

# HWY 70 BUSINESS

11547 US HWY BUSINESS CLAYTON, NC



## Property Information

Building SF:	5,553
Lot Size:	1.27 Acres
Price:	\$1,900,000
Year Built:	1983
Zoning:	B3 - Highway Business

## Highlights

- Former Day Care building
- Great location with high visibility on HWY 70 Business
- Fenced in Yard
- B3 Zoning allows for many uses including: Office, Medical, Retail, Restaurant, Veterinary, Day Care, Kennel, Nursery, Bank, Convenience Store with Gas (not a full list)
- 40,500 VPD
- Minutes to numerous restaurants and amenities

**KW COMMERCIAL | APEX**  
1483 Beaver Creek Commons Drive  
Apex, NC 27502



Each Office Independently Owned and Operated

*PRESENTED BY:*

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# PROPERTY PHOTOS

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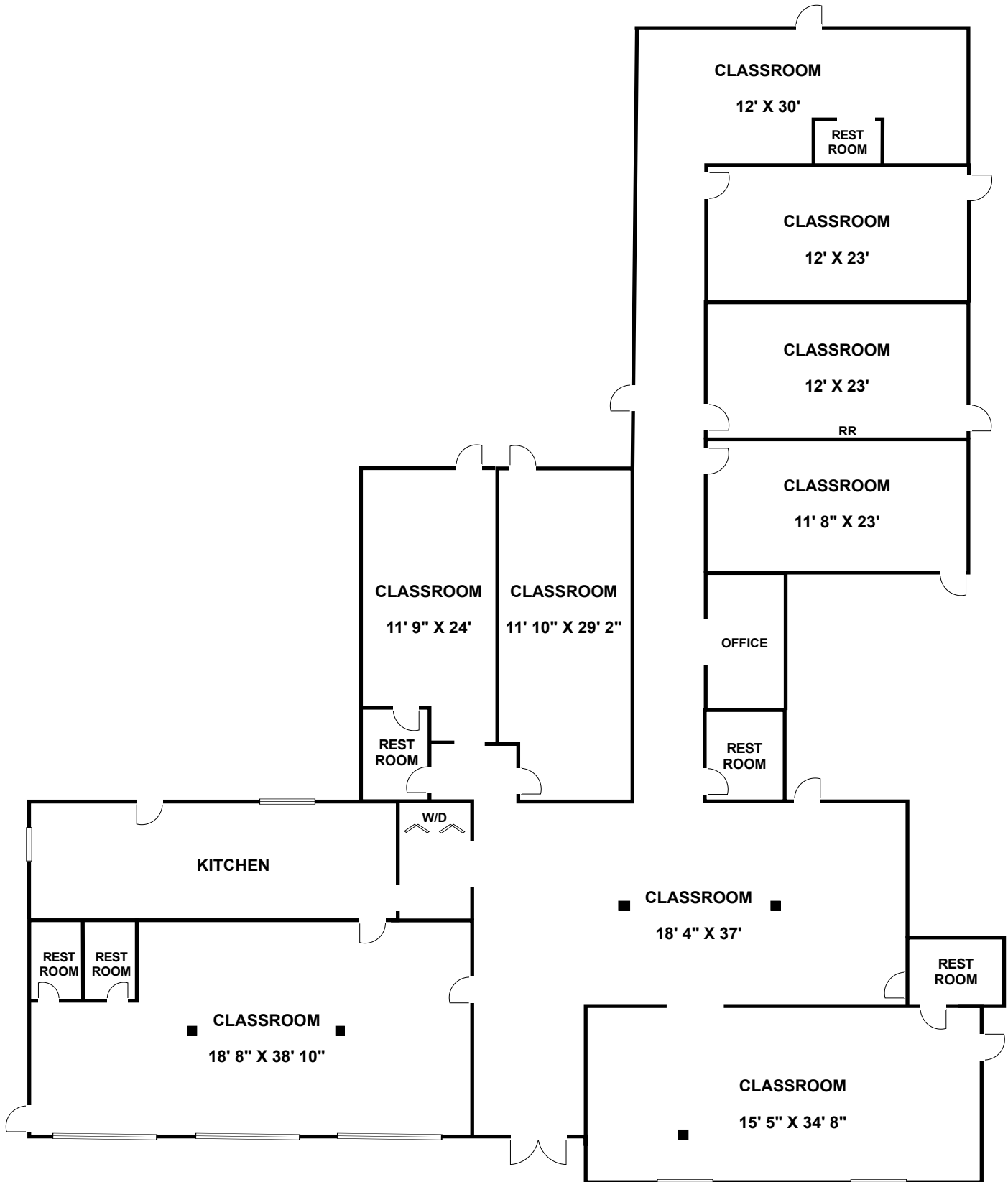
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# LAYOUT

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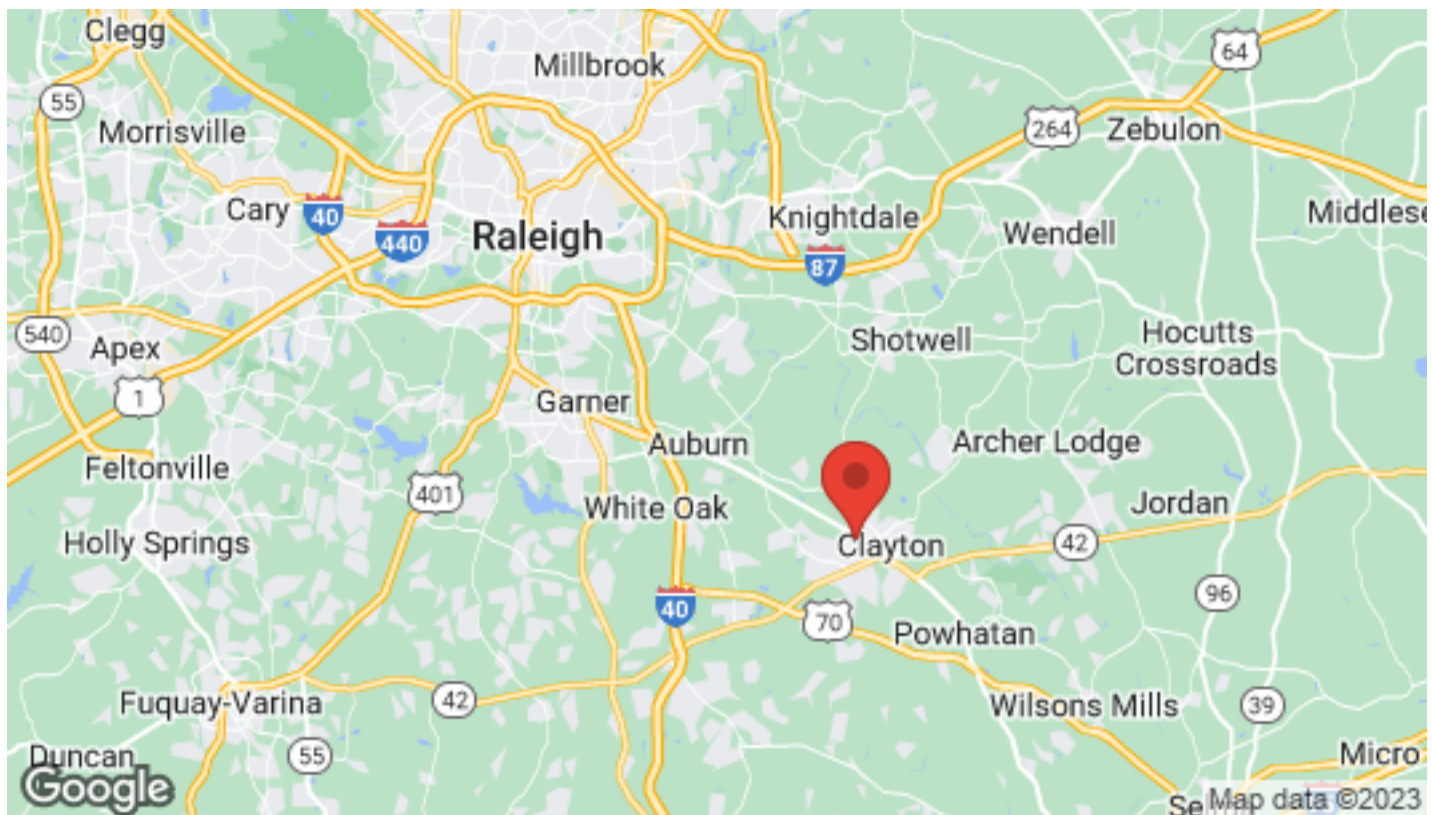
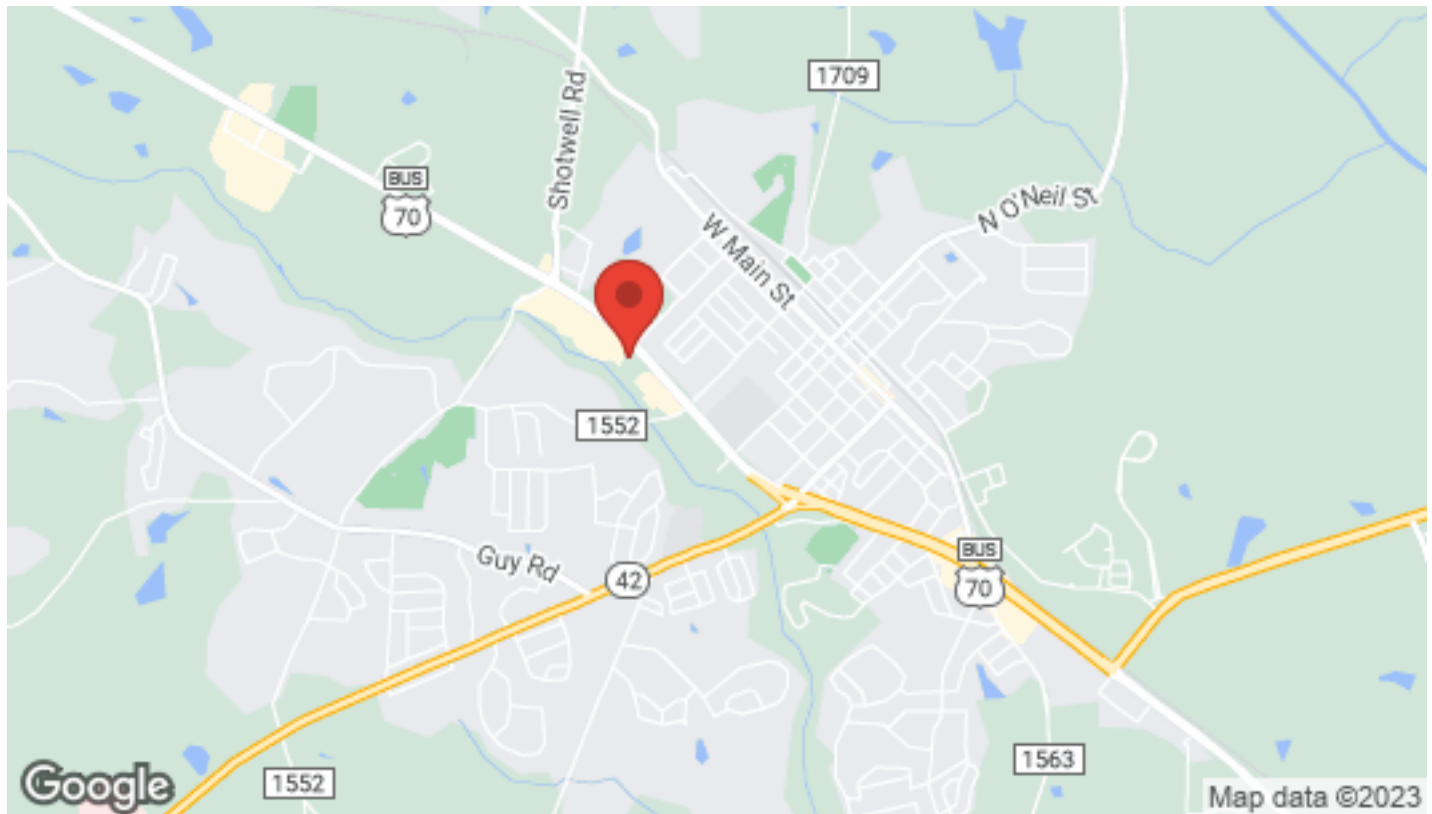
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# LOCATION MAPS

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# DEMOGRAPHICS

11547 U.S. 70 BUSINESS



## Demographic Summary Report

11547 Us-70 Hwy, Clayton, NC 27520			
Building Type: <b>General Retail</b>	Total Available: <b>0 SF</b>		
Secondary: <b>Day Care Center</b>	% Leased: <b>100%</b>		
GLA: <b>5,553 SF</b>	Rent/SF/Yr: <b>-</b>		
Year Built: <b>1955</b>			
			
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	9,345	33,261	64,259
2023 Estimate	8,393	29,881	57,903
2010 Census	5,484	19,380	37,927
Growth 2023 - 2028	11.34%	11.31%	10.98%
Growth 2010 - 2023	53.05%	54.18%	52.67%
<b>2023 Population by Hispanic Origin</b>	1,009	4,240	7,065
<b>2023 Population</b>	8,393	29,881	57,903
White	6,001 71.50%	20,180 67.53%	42,128 72.76%
Black	2,014 24.00%	8,242 27.58%	13,000 22.45%
Am. Indian & Alaskan	44 0.52%	168 0.56%	352 0.61%
Asian	128 1.53%	524 1.75%	918 1.59%
Hawaiian & Pacific Island	10 0.12%	26 0.09%	47 0.08%
Other	196 2.34%	741 2.48%	1,457 2.52%
U.S. Armed Forces	56	105	150
<b>Households</b>			
2028 Projection	3,939	12,873	23,720
2023 Estimate	3,538	11,566	21,374
2010 Census	2,307	7,493	13,991
Growth 2023 - 2028	11.33%	11.30%	10.98%
Growth 2010 - 2023	53.36%	54.36%	52.77%
Owner Occupied	2,011 56.84%	7,882 68.15%	16,100 75.33%
Renter Occupied	1,527 43.16%	3,684 31.85%	5,274 24.67%
<b>2023 Households by HH Income</b>	3,538	11,566	21,376
Income: <\$25,000	760 21.48%	1,668 14.42%	2,531 11.84%
Income: \$25,000 - \$50,000	785 22.19%	2,637 22.80%	4,406 20.61%
Income: \$50,000 - \$75,000	670 18.94%	2,555 22.09%	3,992 18.68%
Income: \$75,000 - \$100,000	538 15.21%	1,587 13.72%	2,991 13.99%
Income: \$100,000 - \$125,000	348 9.84%	1,547 13.38%	3,169 14.83%
Income: \$125,000 - \$150,000	106 3.00%	572 4.95%	1,351 6.32%
Income: \$150,000 - \$200,000	233 6.59%	753 6.51%	1,659 7.76%
Income: \$200,000+	98 2.77%	247 2.14%	1,277 5.97%
<b>2023 Avg Household Income</b>	\$71,581	\$76,349	\$91,008
<b>2023 Med Household Income</b>	\$57,441	\$63,147	\$73,342



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8/8/2023

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