

NEW CONSTRUCTION RETAIL FOR LEASE

The Shoppes at Glen Laurel

148 Briarcliff Drive, Clayton, NC 27527



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Property overview

THE SHOPPES AT GLEN LAUREL

PROPERTY HIGHLIGHTS

- ±10,500 SF new construction retail building for lease
- Suites from ±1,250 SF
- Located within a new mixed-use development in Clayton
- Situated at the signalized intersection of NC Highway 42 and Glen Laurel Road
- Less than 5 minutes from the bio-manufacturing facilities of Grifols and Nova Nordisk
- Development includes multi-family, hospitality, office, medical, self-storage and retail

OFFERING SUMMARY

Address	148 Briarcliff Drive, Clayton, NC 27527
Suites From	±1,250 SF
Building SF	±10,500 SF
Lease Rate	\$29.50/SF, NNN
Expected Shell Delivery	3Q26
Market	Raleigh/Durham
Submarket	Johnston County



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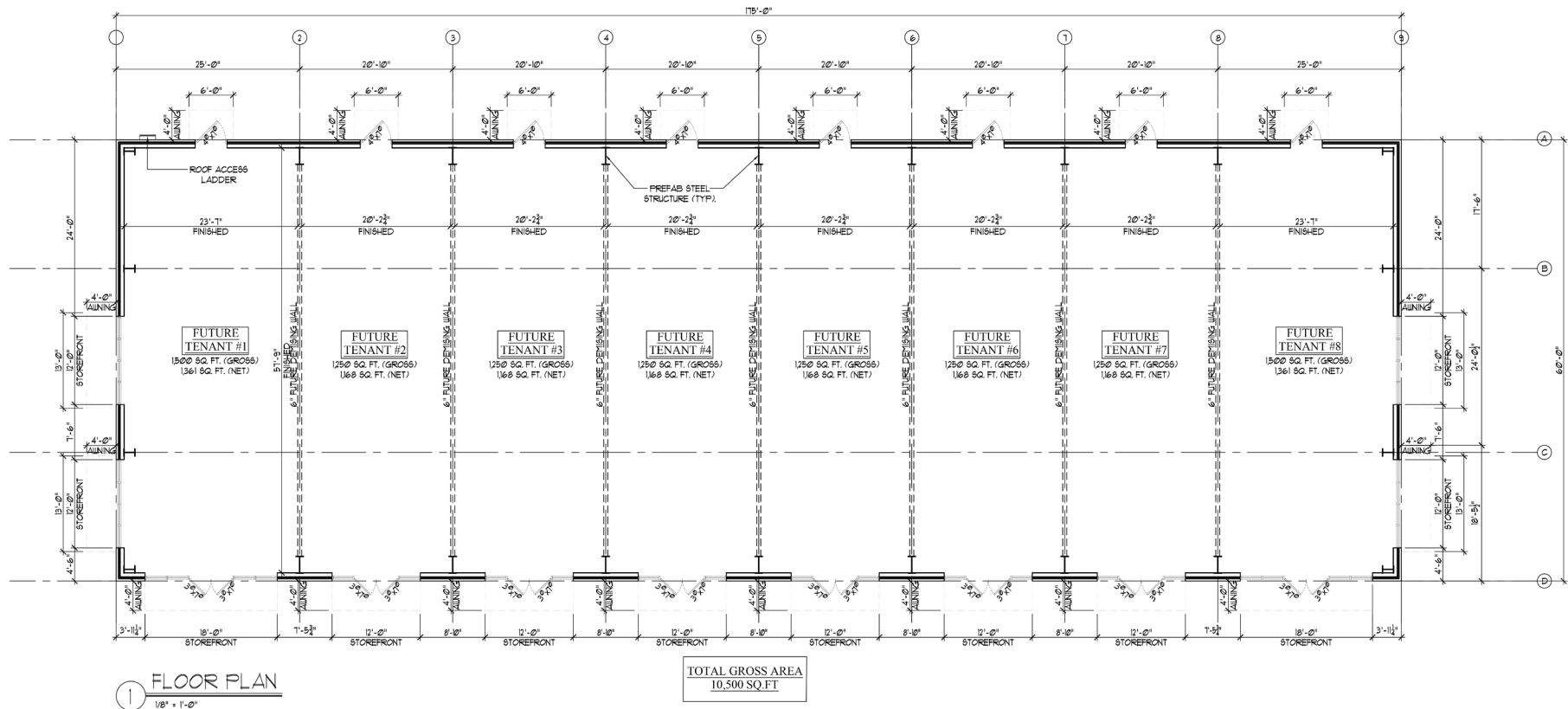
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Shell building plan



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Area overview

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Retail map



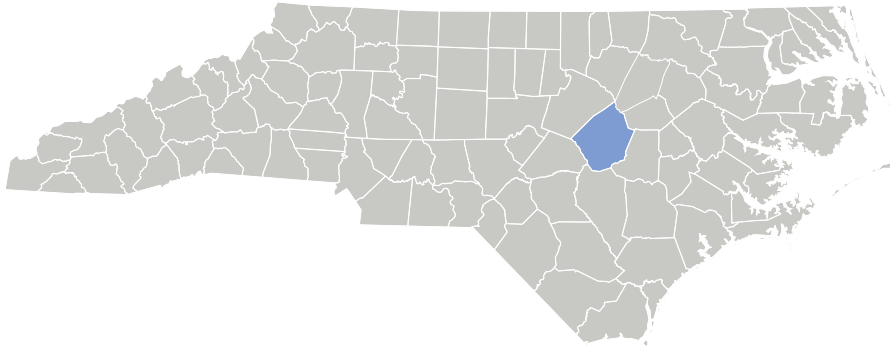
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Location overview

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ECONOMIC HIGHLIGHTS

- Site is located within an opportunity zone
- NC to invest \$12M in companies, Bayer CropScience and Eastern Bee Care Technology; both located across the street
- NC-DOT is contracted to spend \$58M to expand NC Highway 42, directly in front of the site
- Grifols projected \$210M expansion

DEMOGRAPHIC OVERVIEW

	3 Mile Radius	5 Mile Radius	10 Mile Radius
Current Population	22,962	64,537	174,138
Projected Population	26,921	76,209	200,701
Population Growth Rate	17%	16%	14%
Average Household Income	\$123,429	\$118,645	\$106,320
Median Home Value	\$361,014	\$320,788	\$299,710

MAJOR EMPLOYERS

GRIFOLS



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