



HIGH-PROFILE OUTPARCEL RETAIL SHOPS

13 District Way, Clayton, NC 27576

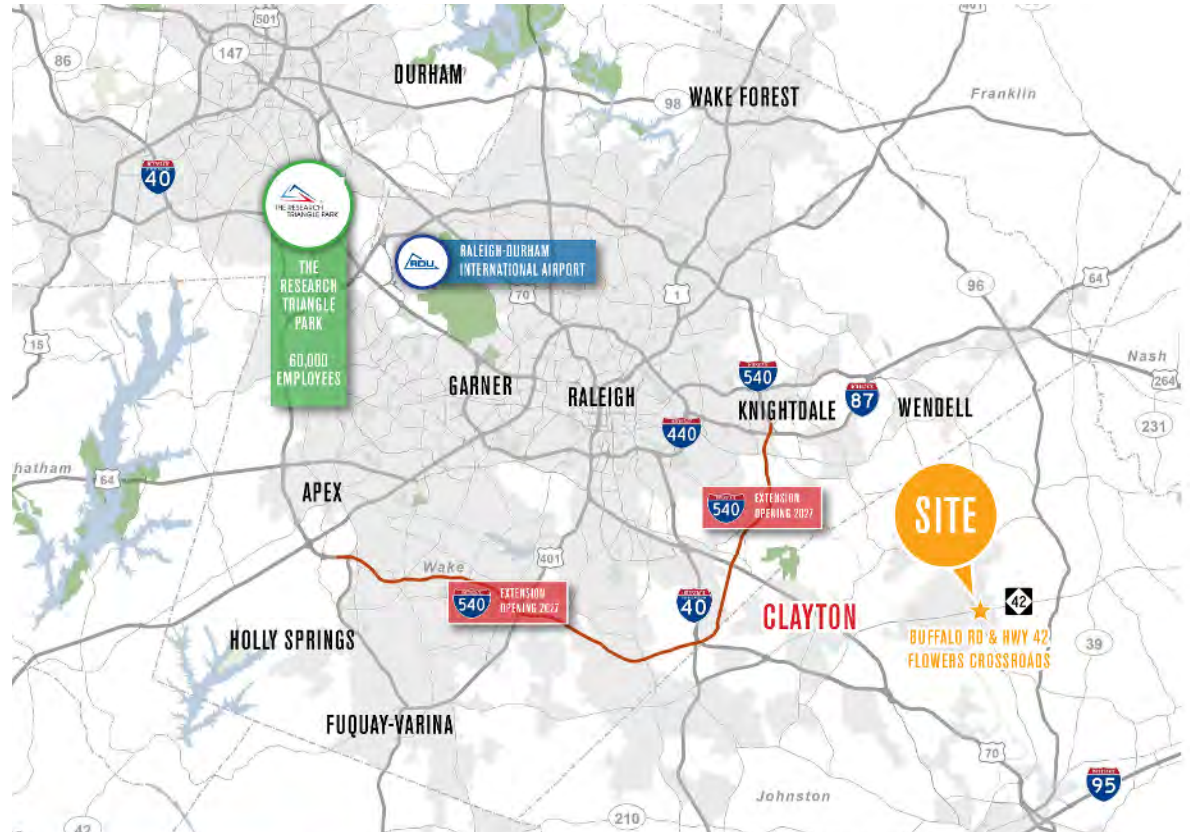


MARKET OVERVIEW





- Flowers Crossroads is located in the Research Triangle MSA
- Flowers Crossroads is a 3,000-acre mixed use PUD with 8,000 homesites (40+ neighborhoods)
- Located at the crossroads of Hwy 42 & Buffalo Rd
- Retailers nearby: Publix, Harris Teeter, Petco, etc

DEVELOPMENT HIGHLIGHTS

- End cap on 2.4 AC with 2,600 SF available
- Traffic Count: 22,600 ADT at intersection
- Outparcel to Waterfront District on Flowers Beltline (Ring Rd)
- Delivery: Q4 2024



DEMOGRAPHICS

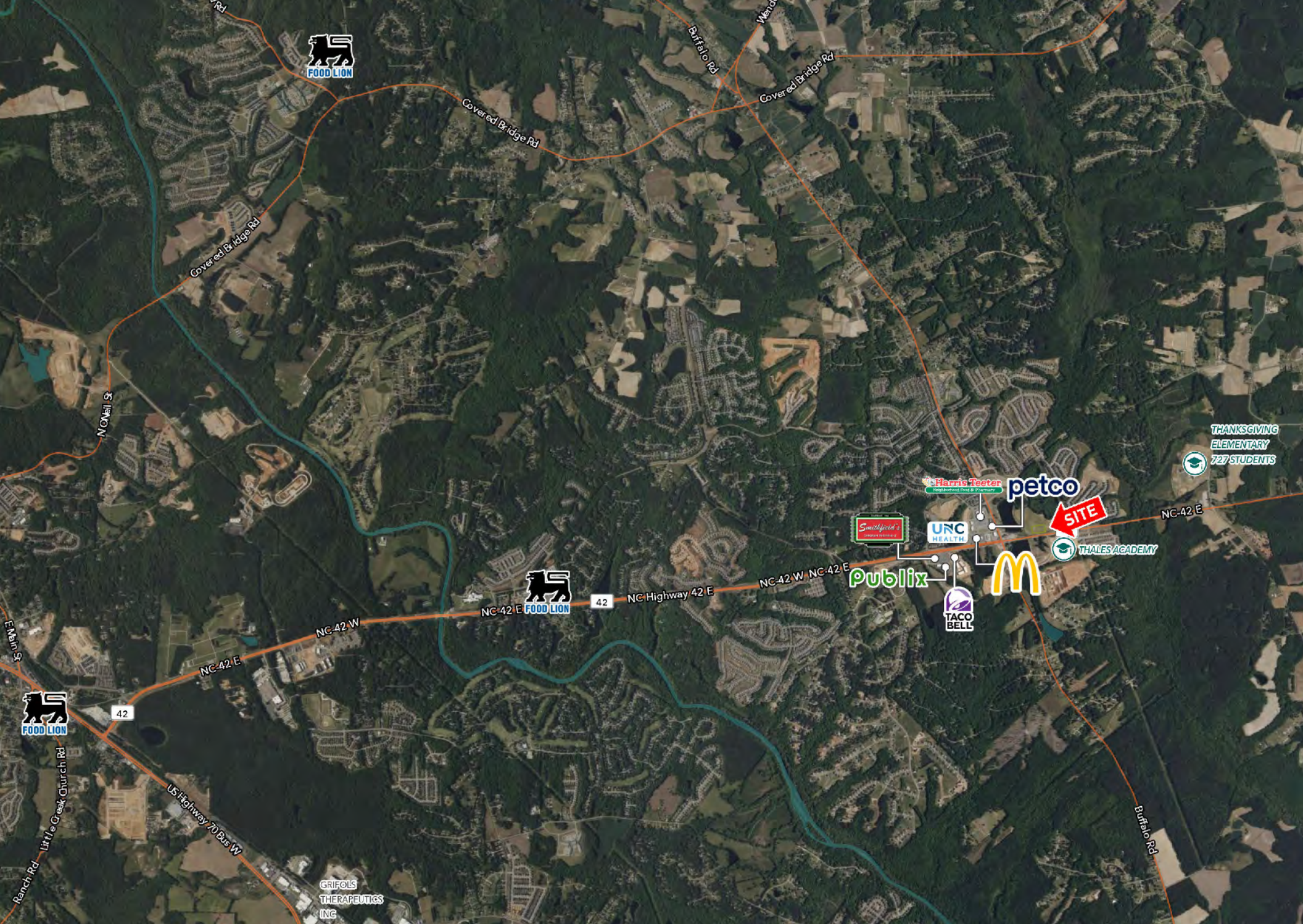
	1 MILES	3 MILES	5 MILES
 2025 Population	3,714	28,636	49,998
 2025 Daytime Population	826	4,317	8,956
 2025 Median HH Income	\$132,089	\$124,350	\$107,996
 2025 Households	1,246	9,917	17,751

FLOOR PLAN



SITE PLAN

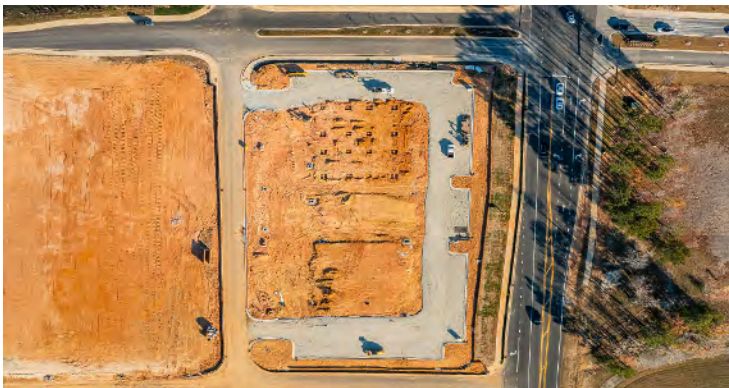








CONSTRUCTION PHOTOS



MAJOR AREA EMPLOYERS



MEET THE TEAM

OWNER/DEVELOPER



RETAIL LEASING





EXCLUSIVE LEASING AGENTS



TYLER QUINN
tyler.quinn@tscg.com
919.380.8041

JEFF NIMMER, CCIM
jeff.nimmer@tscg.com
919.380.8041

TAYLOR DROUILLARD
taylor.drouillard@tscg.com
919.380.8041