

For Sale



## Clayton, NC (Raleigh MSA) Fully Leased Medical Office Investment

### The Offering

RCR is pleased to present an opportunity to acquire a fully leased medical office investment in the rapidly growing Clayton submarket of the Raleigh-Durham MSA. Strategically positioned along US Business Highway 70, the property offers excellent visibility and accessibility with convenient connectivity to the broader Research Triangle employment hub. Clayton and Johnston County continue to attract strong population growth driven by affordability and proximity - fueling sustained demand for healthcare and related services.

The building is 100% leased to a mix of medical and related tenants, providing investors with immediate, stable cash flow and reduced vacancy risk. Established and growing patient bases support long-term occupancy offering an attractive opportunity for investors seeking dependable income in one of the Southeast's highest-growth suburban markets.

### Investment Summary

Address:	11618 US Bus Hwy 70 Clayton, NC 27520
Gross Leasable Area:	31,330 SF
Property:	Medical Office
Percent Leased:	100%
Tenancy:	Multi
WALT:	5.96 Years
<b>EST. NOI:</b>	<b>\$455,146</b>
<b>Sale Price:</b>	<b>\$6,500,000</b>

### Highlights

- >> High Barrier To Entry
- >> Under Market Rents
- >> Net-Lease Structure
- >> Annual Escalations
- >> Priced Below Replacement Cost

To Receive Full Offering Memorandum,  
Please Complete the Confidentiality Agreement

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