

# FLOWERS CROSSROADS

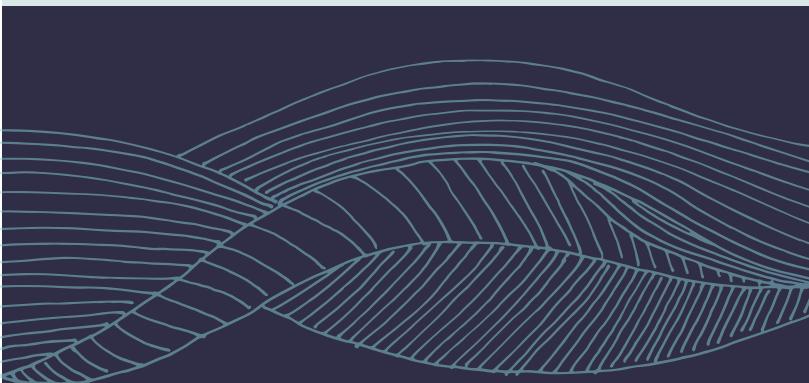
RETAIL SPACE FOR LEASE

4880 NC Hwy 42  
Clayton, NC 27527

**York**

BROKER

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# FLOWERS

## CROSSROADS

- Flowers Plantation is an approximately 3,000 acre mixed use PUD at the intersection of Hwy 42 and Buffalo Rd
- Surrounded by over 40 residential neighborhood developments with over 5,600 single family homesites
- Flowers Plantation has received numerous statewide “Community of the Year” awards
- Publix, Harris Teeter, UNC-PN, Thales Academy and the Triangle YMCA anchor the commercial development
- Hwy 42 road widening to 4 lanes has been recently completed
- Traffic count on HWY 42 exceed 18,000 cars per day





AVAILABILITY		
SUITE 106	± 1,200 SF	\$40.00 PSF NNN   \$8.00 TICAM

2025 DEMOGRAPHICS			
MILE RADIUS	POPULATION	HOUSEHOLDS	HOUSEHOLD INCOME
1	6,664	2,348	\$166,029
3	27,846	9,785	\$165,072
5	45,739	16,249	\$146,171



**BEDFORD**

Homes from \$280k - \$450K

**FORREST**

Homes from \$250k - \$400K

**THALES ACADEMY**

**WHITLEY CORNER**

Townhomes from \$280k - \$340K



THE  
**Waterfront**  
DISTRICT



FIFTH THIRD BANK



Panera  
BREAD

42

**cvs**

**petco**



THE  
**Averly**  
AT FLOWERS



**BUFFALO RD**

**Harris Teeter**

**SUITE 106**

**AVAILABLE**  
1.1 AC



# FLOWERS

## CROSSROADS

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### **MARKETING**

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### **YORK PROPERTIES**

Brokerage · Property Management · Security  
Maintenance · Association Management · Construction  
Landscaping · Accounting

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