

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

- $\pm 10,500$ SF new construction retail building for lease
- Suites from $\pm 1,250$ 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 $\pm 1,250$ SF

Building SF $\pm 10,500$ SF

Lease Rate \$29.50/SF, NNN

Expected Shell Delivery 3Q26

Market Raleigh/Durham

Submarket Johnston County



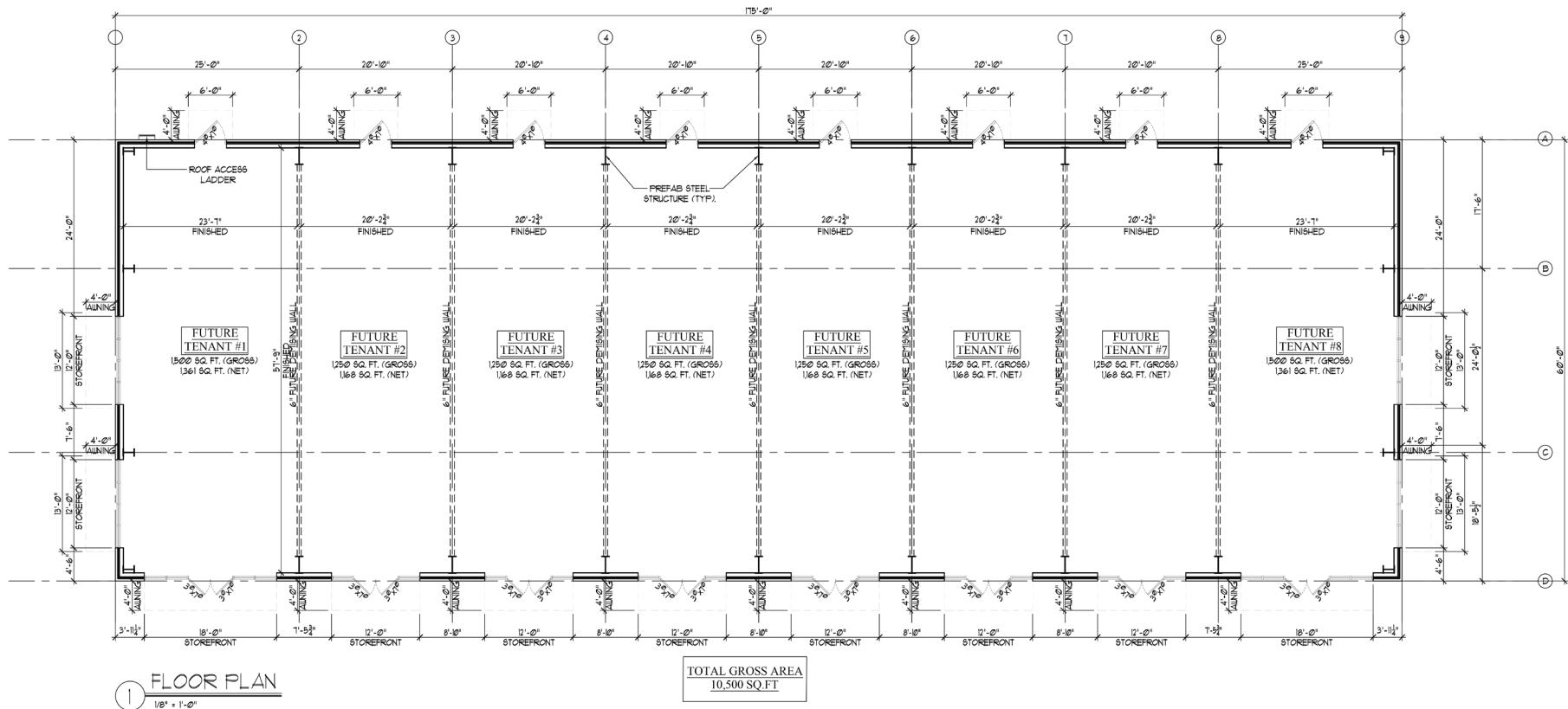
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Shell building plan

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Retailer map

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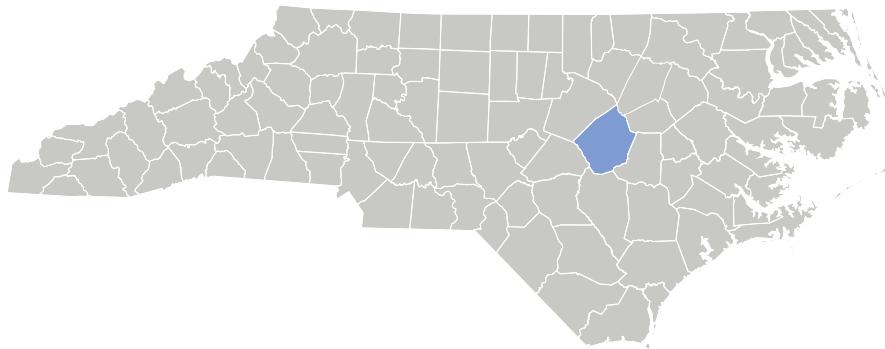


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Location overview

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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

Builders FirstSource

amazon


novonordisk®

Sysco™

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for more information, please contact:

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