

MEDICAL OFFICE FOR SALE OR LEASE

CLAYTON PROFESSIONAL CENTER

CLAYTON, NC 27520



NAITRI PROPERTIES

PROPERTY OVERVIEW

A new two story brick medical office building near downtown Clayton along NC 42/S Lombard Street and .2 miles to Highway Business 70.

ADDRESS	890 S Lombard Street, Clayton, NC 27520
BUILDING SIZE	Approximately 20,000 RSF
AVAILABLE SPACE	Space 1A*: 1,661 RSF Space 1B*: 2,763 RSF Space 1C*: 2,416 RSF Space 2: 3,327 RSF *Max Contiguous 6,840 RSF
RENTAL RATE	"Negotiable"
LEASE TYPE	Triple Net with estimated TICAM of \$7.00/SF
TENANT IMPROVEMENTS	TI Allowance of up to \$60/SF available
SALE PRICE	\$350/SF for shell delivery
SHELL DELIVERY	First Quarter 2027
TRAFFIC COUNTS	S Lombard St - 17,500 vehicles per day US Hwy 70 Business - 38,000 vehicles per day
PARKING	5 spaces per 1,000 SF
CLAYTON PROFESSIONAL CENTER PRACTICES	<ul style="list-style-type: none">• OBGYN• E-Pulmonary and Sleep Medicine• Nephrologist• RMG Gastroenterology - Clayton Endoscopy Center• UNC REX Heart and Vascular
HIGHLIGHTS	<ul style="list-style-type: none">• Part of Clayton Professional Center• All units have ground level entries• Lower level units offer personal outdoor suite entries• Convenient access to downtown Clayton• .2 Miles from Hwy Business 70• Frontage along S. Lombard St/NC 42• .7 Miles from Downtown Clayton• 2.2 Miles from Johnston UNC Health Care Hospital

CONTACT

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PAXTON MASSARELLI | 919.271.8040 | pmassarelli@triprop.com

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TRIANGLE REGION



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LOCATION



UNC REX
Heart and Vascular

RMG Gastroenterology -
Clayton Endoscopy Center

West Clayton
Elementary School

Johnston
UNC Health Care Hospital
2.2 Miles

Downtown
Clayton
.7 Miles

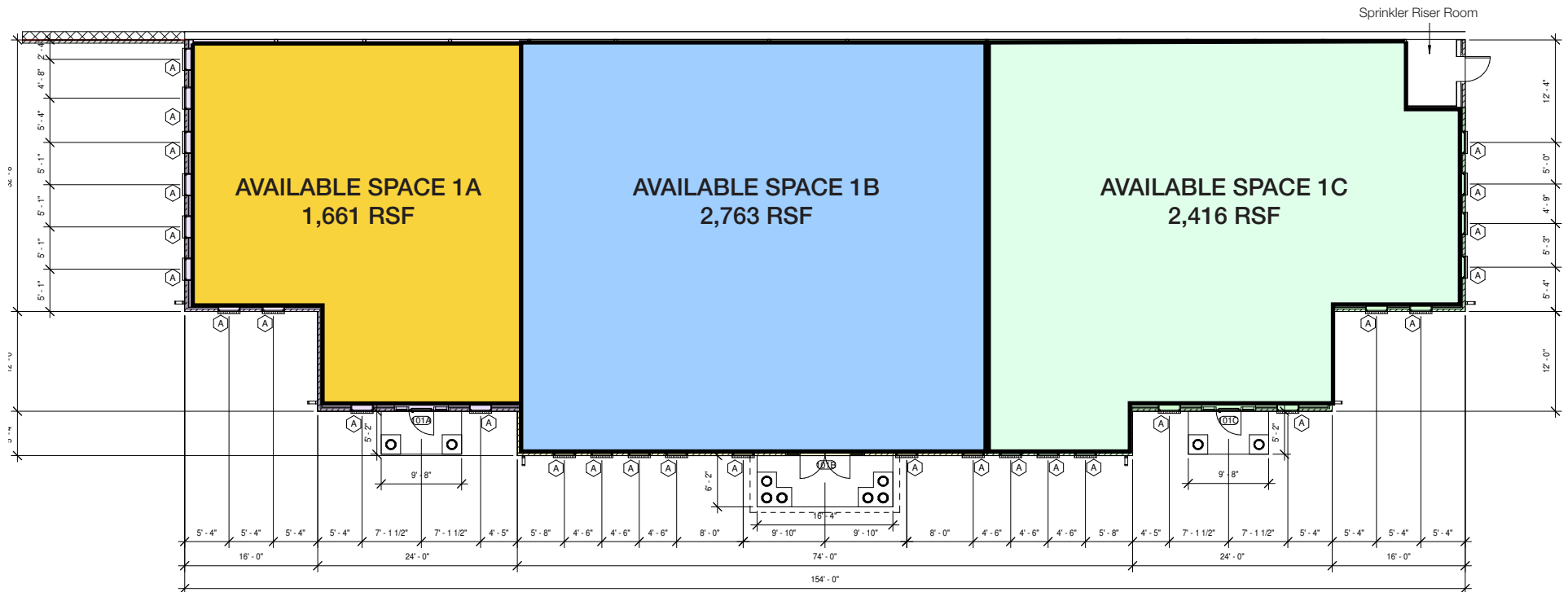


S LOMBARD ST

890 S. LOMBARD ST.
Committed practices include:

- OBGYN
- Nephrologist

FLOOR PLAN



LOWER LEVEL
~6,840 SF

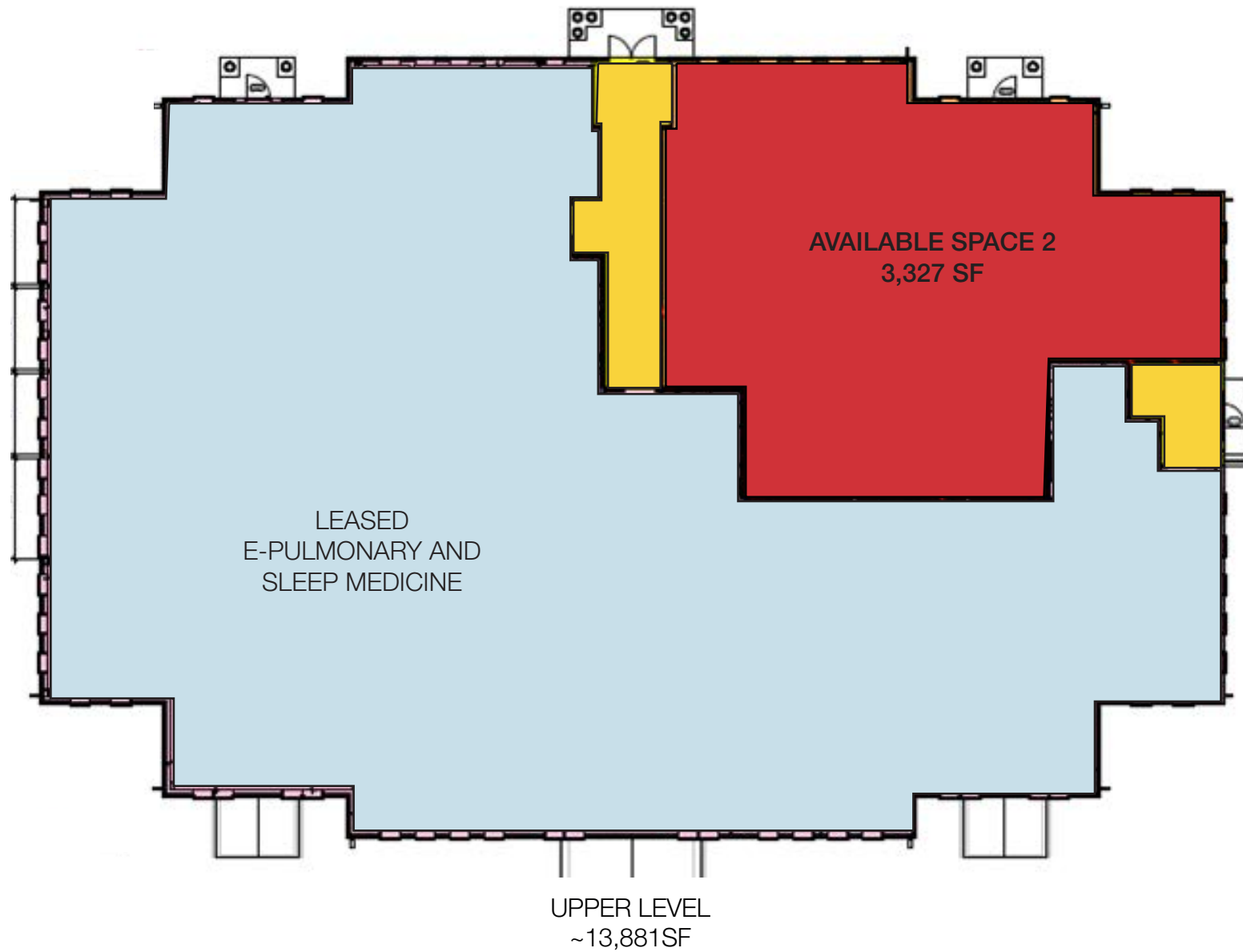
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FLOOR PLAN



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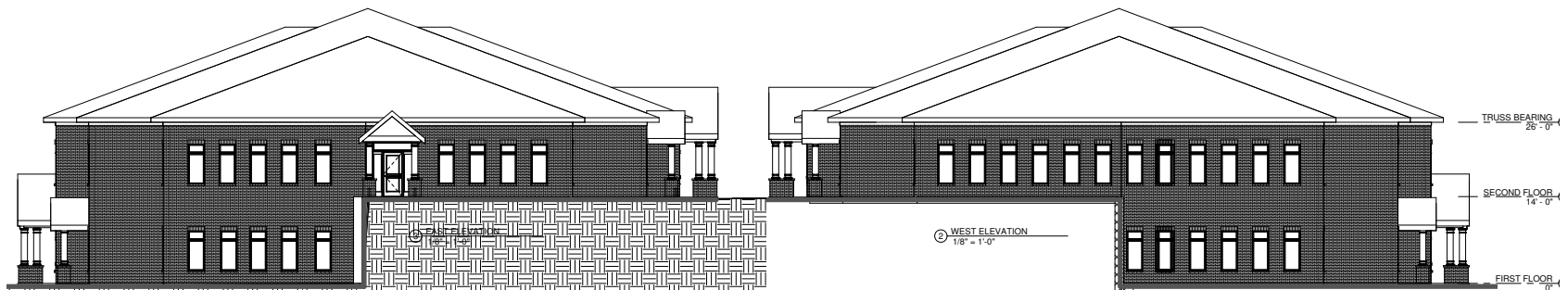
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BUILDING IMAGES



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AMENITIES

All of below is within one mile of 890 S Lombard Street. Additionally, West Clayton Elementary School, Clayton High School, and Clayton Middle School are within a mile, providing convenient access to a large growing population of potential patients, particularly children and their families.

FOOD

Arby's
Biscuitville
Bojangles
Boulevard West
Burger King
Char-Grill
Clayton Pizzeria and Sandwiches
Clayton Steakhouse
Cleveland Draft House
Crawford Cookshop
Culver's
Dairy Queen Grill & Chill
Deep River Brewing Company
Domino's Pizza
Don Beto's Tacos
Dunkin'
El Patron 323 Clayton
Emperor's Choice Chinese
Festejos Restaurant Bar & Grill
Firehouse Subs
First Street Tavern
Jamaica Bites
Jones Café
JuiceVibes
Lil Hombre Smoked Taco Joint

Mannings
McDonald's
McKinley's Restaurant & Pub
Nancy Jo's Homemade of Clayton
Nina's Restaurant & Bar
Patty Cake's Littlest Cupcake Shop
Pizza Hut
Primo Pizza
Revival 1869
Rockin' Comet Diner
Shabam Hot Dogs & Tacos
Smithfield's Chicken 'N Bar-BQ
St George Subs & Grill
Sushi Iwa Clayton
Taco Bell
Tacos Y Burritos
Venero's Pizzeria
Vida Dulce
Vinson's Pub & Eatery
Wendy's

MEDICAL

Clayton Pediatrics
Delvin Orthodontics
Raleigh Radiology
Clayton Endoscopy Center
Johnston UNC Health Care Hospital
UNC REX Heart & Vascular
Vinson Orthodontics
Wake Pediatric GI

SERVICES

AutoZone
Bank of America
Bexley House
Clayton Farm and Community Market
Comfort Suites
CVS
Dollar General
Epic Axe
Family Medical Supply
First Citizens Bank
First National Bank
Fit4life Health
Food Lion
Goodwill Industries
Lowes Foods

Main Street Jewelers
Monster Indoor Batting Cages
O'Reilly Auto Parts
Purna Yoga East
Queen Nails and Spa
Rainbow Lanes Family Fun Center
Roxie Daizy Pet Salon
State Employees Credit Union
Sunshine Autowash
The Design Haus
Truist
United Community Bank
Walgreens
Wells Fargo Bank

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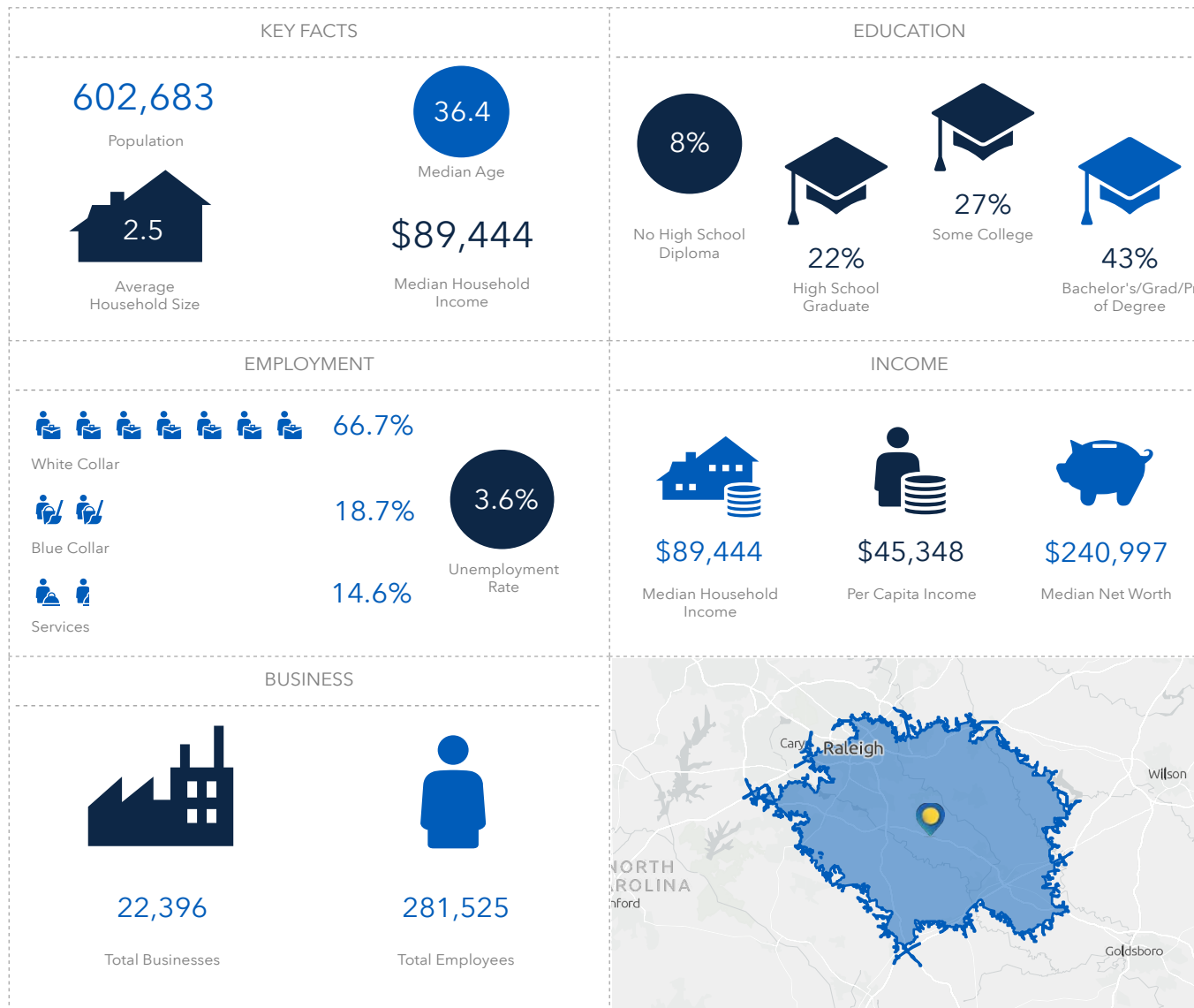
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DEMOGRAPHICS

27 MINUTE AVERAGE COMMUTE DRIVE TIME



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