



RETAIL & OFFICE SPACE FOR LEASE

Sample Picture

Opportunity

At the intersection of Highway 42 and Highway 70 in Clayton, Spring Branch Park is a 51-acre development with retail, office and medical opportunities. The center is visible from the highway and adjacent to Johnston Health Clayton Hospital. Availabilities range from 1,200-12,000 square feet, with potential for drive through.

Jon Bradley
Senior Associate

919.420.1567

jon.bradley@avisonyoung.com

Spring Branch
Park

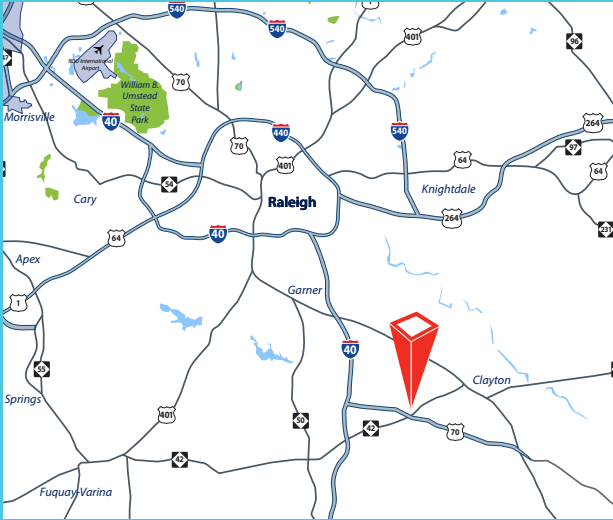
Highway 42 & Highway 70
Clayton, NC 27520



Platinum member

Spring Branch Park

Highway 42 & Highway 70
Clayton, NC 27520



Available for Lease

Available	1,200-12,000 sf
Location	Located at the intersection of Highway 42 and Highway 70 in Clayton
Rental Rate	Contact Broker
TICAM	Estimated at \$5.25

Traffic Counts

	Vehicles Per Day
Highway 42	12,000
Highway 70	23,000

Demographics (esri 2018)

Radius	1 Mile	3 Mile	5 Mile
Population	3,914	22,715	53,473
Households	1,557	8,647	19,348
Average Household Income	\$62,864	\$72,704	\$81,342



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5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607 | 919.785.3434 | avisonyoung.com

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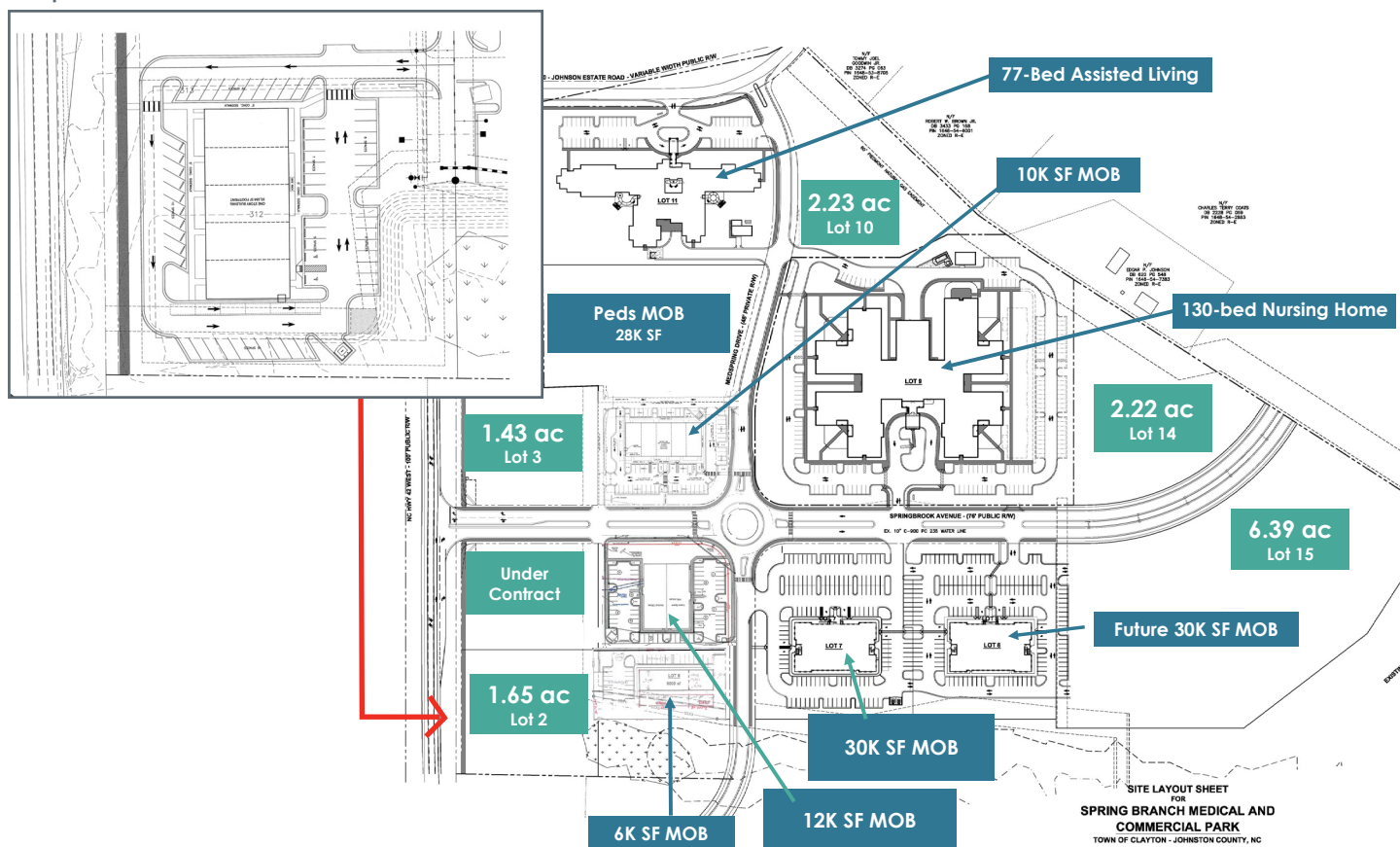
Spring Branch Park

Highway 42 & Highway 70
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Tenant Roster

Lot 1	QSR (under contract)	Lot 7	WakeMed Cardiology Raleigh Radiology UNC Orthopedics UNC Gastrointestinal Pivot Physical Therapy Orthotics and Prosthetics Gabriel Manor Assisted Living
Lot 4	Beddingfield Pharmacy Sleep Center Lab Corp Associated Urologists Duke Internal Medicine	Lot 9	Britthaven Nursing Home
Lot 5	Advanced Spine and Pain Pediatric Office	Lot 11	Gabriel Manor Assisted Living
Lot 6	Carolina Dermatology and Endocrinology	Lot 12	Jefferson Mann Pediatrics WakeMed

Proposed Lot 2 Plan



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