

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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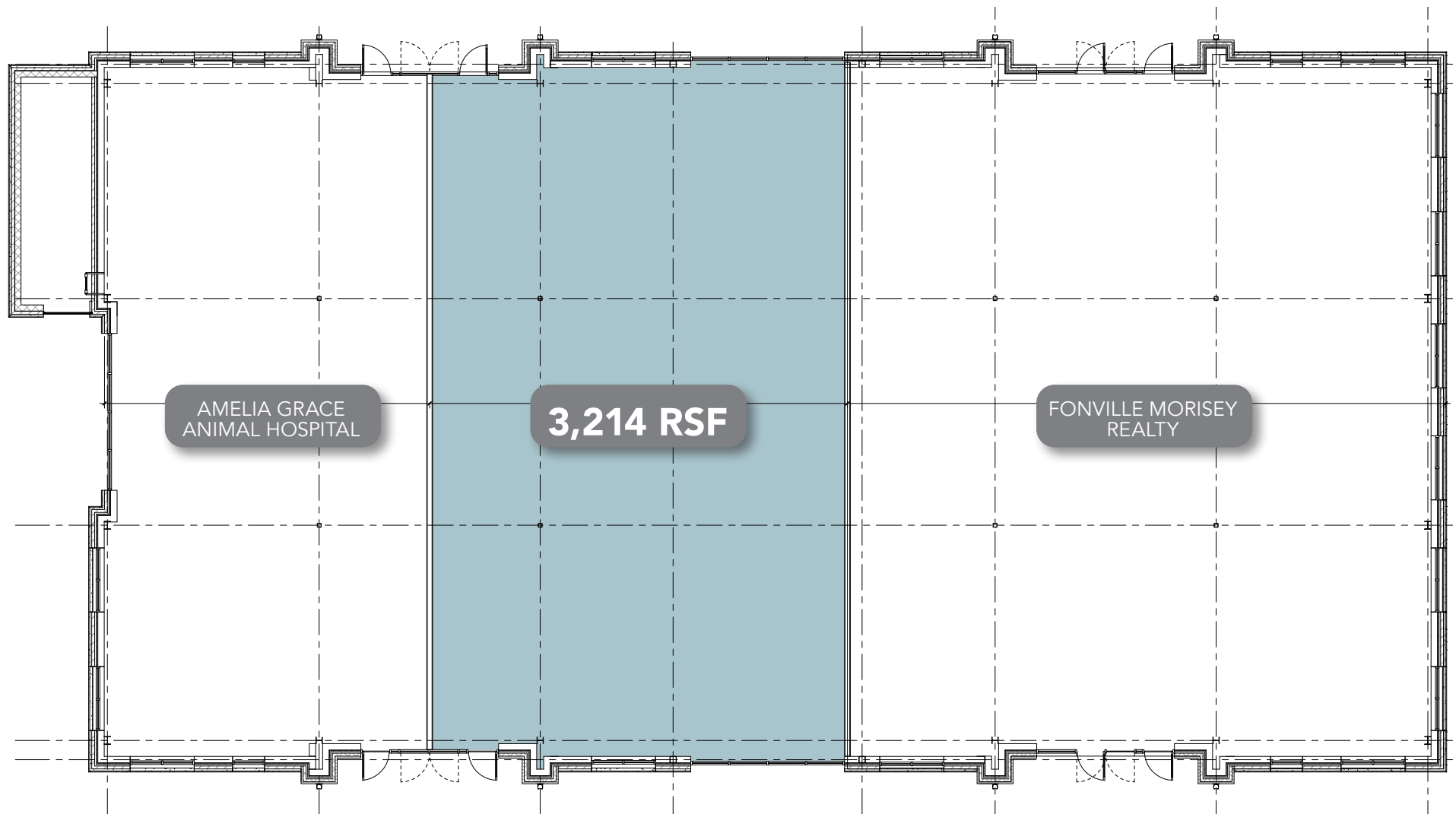
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

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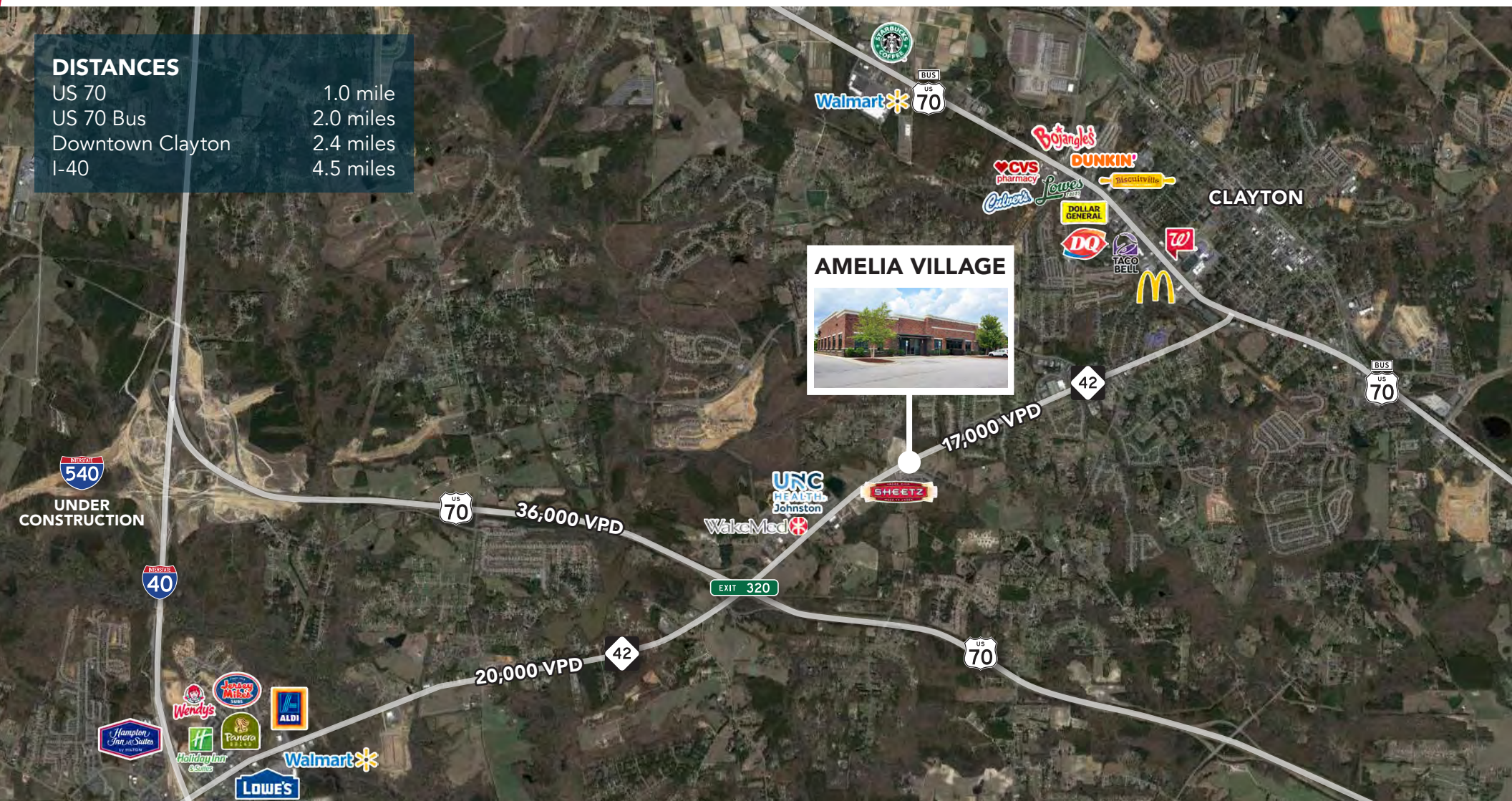
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COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

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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LEE & ASSOCIATES
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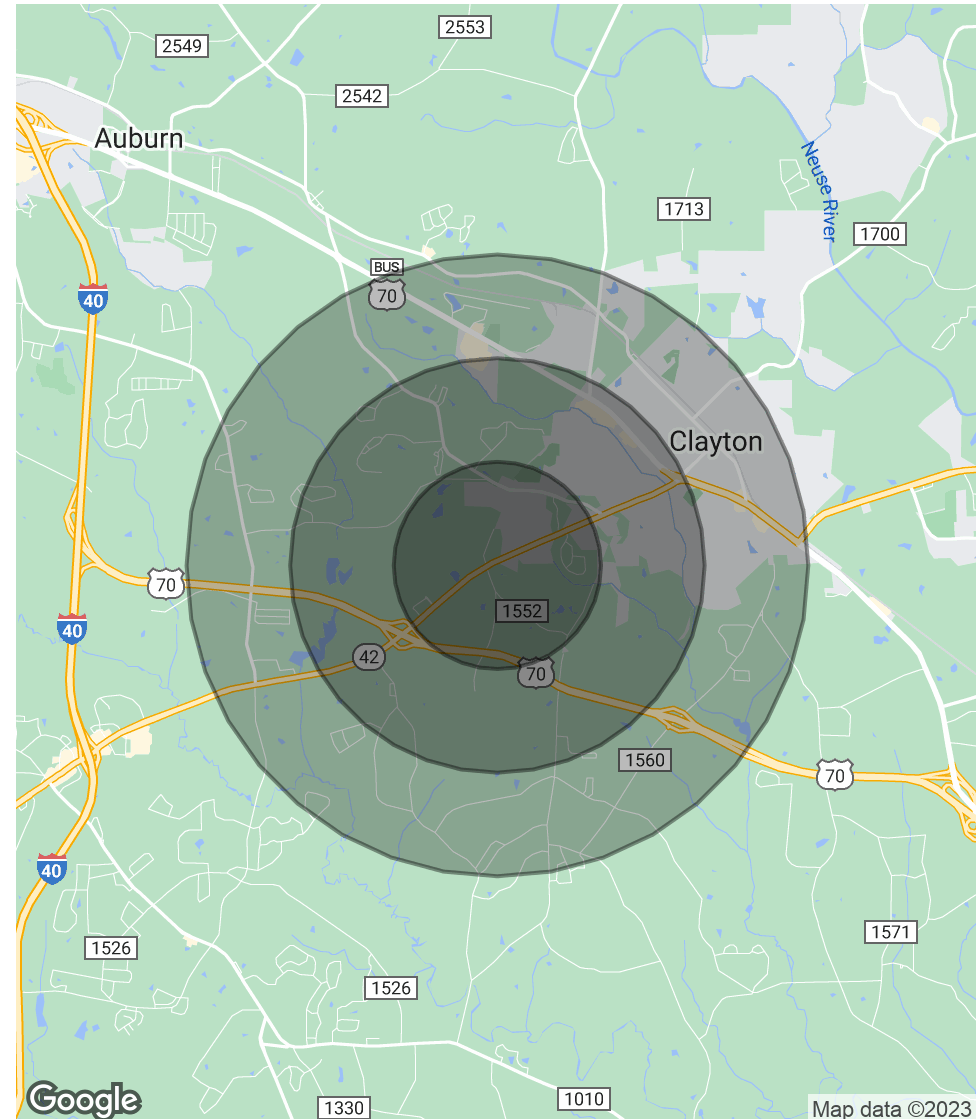
POPULATION

| | 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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