

SECOND GENERATION RESTAURANT FOR LEASE

ROYALE GRANDE • 11466 CLAYTON BLVD, CLAYTON, NC 27520



OFFERING SUMMARY

Available SF:	1,519 SF
Lease Rate:	\$26 SF/yr (MG)
Lot Size:	1.36 Acres
Year Built:	2002
Building Size:	11,676
Zoning:	B-3
Traffic Count:	40,500

PROPERTY OVERVIEW

Excellent opportunity to lease a 1,519 SF second-generation restaurant space at 11466 Clayton Blvd in Clayton, NC. The space features an 8-foot commercial hood and undermounted grease trap, providing a strong foundation for a variety of restaurant, café, takeout, or food-service concepts while potentially reducing build-out costs and opening time. Located in a rapidly growing Clayton market, the property benefits from increasing residential development, employment, and commercial investment. Clayton has experienced significant population growth in recent years and continues to attract new housing, businesses, and industrial development, creating an expanding customer base for local restaurants and service businesses.

PROPERTY HIGHLIGHTS

- 8-foot commercial exhaust hood
- Undermounted grease trap
- Existing restaurant infrastructure
- Ideal for restaurant, café, takeout, or food-service concepts
- Modified Gross rent includes all CAM fees and Water/Sewer.

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LEASE TYPE		MG
TOTAL SPACE		1,519 SF
LEASE TERM		36 months
LEASE RATE		\$26 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
11466 US 70 Hwy Bus W	Available	1,519 SF	Modified Gross	\$26.00 SF/yr	Second generation restaurant space with 8ft hood and grease trap

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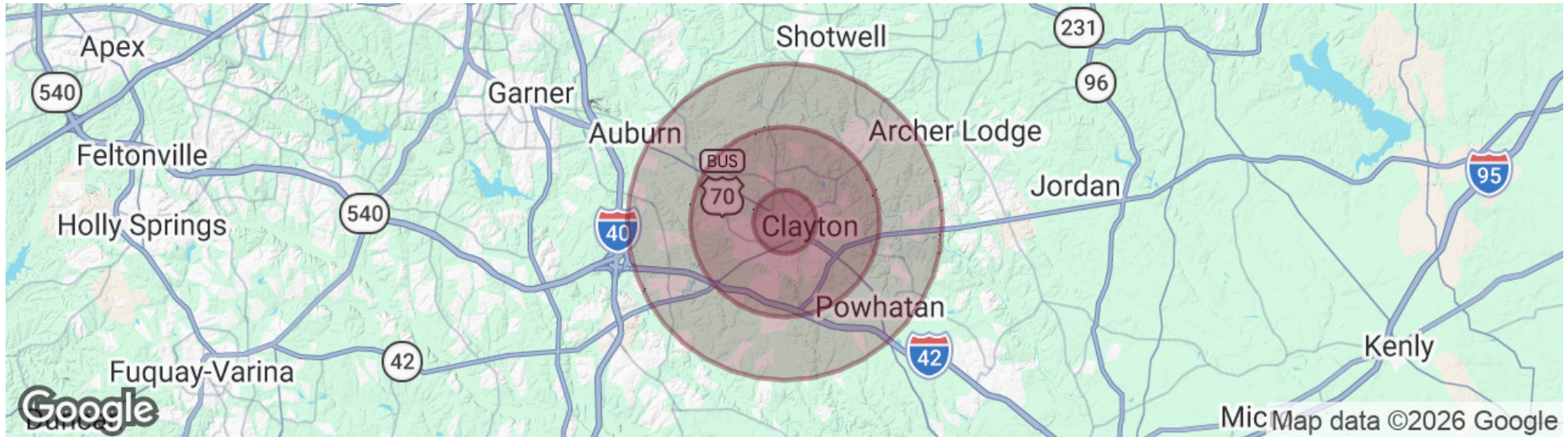
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	1,882	16,462	35,967
Median age	35.9	36.1	35.6
Median age (Male)	33.5	33.0	33.2
Median age (Female)	37.4	37.5	36.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	751	6,218	13,044
# of persons per HH	2.5	2.6	2.8
Average HH income	\$62,555	\$62,784	\$65,271
Average house value	\$173,184	\$172,910	\$182,527

* Demographic data derived from 2020 ACS - US Census