

**SPACE FOR LEASE**

**9145 & 9149, Cleveland Rd, Clayton NC**



This **Food Lion** anchored shopping center is located at the intersection of Cleveland and McLemore Roads in the heart of the rapidly growing Cleveland area of Johnston County. It is under construction and will open in the Fall of 2016. There are five 1,300 square foot (20 ft x 65 ft) retail spaces that can be delivered as a cold dark shell or vanilla box.

**Rent: \$19.00 / Square foot**

**TICAM: \$3.25 / Square Foot**

**Zoning: GB-SUD (County)**

**Traffic: 16,000 VPD (2012)**

**DEMOGRAPHICS**

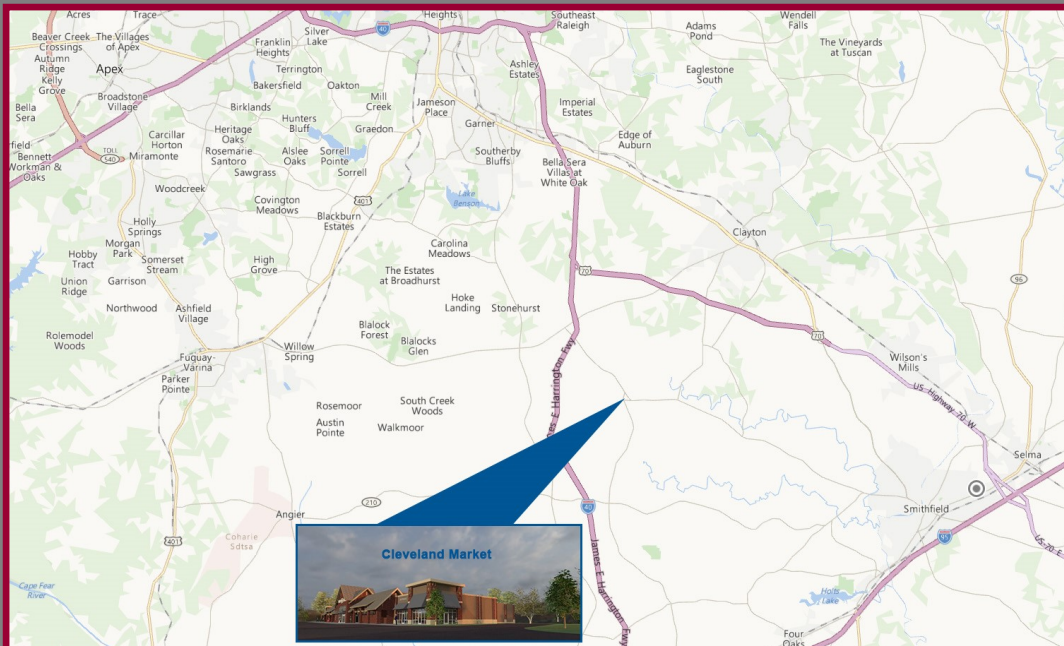
<u>2018 Projection</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	3,502	17,555	39,199
Avg HH Income	\$88,080	\$80,187	\$79,601

### Tenant Responsibilities

- ◆ Utilities
- ◆ Dumpster
- ◆ Signage: Storefront & Pylon
- ◆ HVAC: Maintenance & Repair

### Utility Providers

- ◆ Electric: Duke Energy
- ◆ Water & Sewer: Johnston County
- ◆ Telephone/Internet: CenturyLink
- ◆ Natural Gas: not available



### Space Delivery Options

#### Option 1 - Vanilla Box

- ◆ Electric Service: 200 amps
- ◆ HVAC: 4 Tons
- ◆ Bath: One (1)
- ◆ Walls: Paint Ready (taped & sanded)
- ◆ Ceiling: Drop

#### Option 2 - Cold Dark Shell

- ◆ HVAC Set: 4 Tons
- ◆ TI Allowance: \$35 / Square Foot

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