

# FLOWERS PLANTATION

50 NEUSE RIVER PARKWAY | CLAYTON, NC 27527

AVAILABLE RETAIL FOR LEASE

FOOD  LION

*Easy*  
fresh  
*affordable*

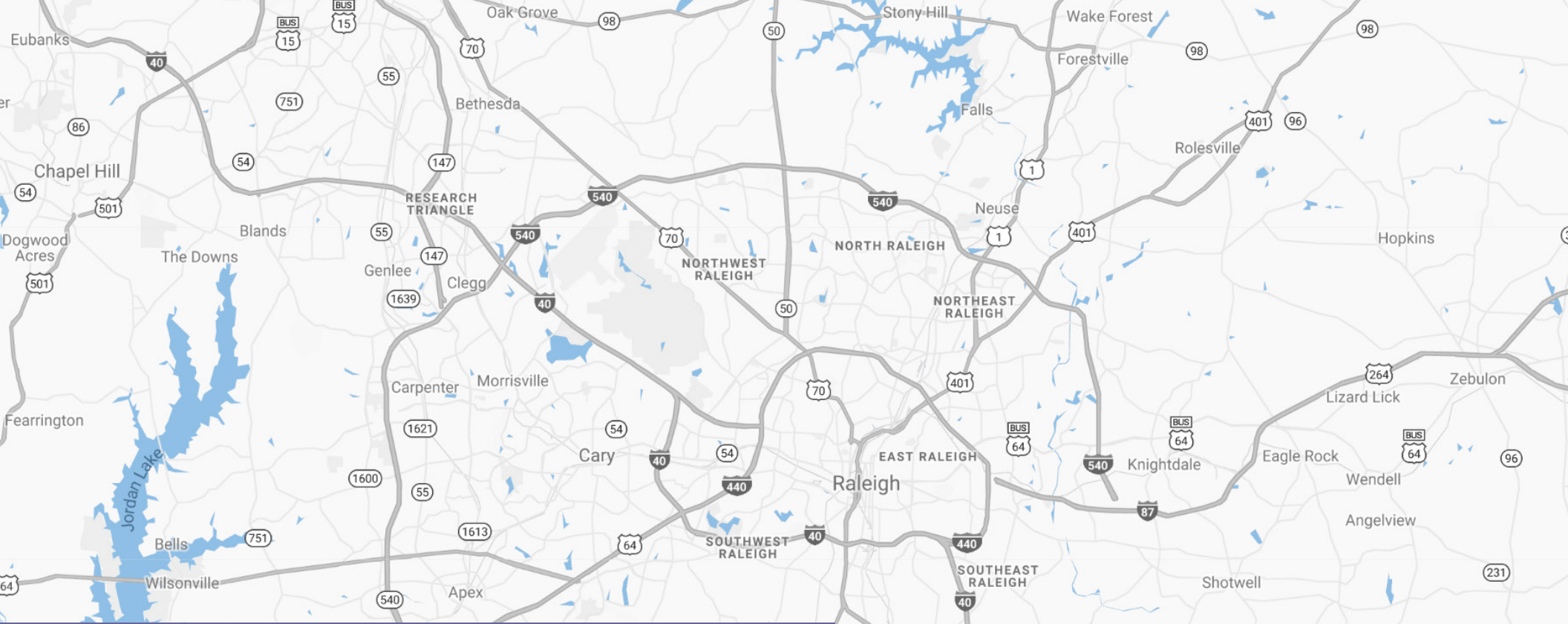
## CONTACT

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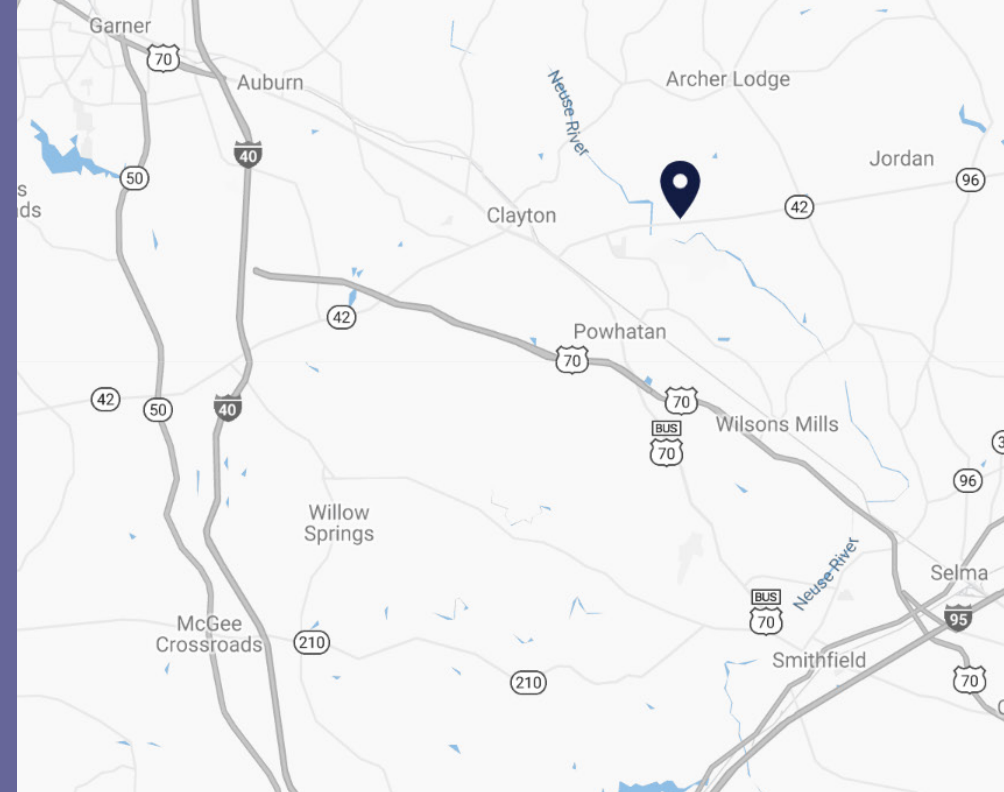


## PROPERTY DETAILS

- 1,400 SF to 2,800 SF Available for Lease
- Anchored by strong performing and newly renovated Food Lion
- Surrounded by upscale residential developments

## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Population	4,851	20,886	51,105
Avg. Household Income	\$125,349	\$100,714	\$89,271
Business	75	305	1,154
Daytime Employees	429	2,276	9,979
Traffic Counts	11,000 VPD on Hwy. 42		





# MARKET OVERVIEW

## *Clayton, North Carolina*

Located in Johnston County, Clayton is considered a "bedroom community" for the state capital, Raleigh. Located about 25 minutes from Raleigh and 40 minutes from the Research Triangle Park, Clayton is easily accessible via I-40 and Hwy-70 making it an ideal commute. The town's current population is estimated to be 21,573. Approximately 50% of Clayton's residents are between the ages of 18 and 54 with a median household income of \$50,202.

Clayton had its beginning in the early 1700s, but was not officially incorporated until 1869. Historically, Clayton's economy has been dependent upon agriculture. In recent decades, the town's economic base has expanded to include pharmaceuticals and manufacturing. Caterpillar, Grifols and Novo Nordisk have facilities in Clayton and are among the town's largest employers.

Clayton considers itself a "premier community for active families," sporting many parks, walking trails, and recreational activities for the entire family. The Clemmons Educational State Forest, an 825-acre forest, is located in Clayton. It is North Carolina's first educational forest.

**Downtown Clayton**



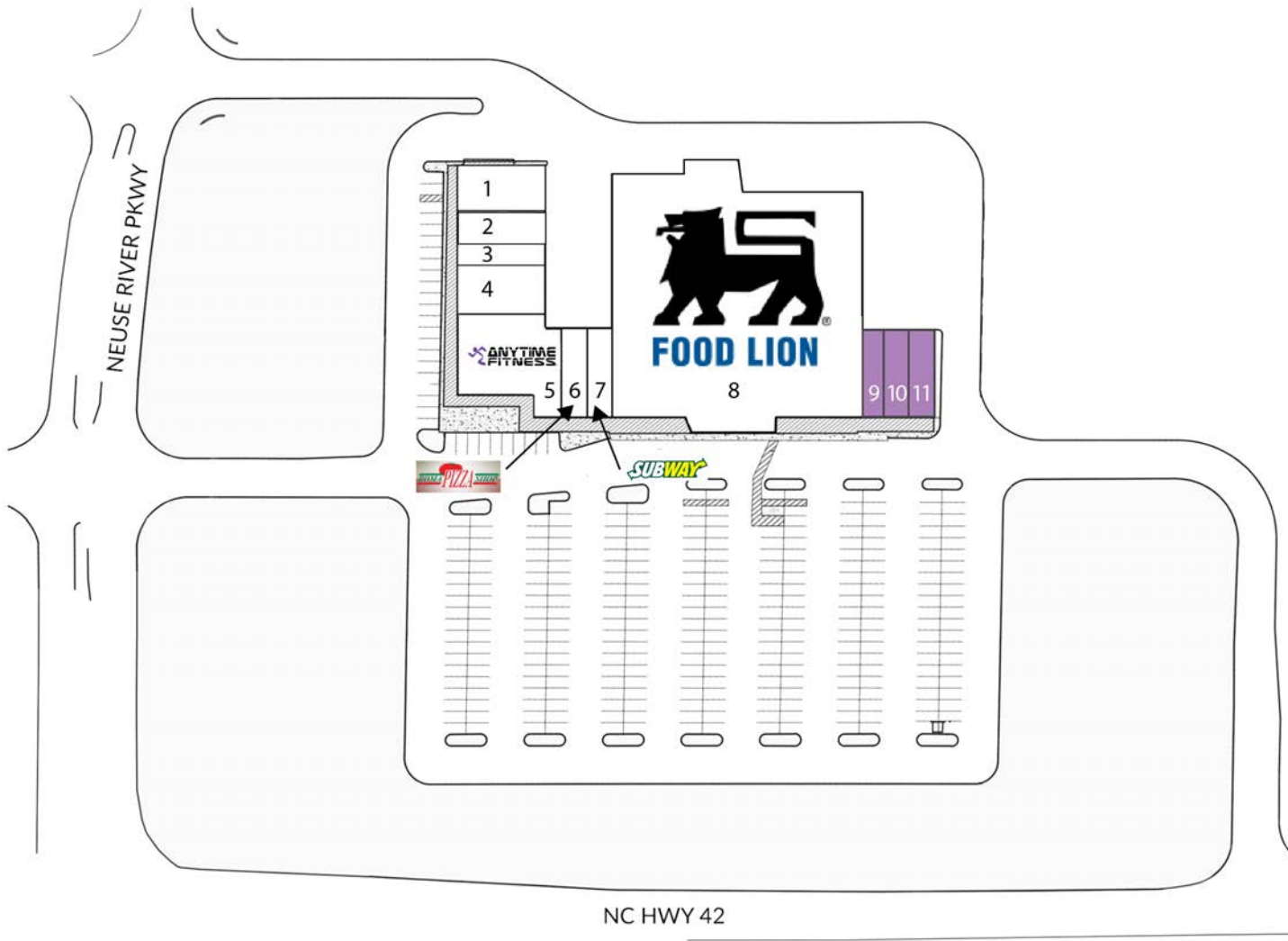
**Clemmons Educational State Park**



**Novo Nordisk Plant**

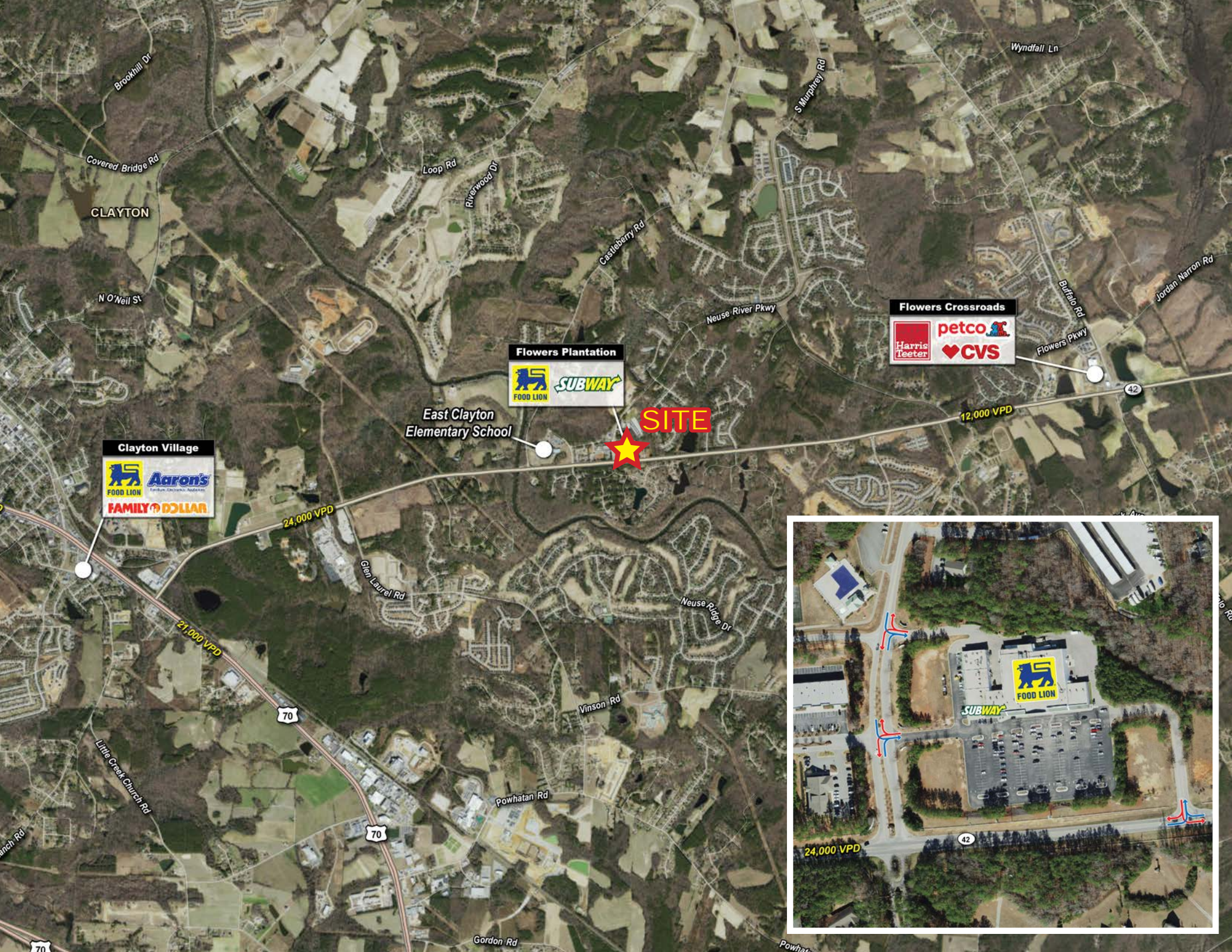


# SITE PLAN



TENANT ROSTER		
1	Brew2Brew	2,800 SF
2	Flowers Nail Salon	1,400 SF
3	Jumbo China	1,400 SF
4	Home Towne Realty	2,800 SF
5	Anytime Fitness	5,100 SF
6	Roma Pizza	1,400 SF
7	Subway	1,400 SF
8	Food Lion	33,000 SF
9	AVAILABLE	1,400 SF
10	AVAILABLE	1,400 SF
11	AVAILABLE	1,400 SF





CLAYTON

Wyndfall Ln

Brookhill Dr

Covered Bridge Rd

Loop Rd

Riverwood Dr

S. Murphy Rd

N O'Neil St

Flowers Plantation



East Clayton Elementary School

**SITE**

Flowers Crossroads



Buffalo Rd

Jordan Narron Rd

Neuse River Pkwy

Castleberry Rd

12,000 VPD

42

Clayton Village



24,000 VPD

70

Glen Laurel Rd

Neuse Ridge Dr

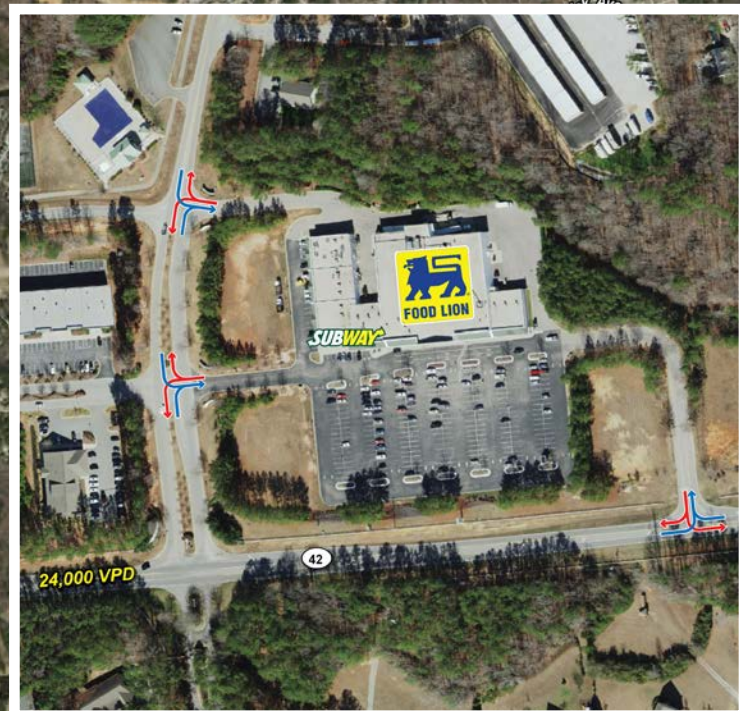
Vinson Rd

Powhatan Rd

Little Creek Church Rd

70

Gordon Rd



24,000 VPD

42





## CONTACT FOR LEASING DETAILS

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