

NC-42 & P.J. BRANDI LN | CLAYTON, NC

# FLOWERS CROSSROADS

UP TO 8,785 SF | AVAILABLE FOR LEASE OR BTS





## PROJECT DETAILS

FLOWERS CROSSROADS • UP TO 8,785 SF • AVAILABLE FOR LEASE OR BTS • LAND

### AVAILABLE SPACE

1,580 SF - 8,785 SF

### TRAFFIC COUNTS

15,781 ADT on NC-42

### PROPERTY HIGHLIGHTS

- Planned retail development with self-storage and car wash committed to the site
- Ability to build multi-tenant retail, single tenant BTS, or Ground Lease
- Located at Flowers Crossroads, a 3,000 acre mixed use PUD with 8,000 homesites and 40+ neighborhoods
- Area retailers include, Publix, Harris Teeter, Petco among others
- Delivery Q3 2025

### LEASE RATE

Call to discuss

### COUNTY

Johnston

### MARKET

Camden



#### DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

#### TOTAL HOUSEHOLDS

1,918

10,873

18,131



#### TOTAL POPULATION

5,998

31,839

52,004



#### MEDIAN HH INCOME

\$133,162

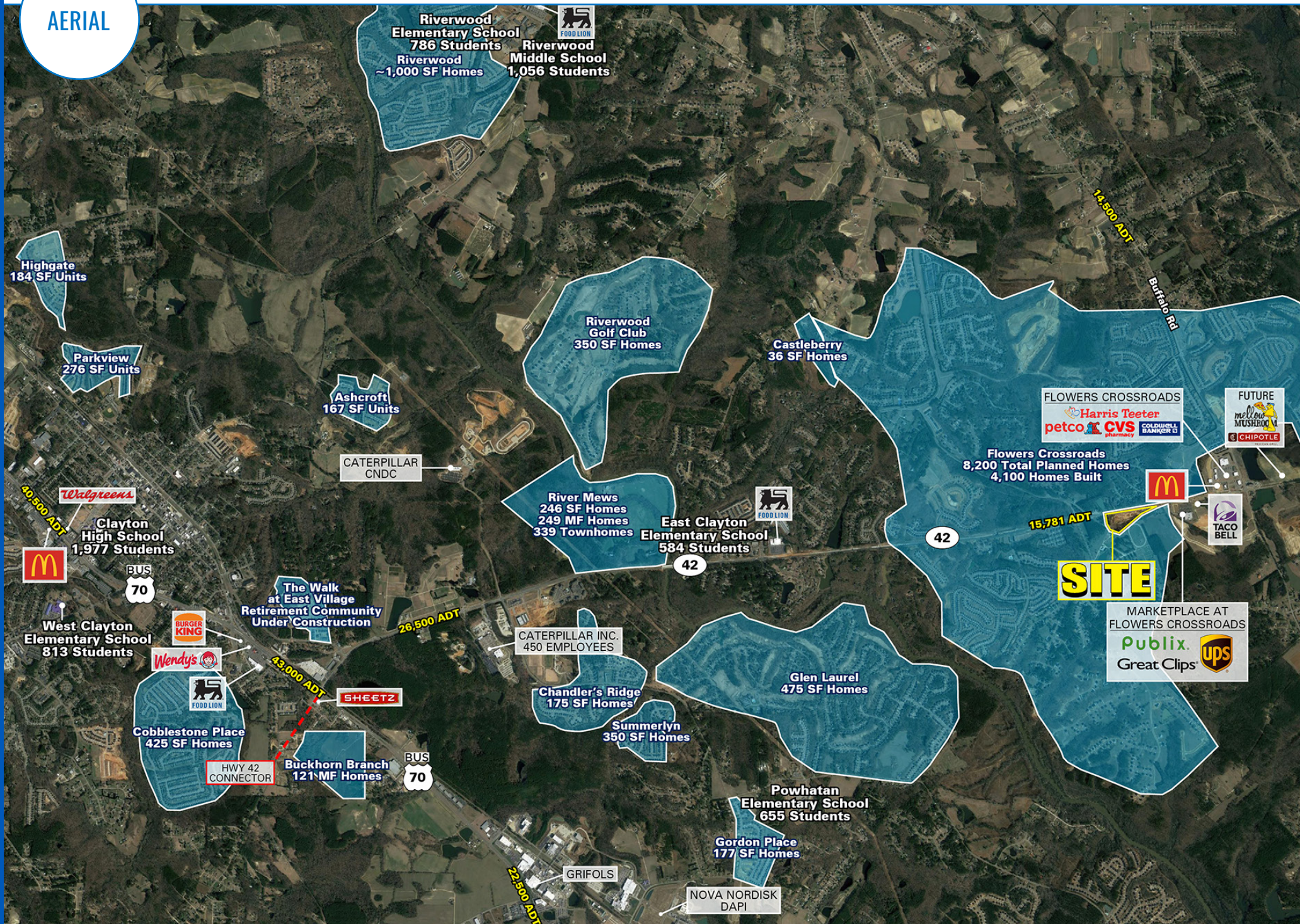
\$119,325

\$108,310



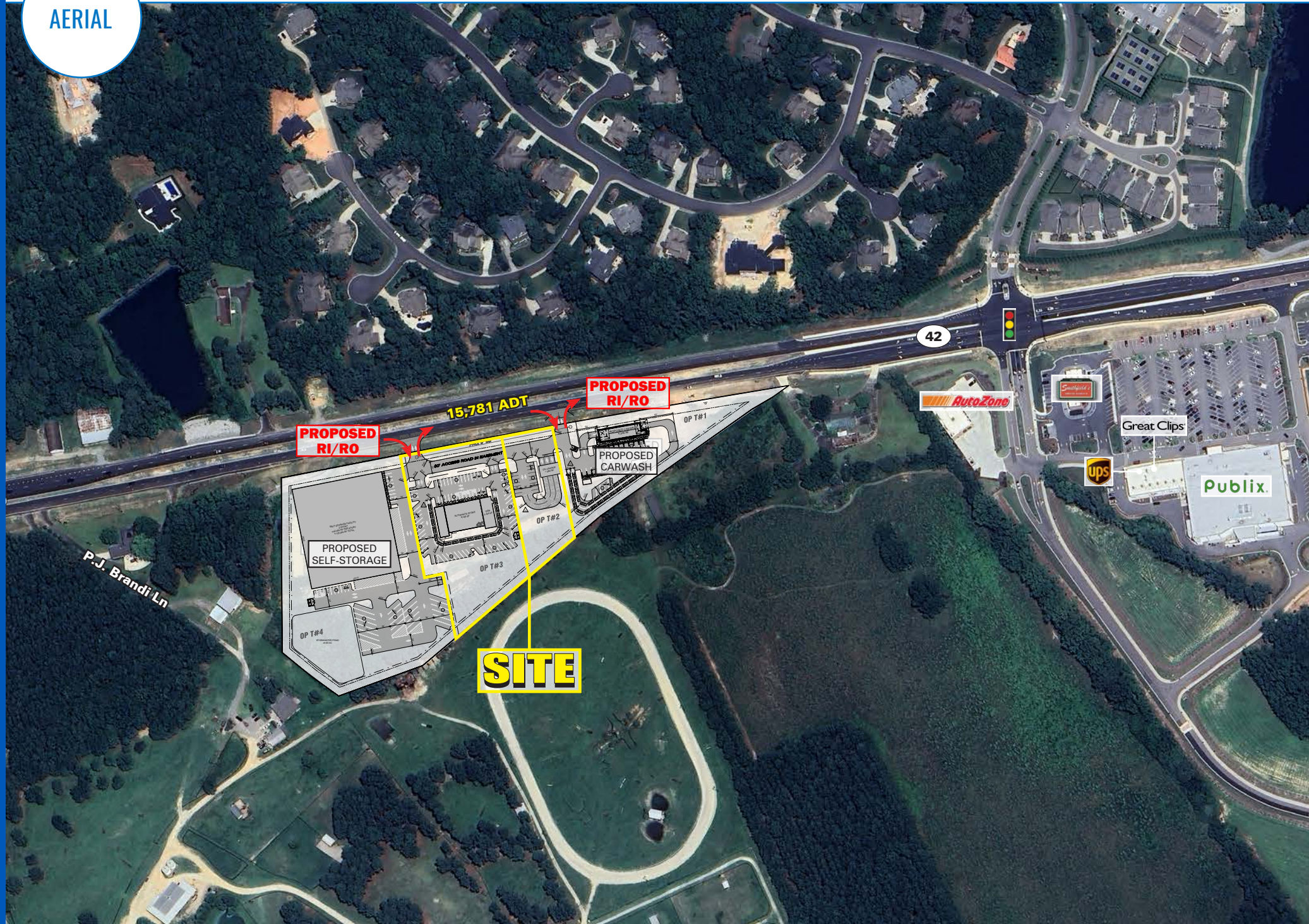


AERIAL



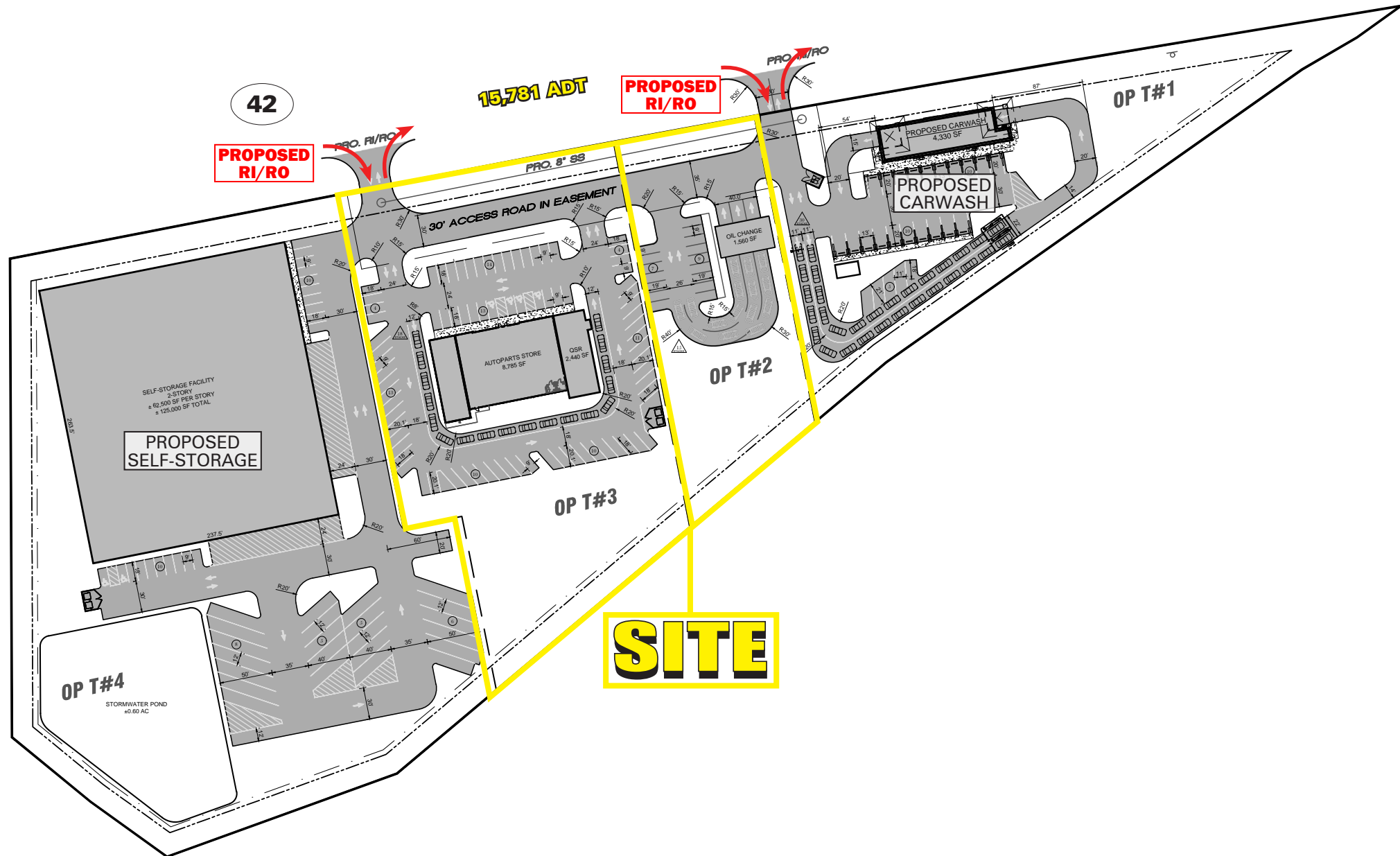


AERIAL





SITE PLAN





NORTH CAROLINA

# CLAYTON

Considered the #1 Place to Live in Johnston County, Clayton is one of the best places to live in North Carolina. Located close to Raleigh, living in Clayton will provide residents with a small suburban feel while having easy access to the hustle and bustle of city life in the state's capital. Since more and more people are deciding to move to North Carolina due to employment opportunities and desirable quality of life, Clayton is a good place to call home for all ages. If you're shopping for homes for sale in Raleigh, you'll find there are a lot of great houses in Clayton as well, with large lots and a bit less expensive.

Only a 25-minute drive away from Downtown Raleigh and a 35-minute drive away from the rest of Research Triangle Park, Clayton is in the perfect centralized location. Near Interstate 40, Interstate 95, Interstate 540, and US 70, living close to these major highways makes Clayton a top choice for living in regards to commuting time and accessibility to work. A hidden gem, the city of Clayton is for anyone who wants to experience small-town living close to a busy city center. Plus, only a 40-minute drive from the Raleigh-Durham International Airport (RDU) means simple and painless traveling to your next vacation and weekend getaway. Not to mention, Clayton is within an hour's drive to Chapel Hill and Durham, North Carolina, which are other big cities in the area.



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