



HealthPark
at forty two west

HWY 42 WEST
CLAYTON, NC 27520



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NAITRI PROPERTIES



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PROPERTY OVERVIEW

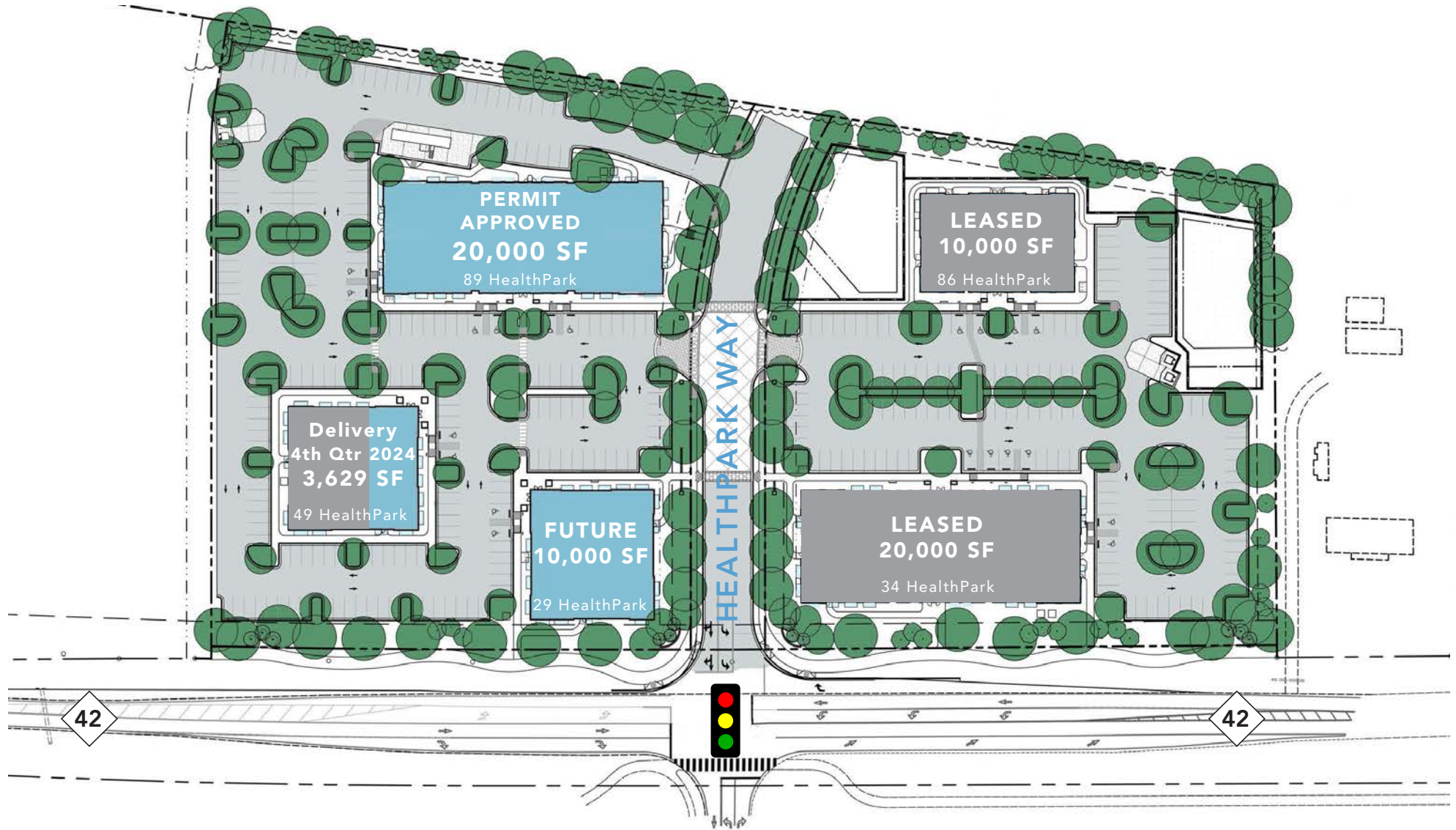
TOTAL SF PLANNED:	5 one-story buildings 70,000 SF of Medical/Office
AVAILABLE:	3,629 SF Bldg. 49 - Delivery 4th Qrt. 2024 20,000 SF Bldg. 89 - Permits Approved 10,000 SF Bldg. 29 - Building Master Planned Generous upfit allowance Rental Rate: \$28.50/SF, NNN + TICAM: \$6.25/SF
PARKING:	Approximately 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
EXISTING TENANTS:	Primary Care Urgent Care Rheumatology Ophthalmology Ear, Nose, and Throat Dialysis





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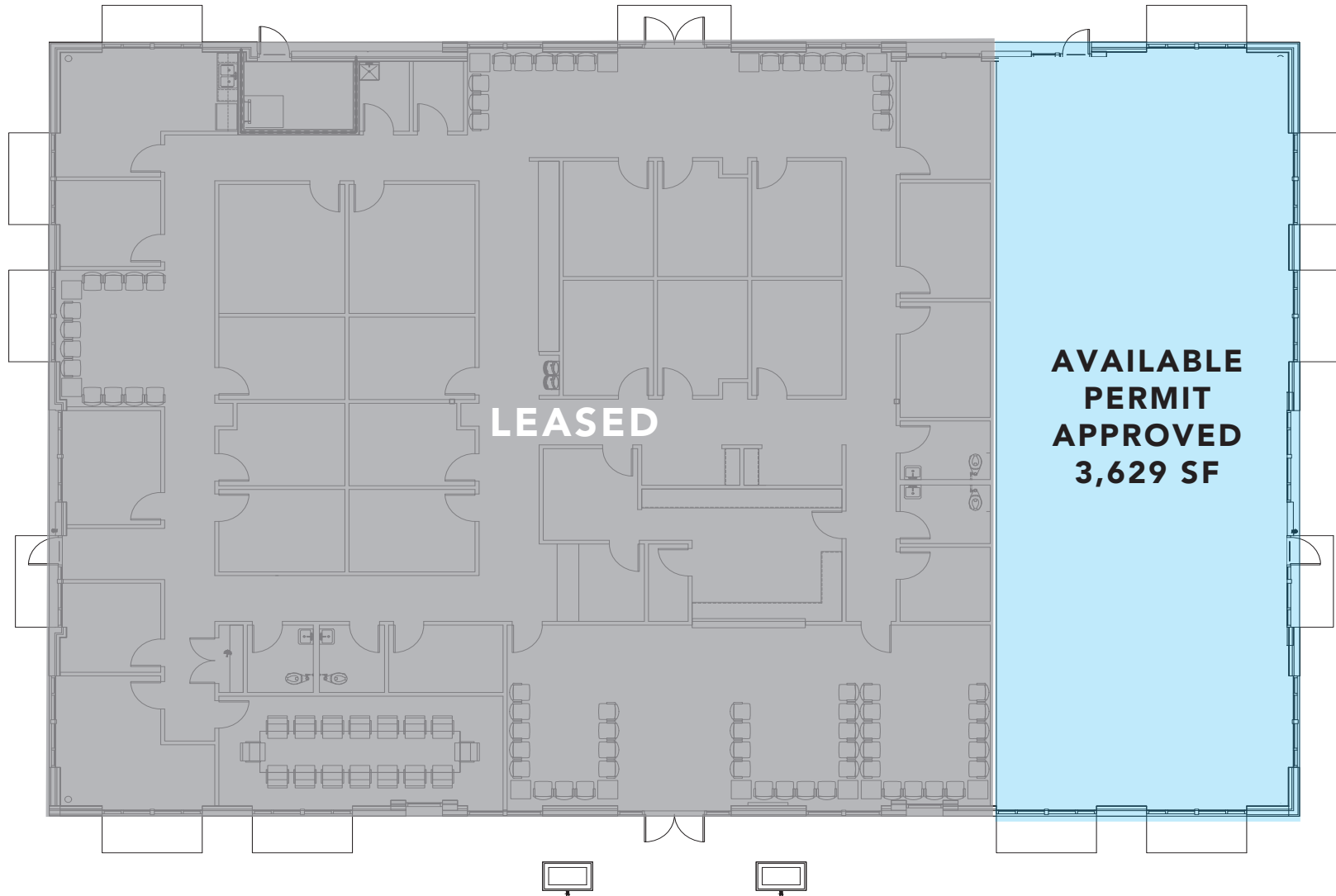




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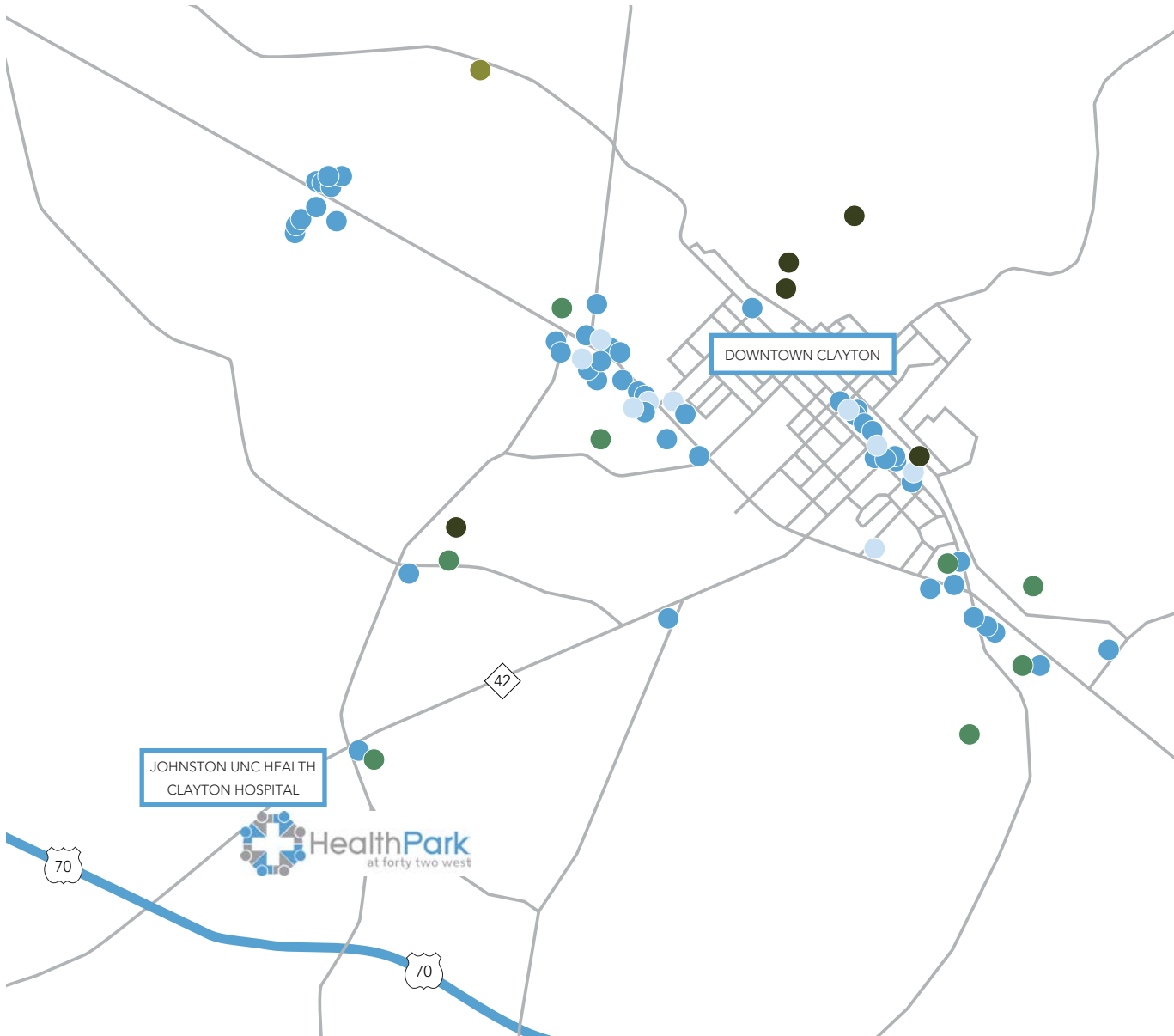
49 HealthPark





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HWY 42 WEST CLAYTON, NC 27520



● 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 |



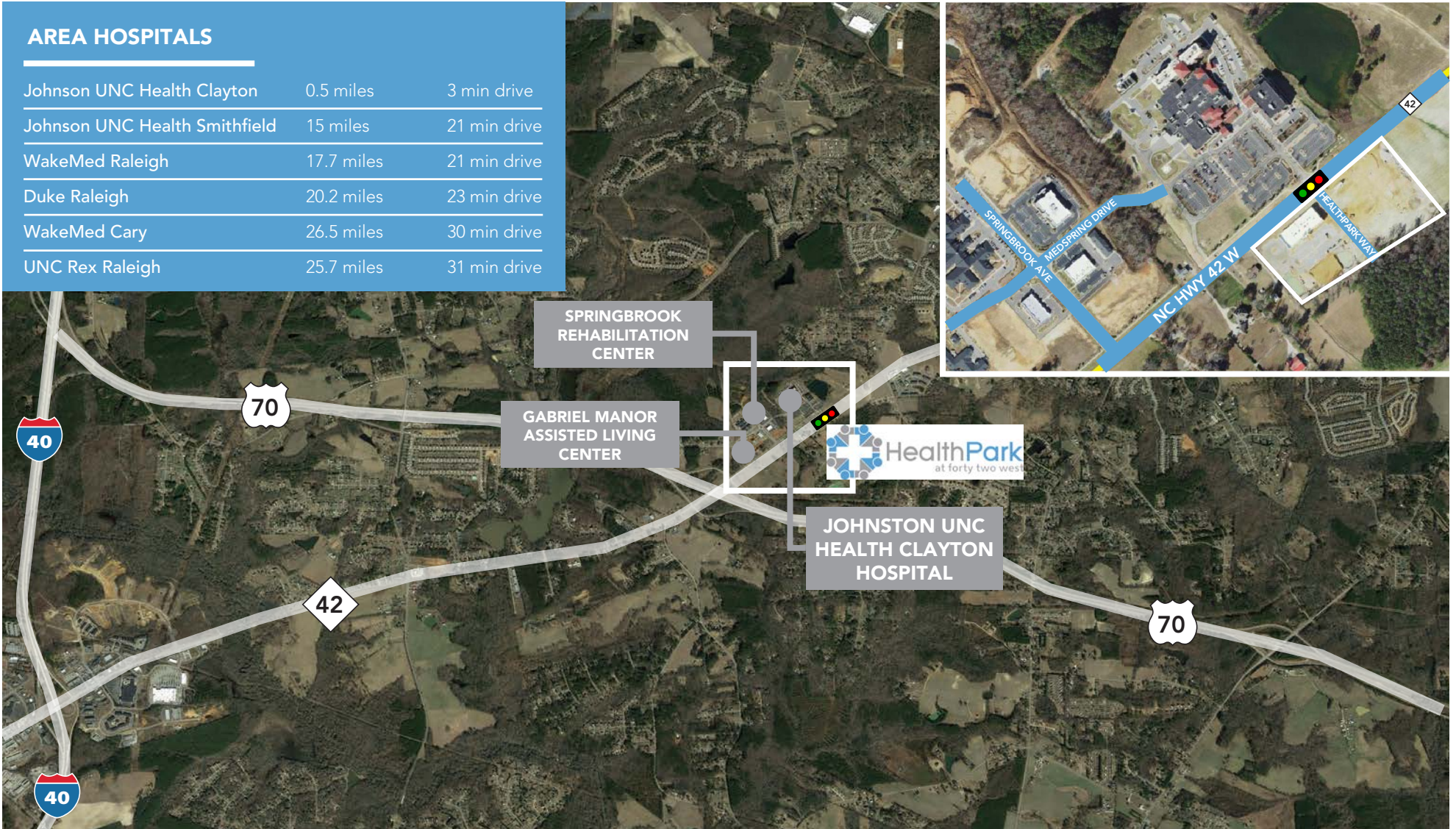


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AREA HOSPITALS

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.

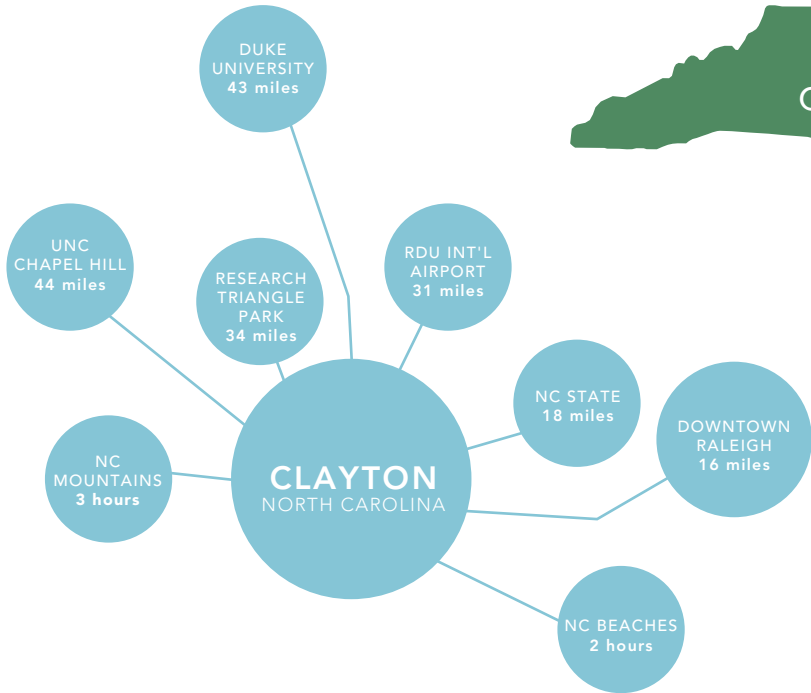
DEMOGRAPHICS

- 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



MAJOR EMPLOYERS

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

3.14
people moved to
Clayton, NC each
day in 2016

Source: Clayton Chamber of Commerce

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COMMERCIAL
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