

OFFICE / RETAIL FOR LEASE

AMELIA STATION

1621 NC Hwy 42 W, Clayton, NC 27520



PROPERTY DESCRIPTION

New office/retail space for lease on NC Highway 42, halfway between downtown Clayton and US 70 bypass and five minutes from I-40.

PROPERTY HIGHLIGHTS

- ±3,214 RSF in-line space available
- Space in warm lit shell condition
- Great visibility from NC Hwy 42
- Surrounded by new development, including new UNC facility, Amelia Station Apartments and Sheetz
- Building signage available
- Tenant improvement allowance available
- ±5 per 1,000 parking

OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (NNN)
TICAM:	\$4.83 SF/yr (est.)
Available SF:	3,214 SF
Building Size:	10,400 SF

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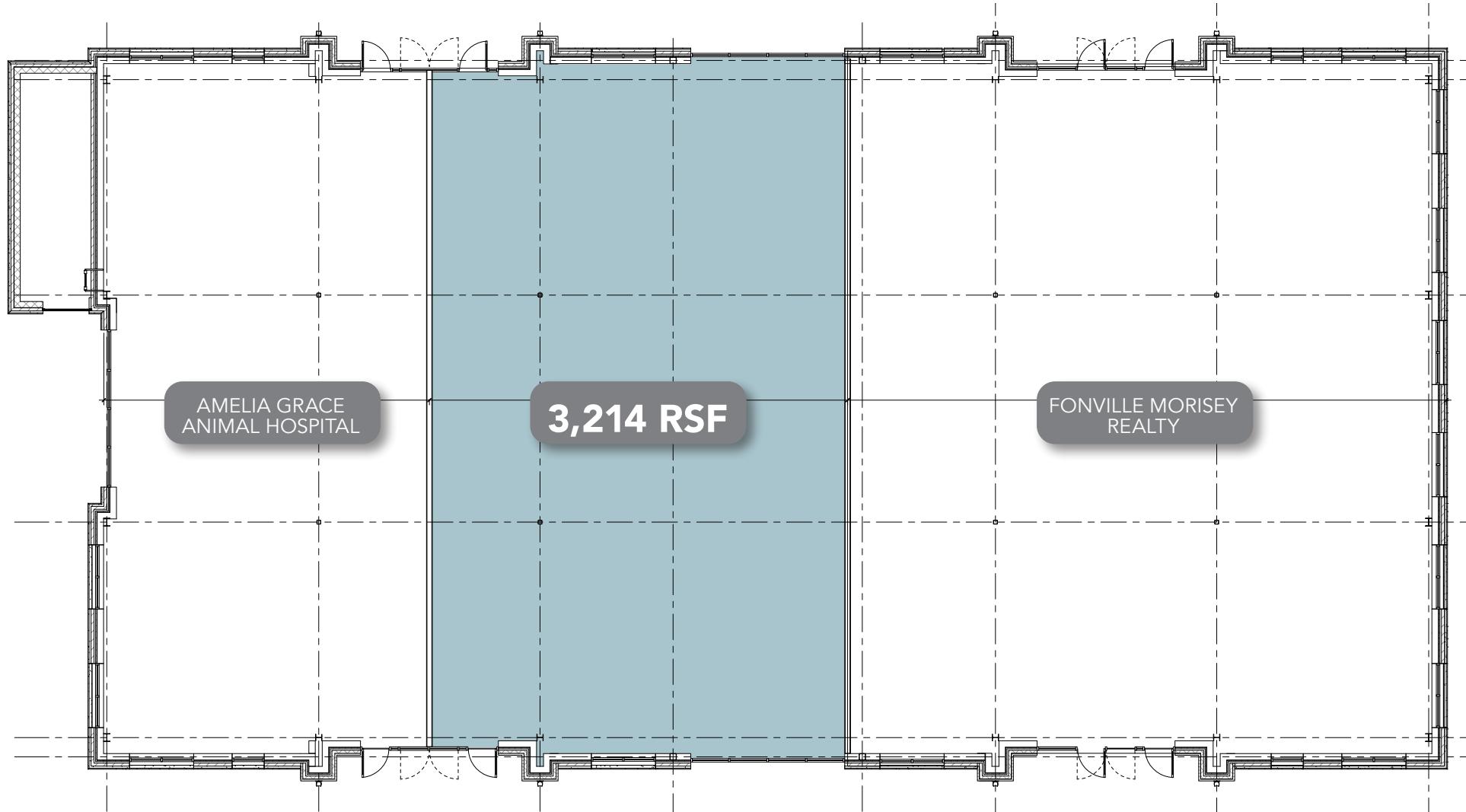
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No liability of any kind is to be imposed on the broker herein.

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ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



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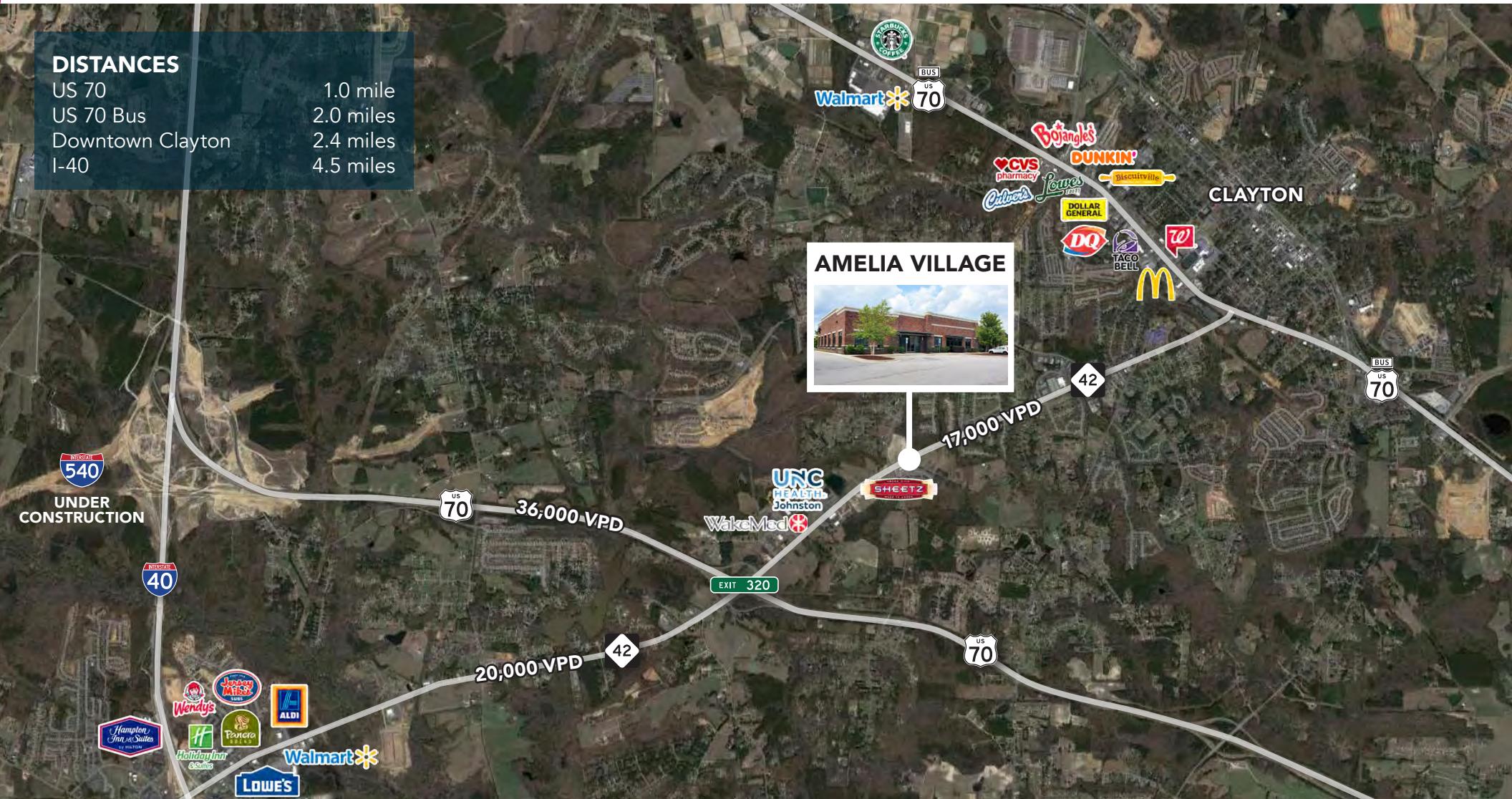
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DISTANCES

US 70	1.0 mile
US 70 Bus	2.0 miles
Downtown Clayton	2.4 miles
I-40	4.5 miles



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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	2,929	9,174	18,261
Average Age	37.9	41.0	38.5
Average Age (Male)	37.8	41.8	38.7
Average Age (Female)	38.3	43.9	38.9

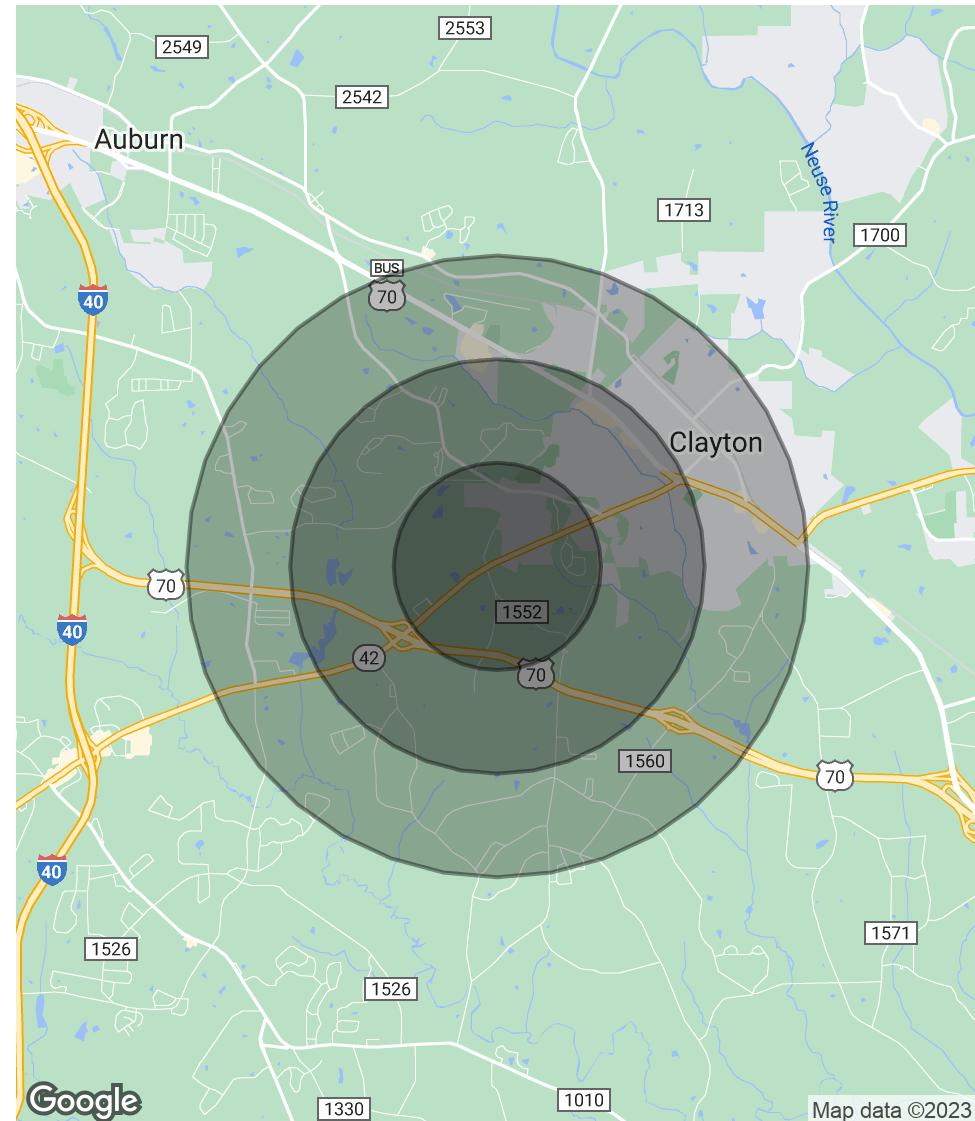
HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,135	3,740	7,440
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$79,974	\$76,972	\$71,139
Average House Value	\$481,569	\$302,432	\$287,999

* Demographic data derived from 2020 ACS - US Census

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