

OFFICE SPACE FOR LEASE

GRAND PLAZA • 896 GULLEY DR, CLAYTON, NC 27520



OFFERING SUMMARY

Available SF:	3,125 SF
Lease Rate:	\$23.00 SF/yr (MG)
Lot Size:	2.88 Acres
Year Built:	2001
Building Size:	21,166
Zoning:	B-3
Market:	Raleigh-Durham
Submarket:	Johnston County
Traffic Count:	32,500

PROPERTY OVERVIEW

End cap office space for lease located in a shopping center on US Hwy 70 in Clayton with traffic signal ingress and egress. Starbucks, Waffle House, Adam & Eve and Kobe's Japanese Steakhouse drive traffic through the shopping center. Walmart anchored Clayton Town Center is across US 70 at the traffic signal. AADT on US 70 is 32,500.

PROPERTY HIGHLIGHTS

- Easy ingress and egress from US 70 Business
- Cross access with adjacent new fully conditioned self storage facility
- Secondary parking lot
- AADT 32,500

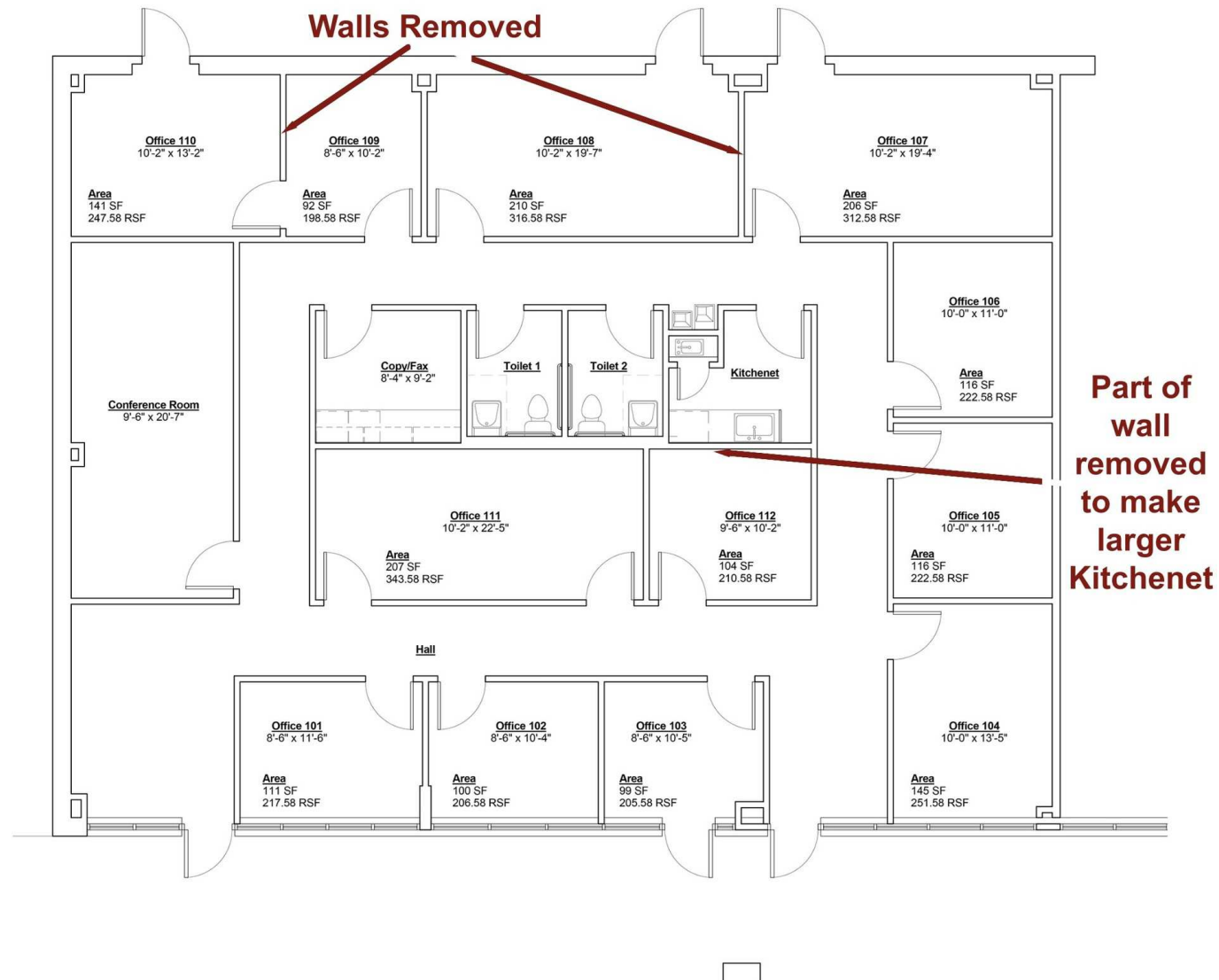


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,826	35,700	187,969
Average Age	35.5	35.2	33.8
Average Age (Male)	33.9	33.3	32.5
Average Age (Female)	37.2	36.4	34.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	742	12,897	67,002
# of Persons per HH	2.5	2.8	2.8
Average HH Income	\$63,171	\$65,415	\$65,791
Average House Value	\$172,901	\$174,835	\$169,878

2020 American Community Survey (ACS)

