

# PINE HOLLOW COMMONS

HWY 70 & SHOTWELL RD. | CLAYTON, NC 27520

AVAILABLE MULTI-TENANT AND OUTPARCEL



## CONTACT

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# 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

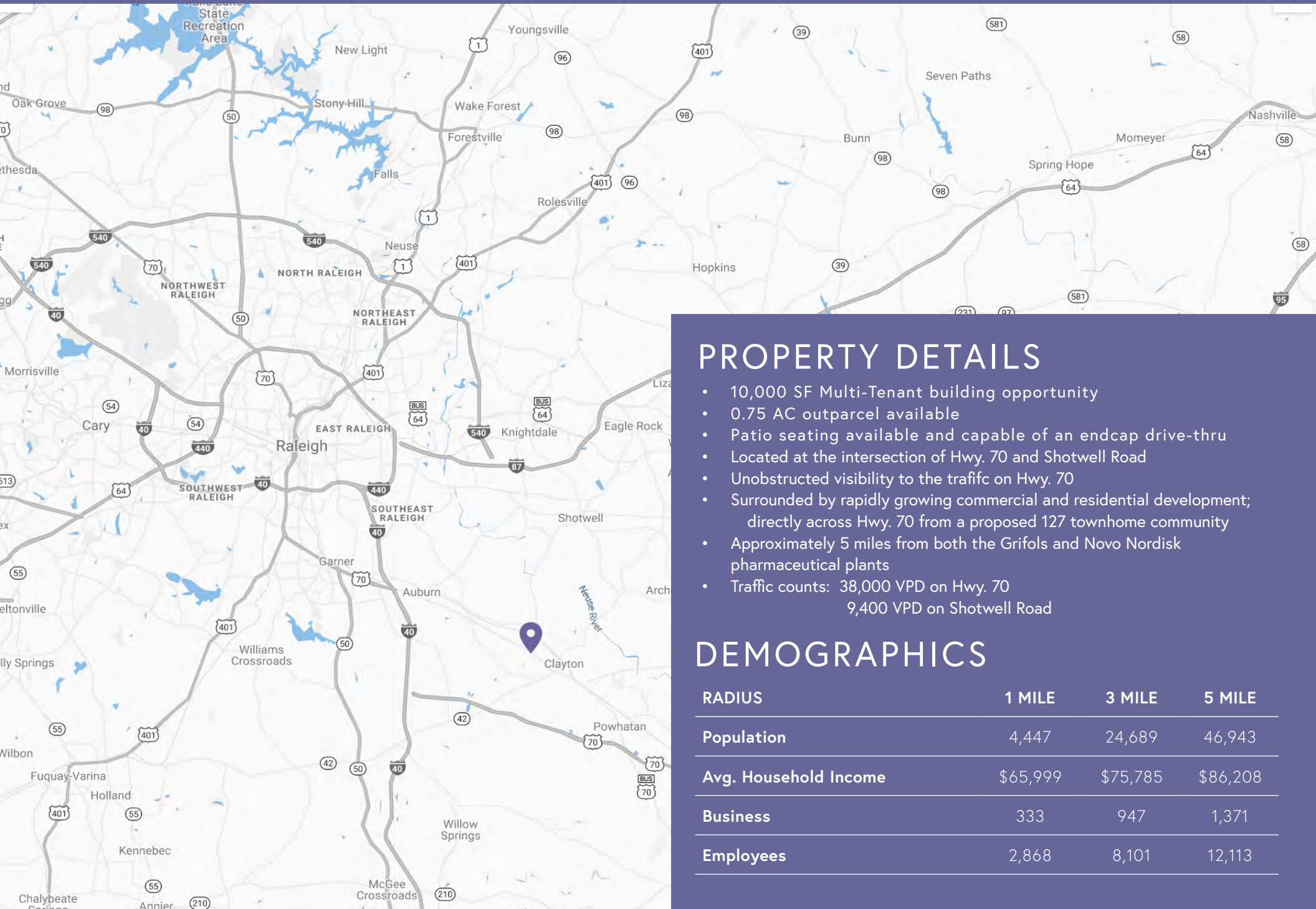


Novo Nordisk Plant





# PROPERTY OVERVIEW



## PROPERTY DETAILS

- 10,000 SF Multi-Tenant building opportunity
- 0.75 AC outparcel available
- Patio seating available and capable of an endcap drive-thru
- Located at the intersection of Hwy. 70 and Shotwell Road
- Unobstructed visibility to the traffic on Hwy. 70
- Surrounded by rapidly growing commercial and residential development; directly across Hwy. 70 from a proposed 127 townhome community
- Approximately 5 miles from both the Grifols and Novo Nordisk pharmaceutical plants
- Traffic counts: 38,000 VPD on Hwy. 70  
9,400 VPD on Shotwell Road

## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Population	4,447	24,689	46,943
Avg. Household Income	\$65,999	\$75,785	\$86,208
Business	333	947	1,371
Employees	2,868	8,101	12,113

BUILDING RENDERING





CLAYTON

70

Stallings Mill Apartments  
288 Units

Proposed Townhomes  
167 Units

38,000 VPD

Proposed Pad Site  
Proposed Multi-Tenant Building

Peppercorn's

Calver's

CVS

GUINNESS  
STOUT BREWERY

FIREHOUSE  
SUBS

Little Caesars

UPS

PNC

Lowes  
TASTE OF CHINA  
Cafe

Arby's

WICKMEYER'S

CAFE

BUCKEYE  
RESTAURANT

JUST TIRES

Bojangles

JUST TIRES

WELLS FARGO

Cameron Way

CLAYTON  
FITNESS

Executive Dr

Enterprise Dr

COMFORT  
SUITES

Biscuitville

70

Mulberry Rd

Shotwell Rd

Shotwell Rd





**Clayton Plaza**

Walmart Save money. Live better.

maurices

ZAXBY'S

Mexicana

DOLLAR TREE

petsense

SALLY

**Smithfield**

CLAYTON FITNESS

Baskin-Robbins

Biscuitville

WELLS FARGO

CS CONCRETE SUITES

**Pine Hollow Commons**

CVS pharmacy

Calver's

BEVERLY HILLS

Pop-Boys

**SITE**

COLE

JUICE VIBES

**Clayton Corners**

Lowes Foods

Arby's

CAFO

RBC

meineke car care center

CHAR-GRILL

DO

SHERWIN WILLIAMS

TACO BELL

McDonald's

W

RITE AID

COMPARE

FOODS

O'Reilly

Auto Zone

First Citizens Bank

**BB&T**

BURGER KING

SMITHFIELD'S

Advance Auto Parts

**Advance Auto Parts**

**Clayton Village**

FOOD LION

Pizza Hut

Wendy's

Jiffy Lube

Aaron's

FAMILY DOLLAR

**Grifols Therapeutics Inc 1,000+ Employees**



70

42





## CONTACT FOR LEASING DETAILS

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