

RETAIL/OFFICE SPACE FOR LEASE

SOUTHERN VILLAGE • US 70 HWY BUS W, CLAYTON NC



OFFERING SUMMARY

Available SF:	2,400 - 4,618 SF
Lease Rate:	\$14.00 - 16.00 SF/yr (MG)
Lot Size:	5.25 Acres
Year Built:	2004
Building Size:	45,000
Zoning:	B-3
Market:	Raleigh-Durham
Submarket:	Johnston
Traffic Count:	21,000

PROPERTY OVERVIEW

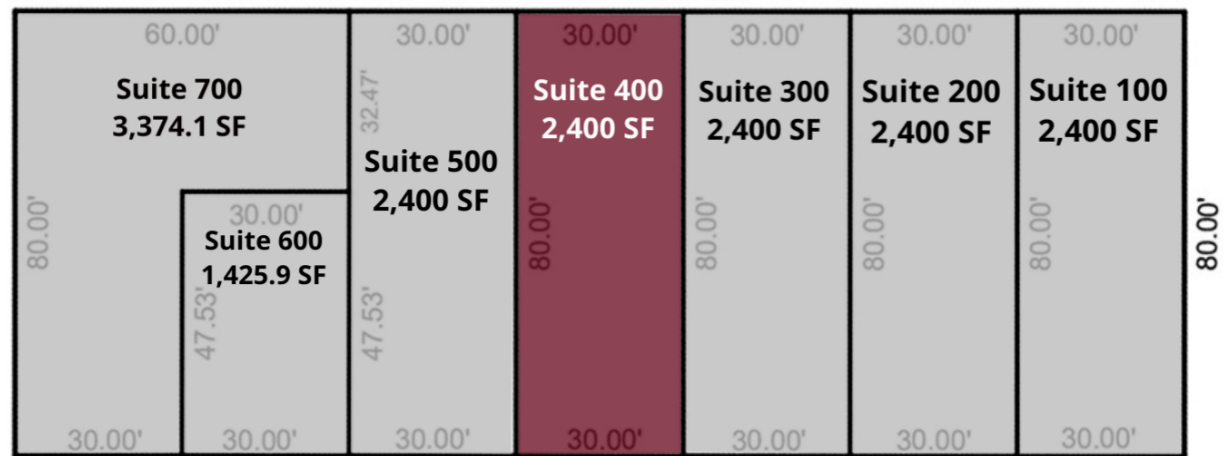
This upscale retail and office center is located just east of downtown Clayton on US 70 Hwy Business, less than 2 miles from the \$2.5 billion Novo Nordisk expansion, North Carolina's largest economic development investment. Grifols is also growing having acquired an additional 400+ acres behind Southern Village and announced another \$300 million expansion. The center has a mixture of restaurant retail and professional offices with ample parking. Clayton has one of the outer Triangle's strongest demographic profiles and continues to see phenomenal residential growth. This center is easily accessible to this growing market.

PROPERTY HIGHLIGHTS

- All units are ground floor walk-in with full brick exterior
- Units 8878 200 & 300 each have a rollup door
- Area has high daytime population with the nearby manufacturing & biopharmaceutical business
- A new residential subdivision, Buckhorn Branch Park (332 single family units) will begin development just across US 70
- Center is 5 miles from Flowers Plantation & 2 miles from US 70 Business/US 70 bypass (Future I-42) interchange
- Located in Opportunity Zone
- Units are condos and Landlord will sell as well as lease (see sale listing & brochure)

RETAIL PROPERTY FOR LEASE

SOUTHERN VILLAGE • 8838 US 70 HWY BUS W, CLAYTON NC



LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type:	MG
Total Space:	2,400 SF

Lease Term:	36 - 60 months
Lease Rate:	\$14.00 - \$16.00 SF/yr

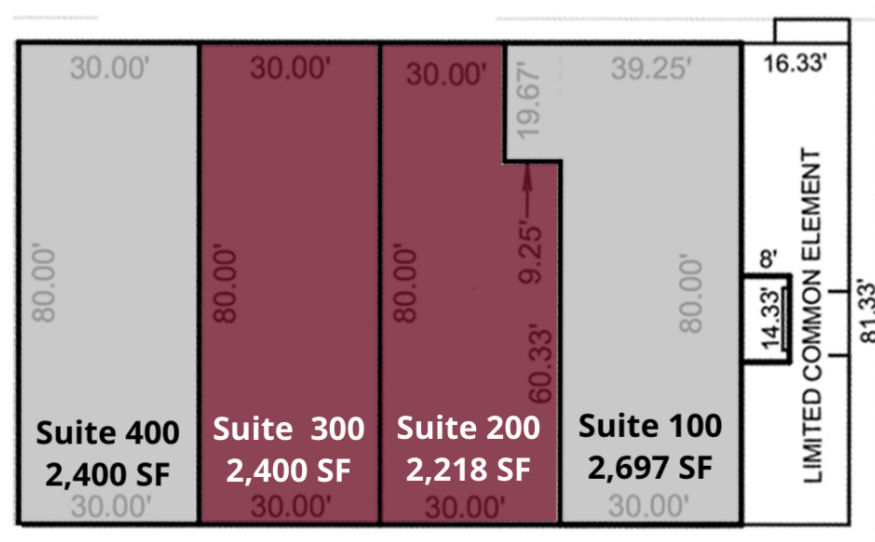
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LEGEND

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LEASE INFORMATION

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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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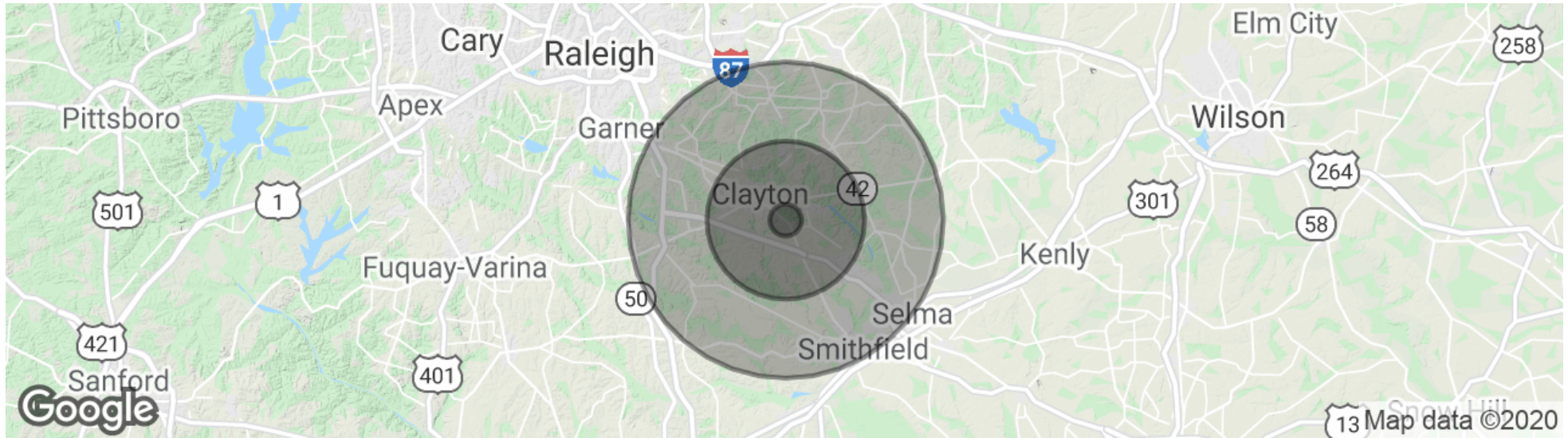
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,101	33,829	114,765
Median age	37.9	35.6	35.3
Median age (Male)	31.6	33.1	34.1
Median age (Female)	38.8	36.7	36.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	736	12,075	40,960
# of persons per HH	2.9	2.8	2.8
Average HH income	\$58,428	\$65,482	\$66,832
Average house value	\$232,547	\$192,501	\$185,058

* Demographic data derived from 2010 US Census