



SITE

CLAYTON, NC 27520

662 VETERANS PKWY, SUITE 100 (NC HWY 42 W)

DENTAL/MEDICAL OFFICE | FOR SALE OR LEASE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

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PROPERTY DESCRIPTION

Lee & Associates is pleased to present the opportunity to acquire or lease a fully built-out dental office located at 662 Veterans Parkway (formerly NC Hwy 42 W), Unit 100 in Clayton, North Carolina. The 2,376 square foot suite was formerly occupied by an oral surgery practice and is well suited for a dental, oral surgery, or other medical office user seeking a move-in ready clinical environment. The layout includes specialized medical infrastructure and a functional clinical floor plan designed to support patient flow and operational efficiency.

Positioned along Veterans Parkway (formerly NC Hwy 42 W), the property offers strong visibility and convenient access within one of Clayton's fastest growing corridors. The surrounding area continues to experience significant residential growth, creating a strong patient base and long-term potential for healthcare providers serving Clayton and greater Johnston County.

662 Veterans Parkway (formerly NC Hwy 42 W) sits along one of Clayton's primary east-west commercial corridors with excellent access to US-70 Business, Downtown Clayton, and the expanding Flowers Plantation trade area. The location benefits from increasing residential development and convenient connectivity to Raleigh and the greater Triangle region, making it attractive for medical and professional office users.

SPACE SIZE:
UNIT 100
2,376 SF

SALE PRICE:
CALL BROKER
FOR PRICING

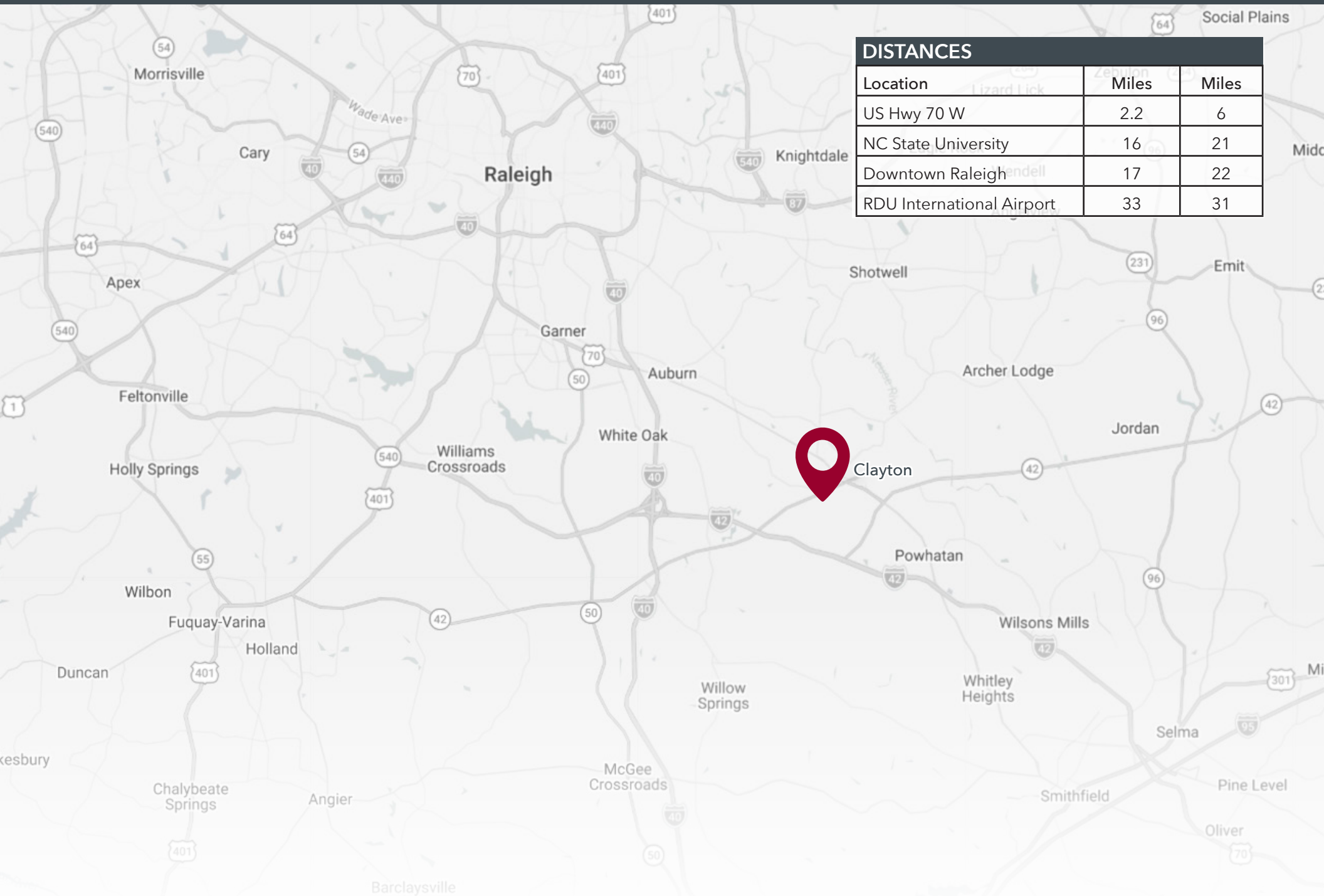
LEASE RATE:
\$32/SF NNN
\$6.72/SF TICAM

HIGHLIGHTS

- Shared Foyer w Clayton Endodontics
- Large waiting and check-in/check-out area with waiting area restroom
- X-ray room and three exam rooms with plumbing
- Large centrally located hygienist workstation
- Staff restroom, lab, and break room
- Private executive office with private restroom
- Washer/dryer room with hookups
- 30,000 VPD on NC Hwy 42



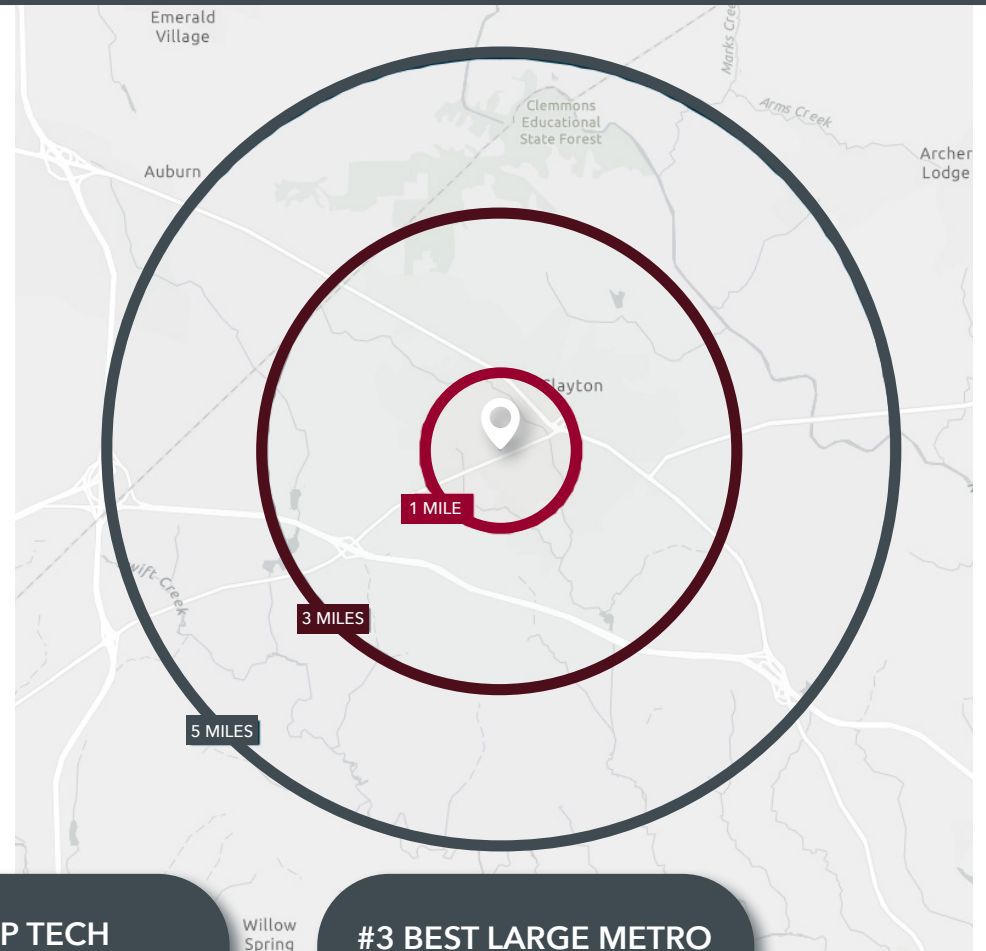
AREA OVERVIEW



DISTANCES		
Location	Miles	Miles
US Hwy 70 W	2.2	6
NC State University	16	21
Downtown Raleigh	17	22
RDU International Airport	33	31

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION (2025)	7,872	30,361	62,363
DAYTIME POPULATION	8,409	28,066	50,283
MEDIAN AGE	37.6	37.4	37.8
AVERAGE HOUSEHOLD INCOME	\$86,271	\$94,644	\$107,083
AVERAGE HOME VALUE	\$282,366	\$345,589	\$376,773



#1 TOP STATE FOR BUSINESS
 (NORTH CAROLINA)
 CNBC, 2022 & 2023

#7 TOP TECH METRO IN THE U.S.
 (RALEIGH-CARY MSA)
 NC TECH ASSOCIATION, 2023

#3 BEST LARGE METRO FOR BUSINESS CLIMATE
 (RALEIGH-CARY)
 BUSINESS FACILITIES, 2023



PRESENTED BY:

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