

# 166 SPRINGBROOK AVE

CLAYTON, NC 27520



COMMERCIAL REAL ESTATE SERVICES  
RALEIGH • DURHAM • WILMINGTON



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**MEDICAL OFFICE | FOR LEASE**

# PROPERTY OVERVIEW

## PROPERTY DESCRIPTION

Suite 205 at Spring Branch Medical offers ±6,435 SF of medical office space within a Class A, two-story building in Clayton, NC. Approximately half of the suite is currently occupied by WakeMed Heart & Vascular Cardiology, and will be available for occupancy starting September 1, 2026. The other half was partially built out by WakeMed prior to Covid-19 and is available for lease immediately upon upfit, offering flexibility for full or partial users.

## AVAILABILITY

- Suite 205: ±6,435 SF
- Class A medical office
- Side A: ±3,000 SF occupied by WakeMed (available 9/1/26)
- Side B: ±3,000 SF of shell space (available immediately)

## LOCATION

- Conveniently located just off US-70 Business near the Clayton Bypass
- Easy access to Downtown Clayton, Johnston Health, and surrounding residential communities
- Minutes from I-40, offering direct regional connectivity to Raleigh and the greater Triangle area
- Situated within one of Clayton’s most established healthcare corridors
- Strong medical co-tenancy
- Ample on-site parking
- Excellent visibility and accessibility

## TRAFFIC COUNTS

16,500 VPD on Veterans Parkway

34,000 VPD on US Hwy 70 W

Source: NC DOT 2023

LEASE RATE:  
**\$30/SF**  
(NNN)

SPACE SIZE:  
**SUITE 205**  
**±6,435 SF**

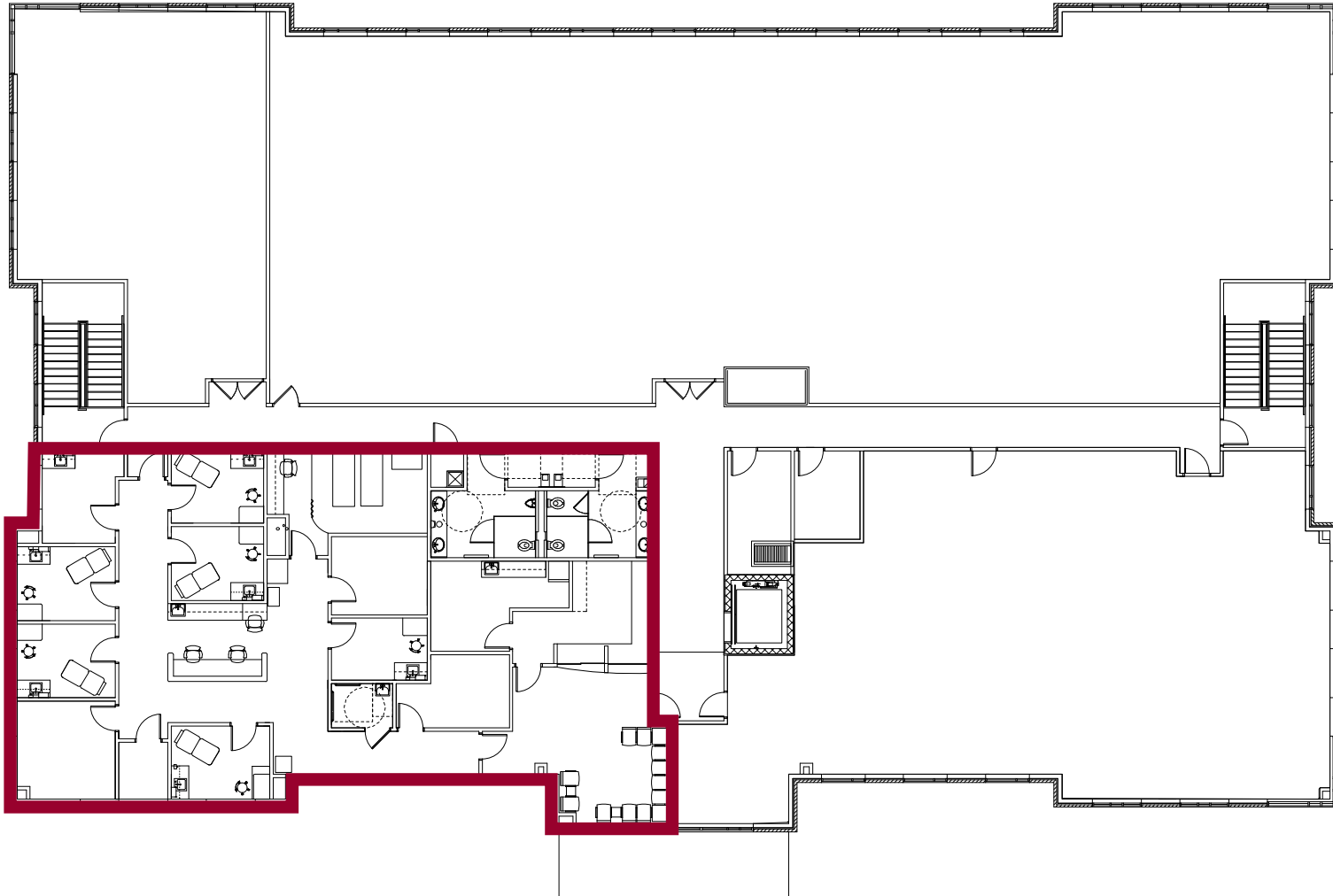


	1 Mile	3 Miles	5 Miles
Population	2,351	28,136	67,468
Average HH Income	\$109,340	\$99,287	\$106,319
No. of Businesses	77	813	2,063
No. of Employees	1,228	7,612	18,624
Daytime Population	2,940	24,050	58,478

# PHOTOS

## SIDE A

±3,000 SF occupied by  
WakeMed (available 9/1/26)

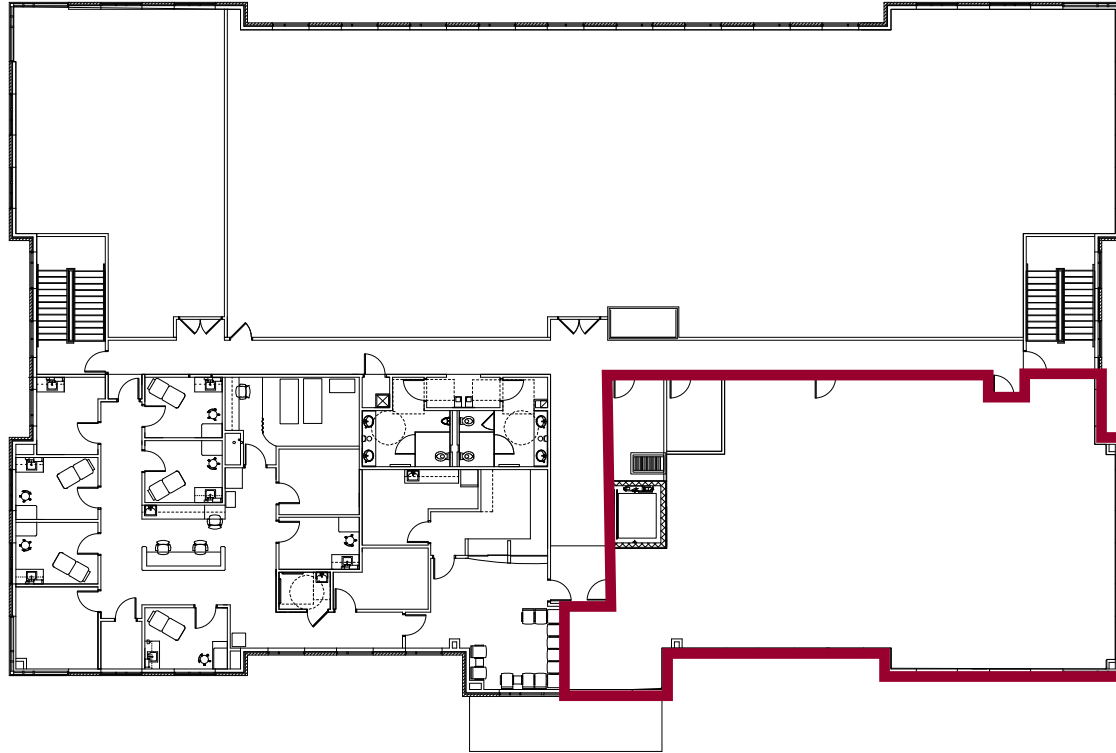


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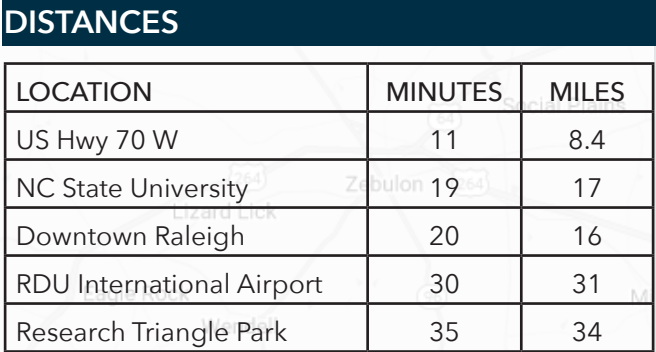
## SIDE B

±3,000 SF of shell space



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PRESENTED BY

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