CLAYTON, NC 27520

**Governmental Wastewater Allocation Secured
for Development of 29 and 89 HealthPark Way**



PAMELA S. MICHAEL | 919 369 1264 | PAM.MICHAEL@BVMLM.COM
THOMAS FLYNN | 704.999.8504 | TFLYNN@TRIPROP.COM



NAITRI PROPERTIES



HWY 42 WEST

CLAYTON, NC 27520

PROPERTY OVERVIEW

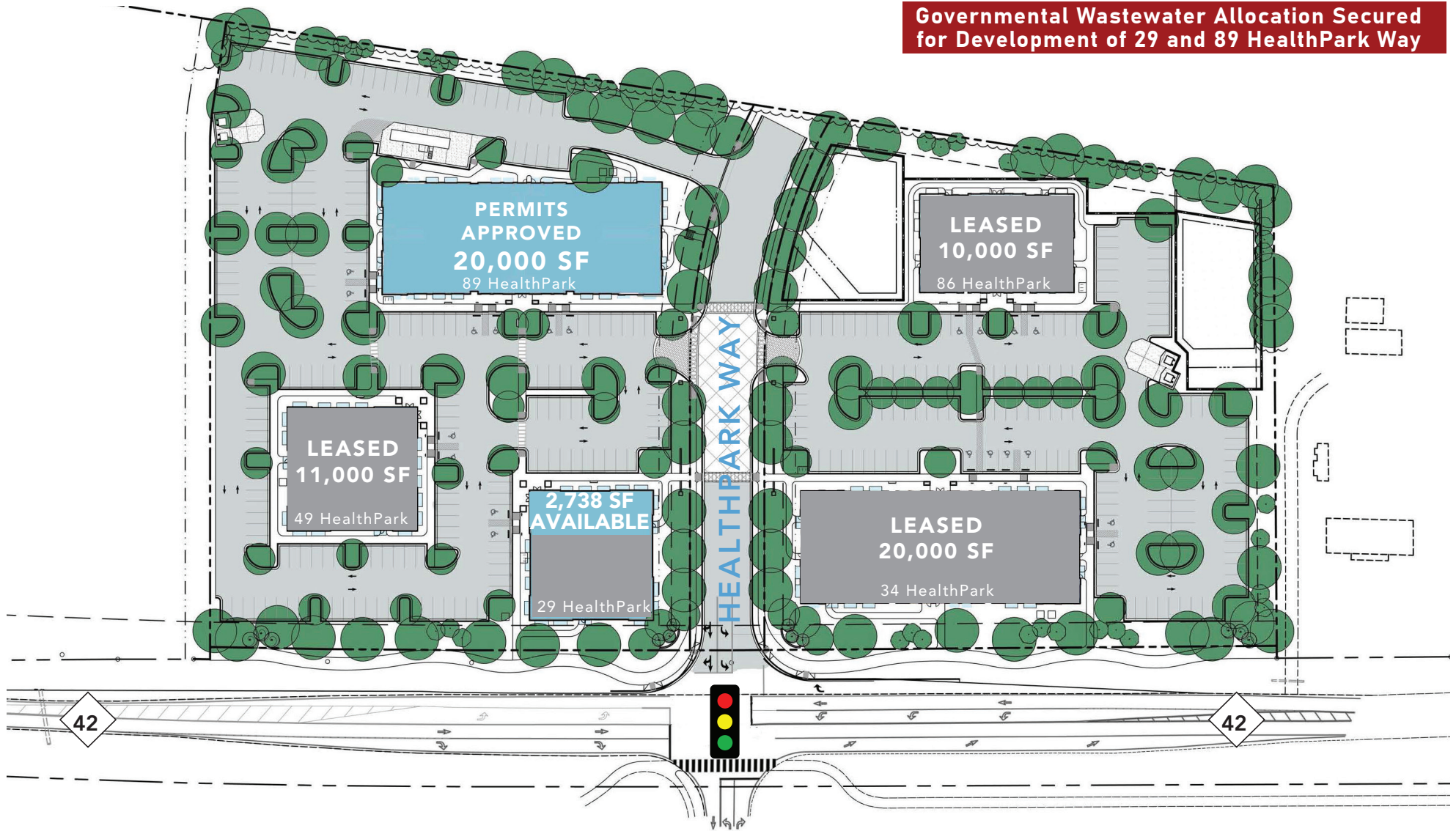
TOTAL SF PLANNED:	5 one-story buildings 70,000 SF of Medical/Office	
AVAILABLE:	20,000 SF Available, Bldg. 89 - Permits Approved 2,738 SF Available, Bldg. 29 - Permits Pending, <i>Occupancy by end of 2026</i> Governmental wastewater allocation secured for development of 29 and 89 HealthPark Way Generous upfit allowance	
RENTAL RATE	\$29.50/SF, NNN + TICAM: \$6.50/SF	
PARKING:	Approximately 5 spaces per 1,000 SF included	
PRIME LOCATION:	Located across Johnston UNC Health Clayton Hospital Excellent visibility fronting Highway 42 Easy access to Hwy. 70 Bypass 5 minute drive to restaurants, banks, amenities	
PROPERTY FEATURES:	Medical/Business Park Setting Signalized Ingress and Egress Exceptional Visibility Local Ownership Bulding Signage Available on Highway 42	
EXISTING TENANTS:	Primary Care Urgent Care Rheumatology	Ophthalmology Ear, Nose, and Throat Dialysis





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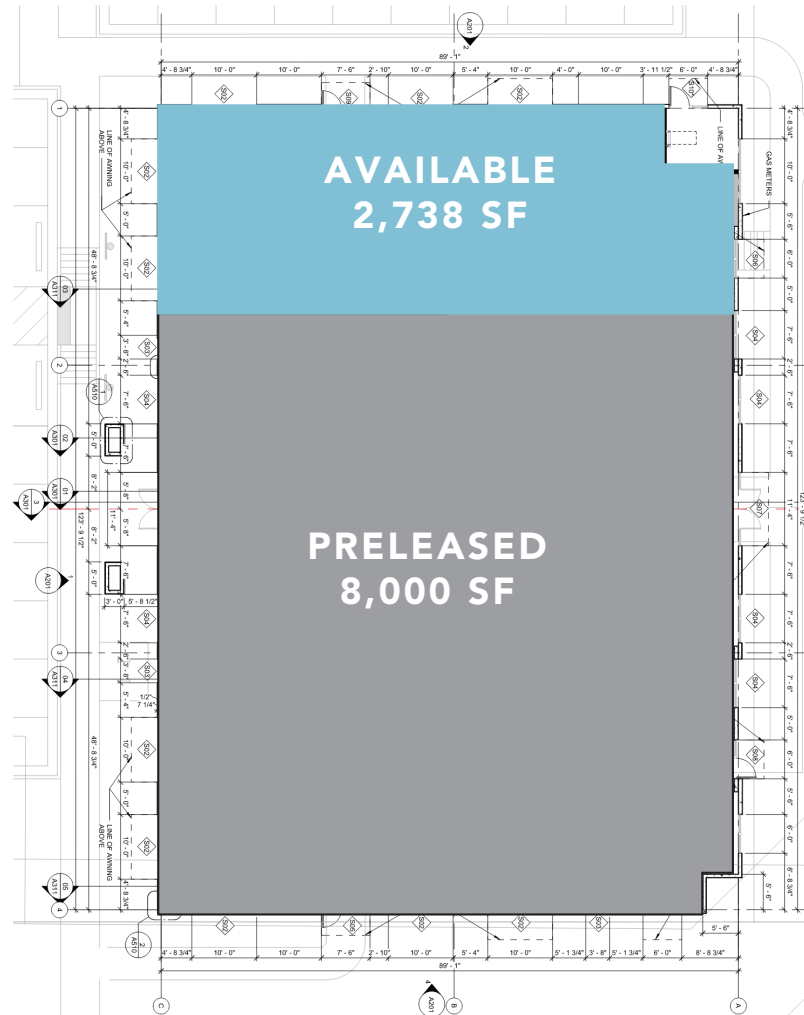




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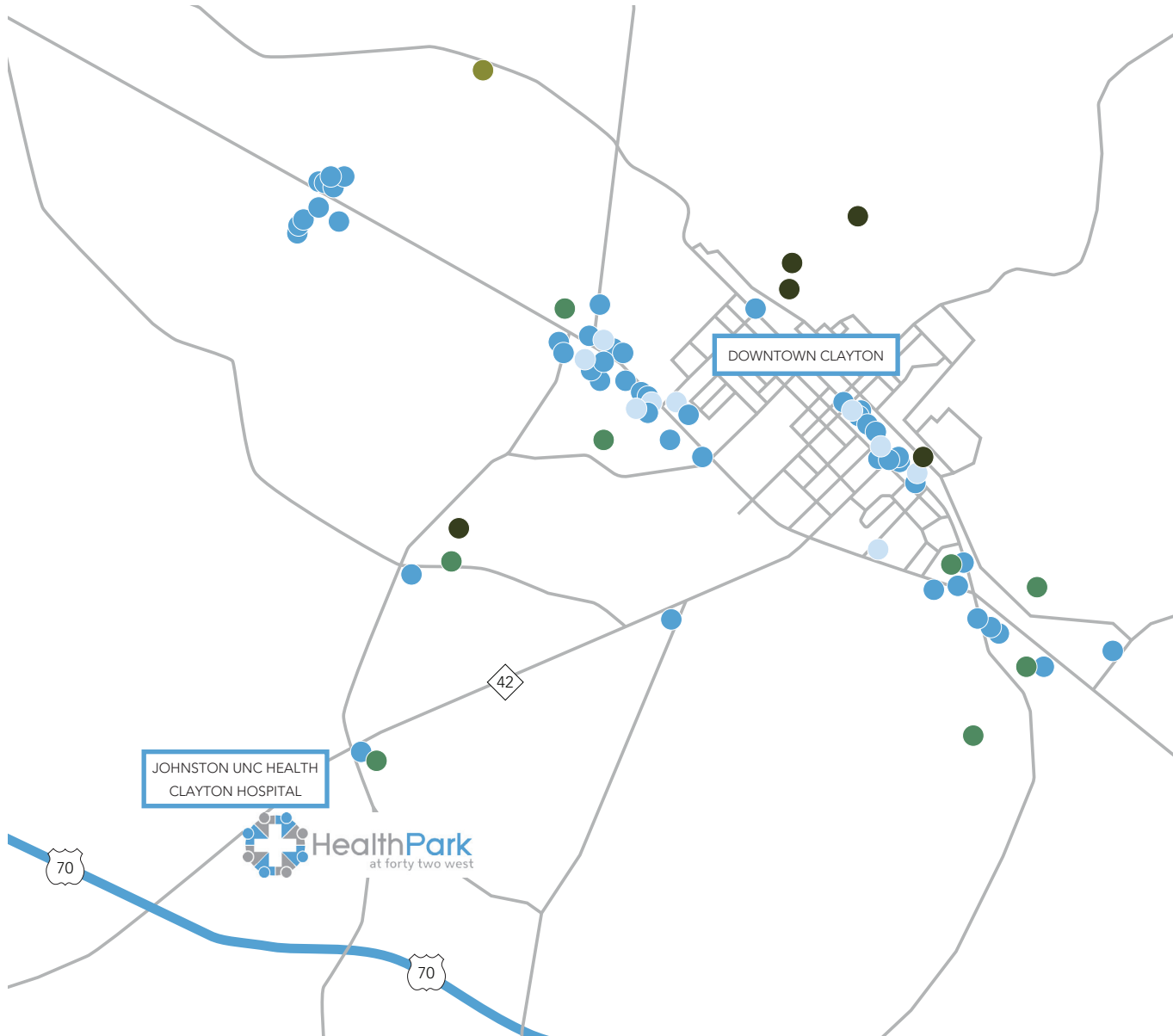
29 HealthPark Occupancy by end of Q2026

End unit with
two sides of
windows





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● RESTAURANTS, BARS, + COFFEE

3 Olives Pizza & Deli	McDonald's
Anthony's Pizza and Pasta	McKinley's Restaurant & Pub
Arby's	Nancy Jo's Homemade
Biscuitville	Papa John's Pizza
Bojangles'	Patty Cake's Littlest Cupcake Shop
Boulevard West	Pizza Hut
Burger King	Ray's Pizza
Caribbean Delight	Revival 1869
Char-Grill	Rockin' Comet Diner
Clayton Steakhouse	Sak's Deli
Cleveland Draft House	Sal y Pimienta Restaurant
Corner Kitch'N	Sheetz
Culver's	Sherry's Signature Cheesecakes
Dairy Queen Grill & Chill	St George Subs
Deep River Brewing Company	Starbucks
Domino's Pizza	Sun Arch Buffet
Don Beto's Tacos	Taco Bell
Dunkin'	Tacos Y Burritos California
Fiesta Mexicana Clayton	The Flipside Restaurant & Taproom
First Street Tavern	Venero's Pizzeria
Hardee's	Vinson's Pub + Eatery
Jones Cafe	Wendy's
Kobe Japanese Steak House	Wine On Main
La Cocina Mexican Restaurant	Zaxby's
Mannings Restaurant	

● BANKS/ATMS

Bank of America Financial Center	KS Bank
BB&T	PNC Bank
First Citizens Bank	United Community Bank
First Federal Bank	Wells Fargo Bank
First National Bank	

● APARTMENTS

Amelia Station	Heritage Court
Amelia Village	Parkside Village
Clayton Manor	Pines at Glen Laurel
Cobbler's Station	Stallings Mills
Greenwood	The Arbors at East Village

● PARKS/RECREATION

All-Star Park	East Clayton Community Park
Clayton Community Park	Legend Park
Clayton Parks & Recreation	Municipal Park

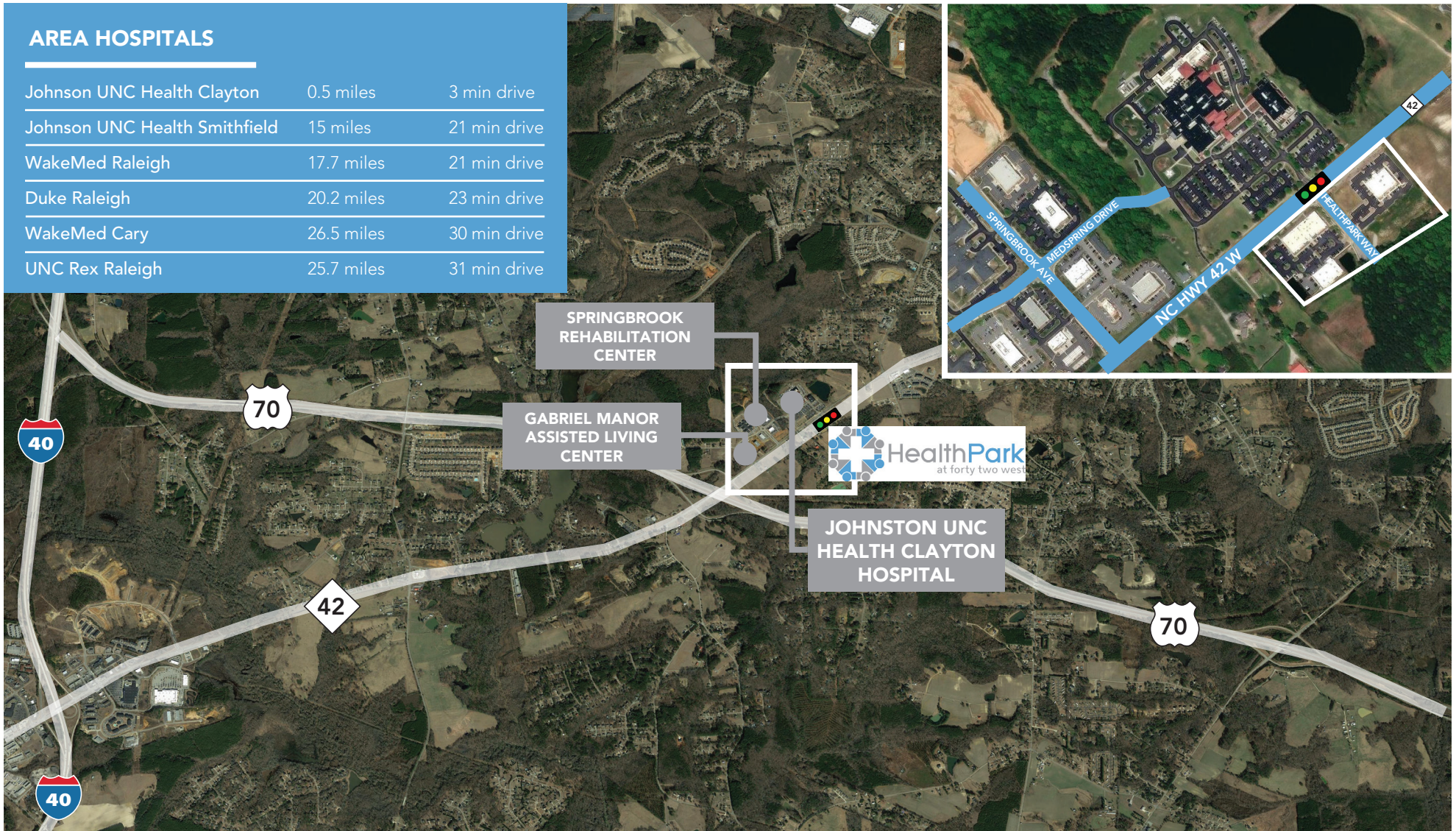


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AREA HOSPITALS

Johnson UNC Health Clayton	0.5 miles	3 min drive
Johnson UNC Health Smithfield	15 miles	21 min drive
WakeMed Raleigh	17.7 miles	21 min drive
Duke Raleigh	20.2 miles	23 min drive
WakeMed Cary	26.5 miles	30 min drive
UNC Rex Raleigh	25.7 miles	31 min drive





HWY 42 WEST CLAYTON, NC 27520

CLAYTON

Located just outside of Raleigh, North Carolina and the Research Triangle Park (RTP), Clayton is the largest town in Johnston County with a population just over 20,000. Affordable housing options, great schools, diverse arts, and recreation options make Clayton the perfect place to live if you are looking to work within one of Clayton's own expanding business sectors (manufacturing, bio-pharmaceutical, health care, etc.). And Clayton's proximity to the future Southeast Extension of the Triangle Expressway (I-540) make Clayton a first choice if you plan to work in the nearby RTP area. Clayton's best asset, however, will never show up in the numbers. What makes Clayton a true gem is its small town heart and wonderful sense of community.

DEMOGRAPHICS

- Population growth: **60,043 (2024)** 12% growth from 2019 - 2024
- Educational attainment: **65% received their bachelor's degree or higher**
- Median household income: **\$75,000 (2024)** 13% growth from 2019 - 2024
- Housing unit growth: **projected to increase by 11.5%**
- Median Age: **37 years old**
- Unemployment rate: **4.1%**

Top 10

Places in NC to
Grow a Family

Top 10

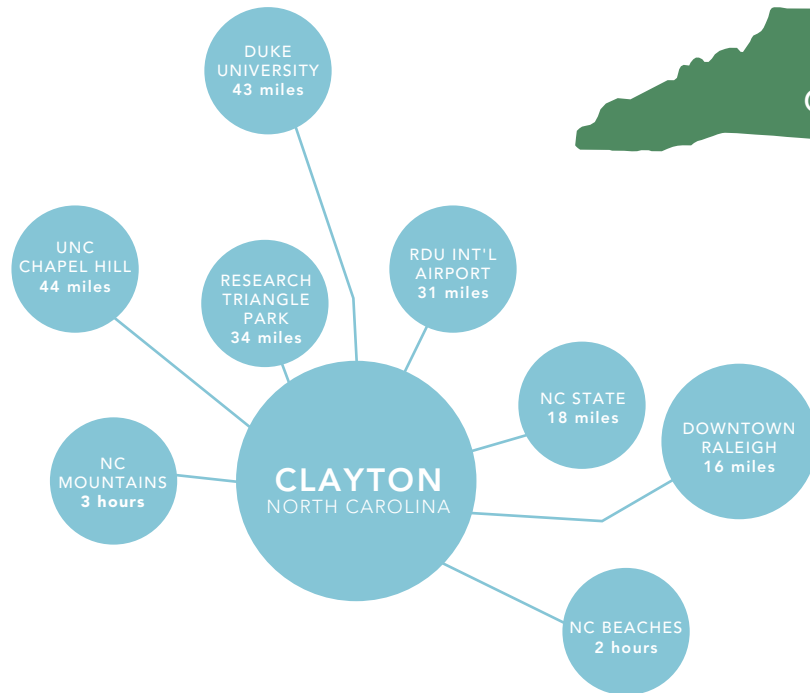
Fastest Growing
Municipalities

5th

Fastest Growing
County in North
Carolina

3.14

people moved to
Clayton, NC each
day in 2016



MAJOR EMPLOYERS

- Caterpillar
- Grifols
- Nova Nordisk
- JCPS
- UNC Johnston Health

Source: Clayton Chamber of Commerce

Leasing Contacts:

Pamela S. Michael

+1 919 369 1264

pam.michael@bvmlm.com

Specialized in Healthcare Real Estate



COMMERCIAL
REAL ESTATE

Thomas Flynn

+1 704 999 8504

tflynn@triprop.com

NAITRI PROPERTIES

5425 Page Road, Suite 100

Durham, NC 27703

+1 919 941 5745

triprop.com

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