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**RETAIL PROPERTY FOR LEASE**

# MARKETPLACE AT FLOWERS CROSSROADS

HWY 42 & FLOWERS PARKWAY, CLAYTON, NC 27527



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## PROPERTY OVERVIEW



## OFFERING SUMMARY

<b>Available SF:</b>	1,500 - 5,500 SF
<b>Lease Rate:</b>	Please call
<b>Building Size:</b>	57,787 SF

## AVAILABLE SPACES SF

Small Shops	1,500 - 5,500 SF
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## PROPERTY OVERVIEW

Marketplace at Flowers Crossroads is located at the SE corner of Flowers Parkway and NC 42 on the west side of the lake. Located at the entrance to Flowers Plantation, a 3,000-acre master-planned development, which when fully developed will have over 8,000 homes. There are currently 3000+ built. 9400 SF of inline and end cap space for lease. Combined traffic counts at Intersection of NC 42 and Buffalo Road of 26,500 VPD.

## PROPERTY HIGHLIGHTS

- Opening 1st Quarter of 2021
- High Growth Market 6.7 % population growth 2016-2017
- 5,388 approved lots 2015 - October of 2018 in Johnston County

## DEMOGRAPHICS

	2 Miles	3 Miles	5 Miles
Total Households:	3,125	5,206	11,250
Total Population:	9,246	15,571	32,415
Average HH Income:	\$117,417	\$130,893	\$106,783

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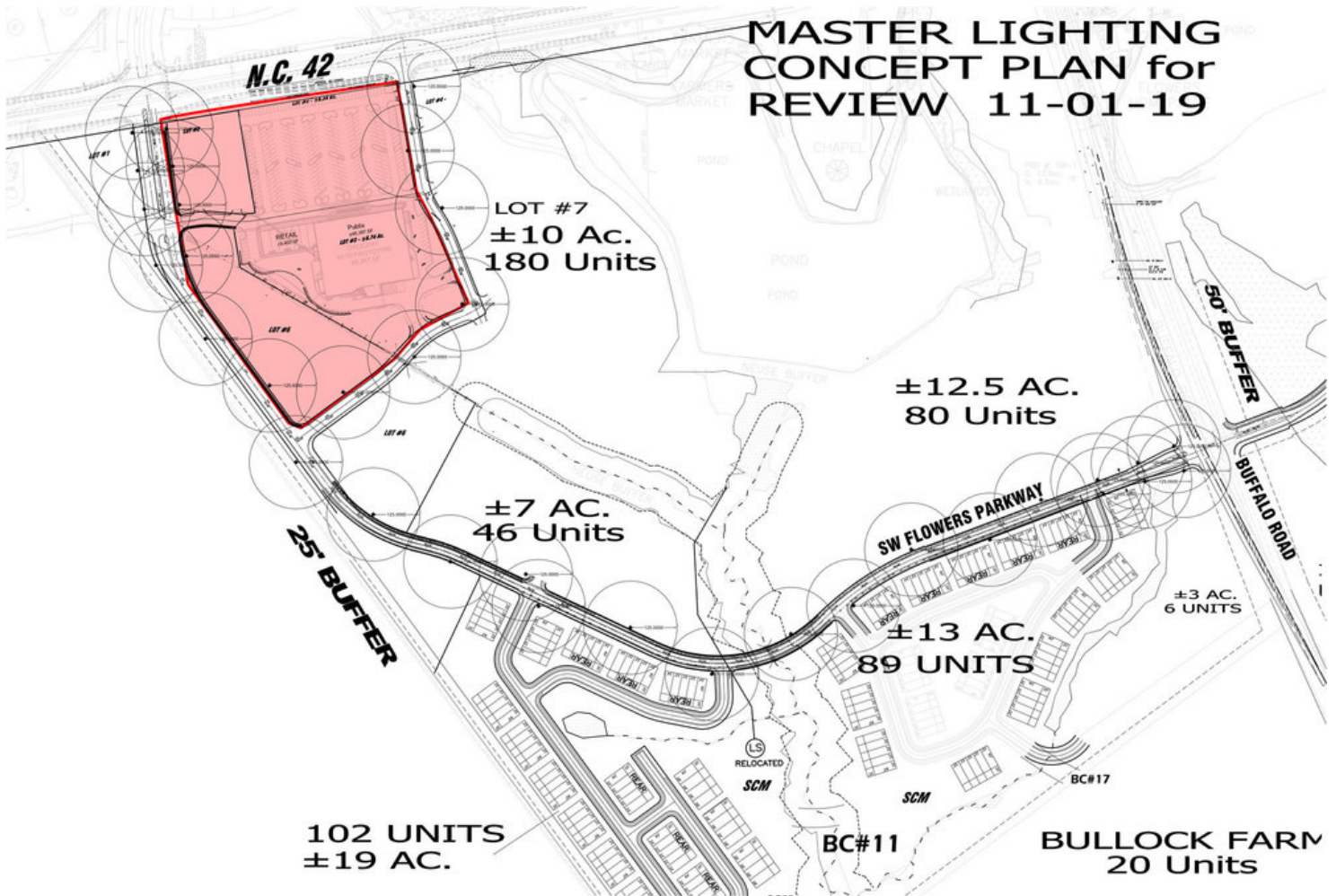
SITE PLAN



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CONCEPT PLAN

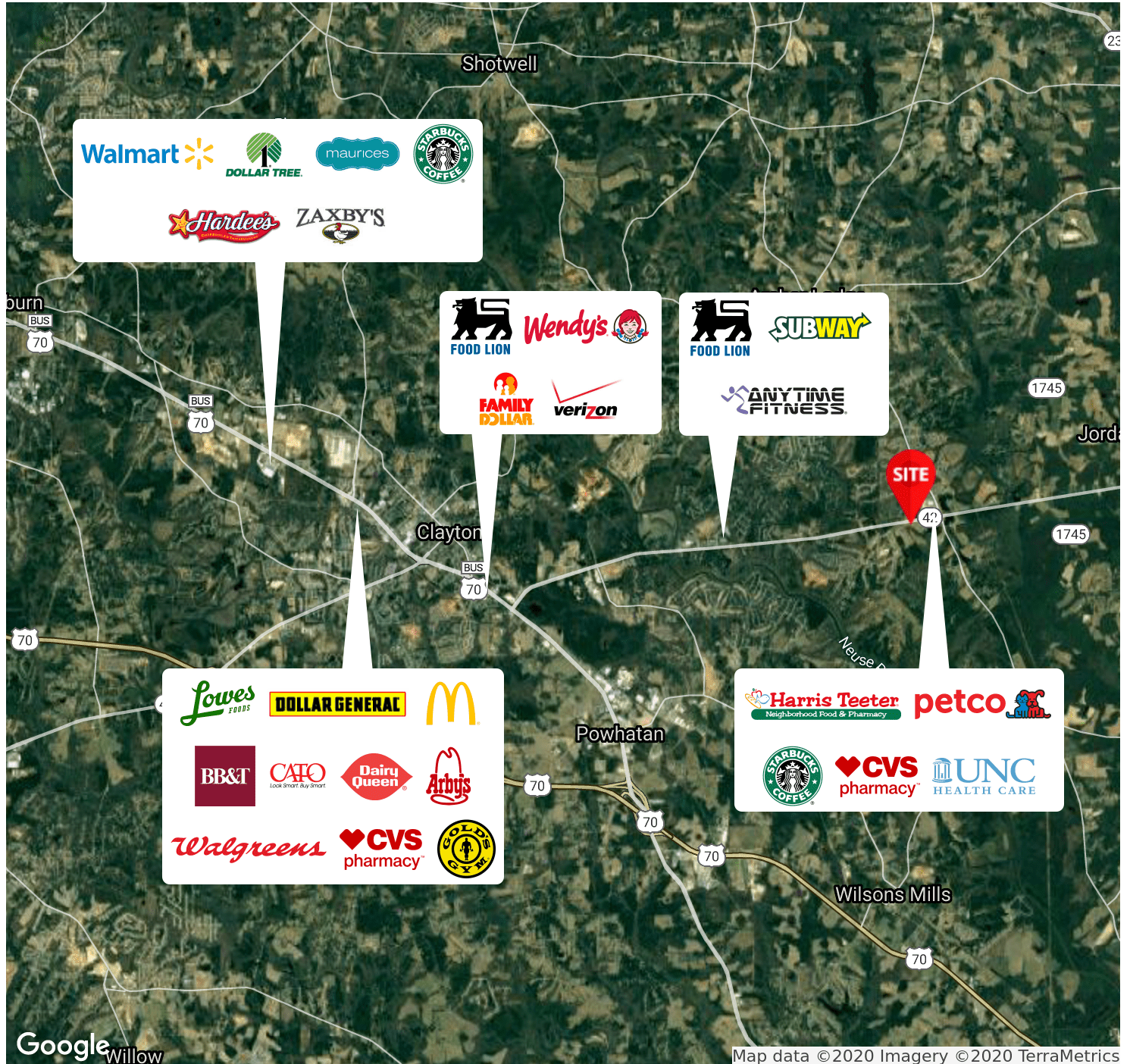


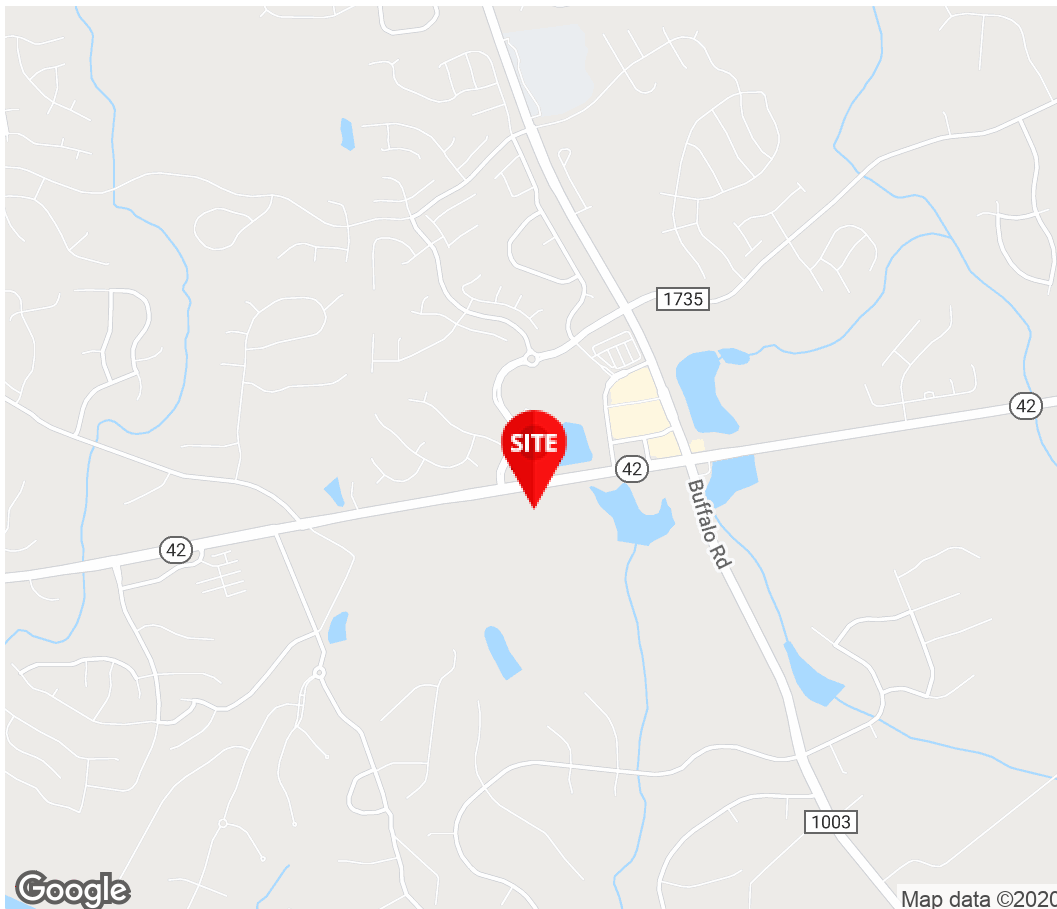


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## RETAILER MAP





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