

MEDICAL & PROFESSIONAL OFFICE FOR LEASE CLAYTON SUMMIT

11618 US 70 Hwy Business, Clayton, NC 27520

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



PROPERTY HIGHLIGHTS

- » Suite 202: 4,029 RSF second generation medical/professional office for lease
- » Seven offices, one conference room, open work area and breakroom
- » Signage opportunities
- » Abundant parking
- » Building upgrades include new roof and LED lighting in common areas
- » 17% core factor
- » Strong visibility on US Hwy 70 Business (Clayton Boulevard) with easy access to I-40 and NC-540
- » Close to UNC Health Johnston Hospital
- » Lease Rate: \$18.00 SF/yr NNN
- » TICAM: \$14.97 SF/yr (estimated, includes utilities)



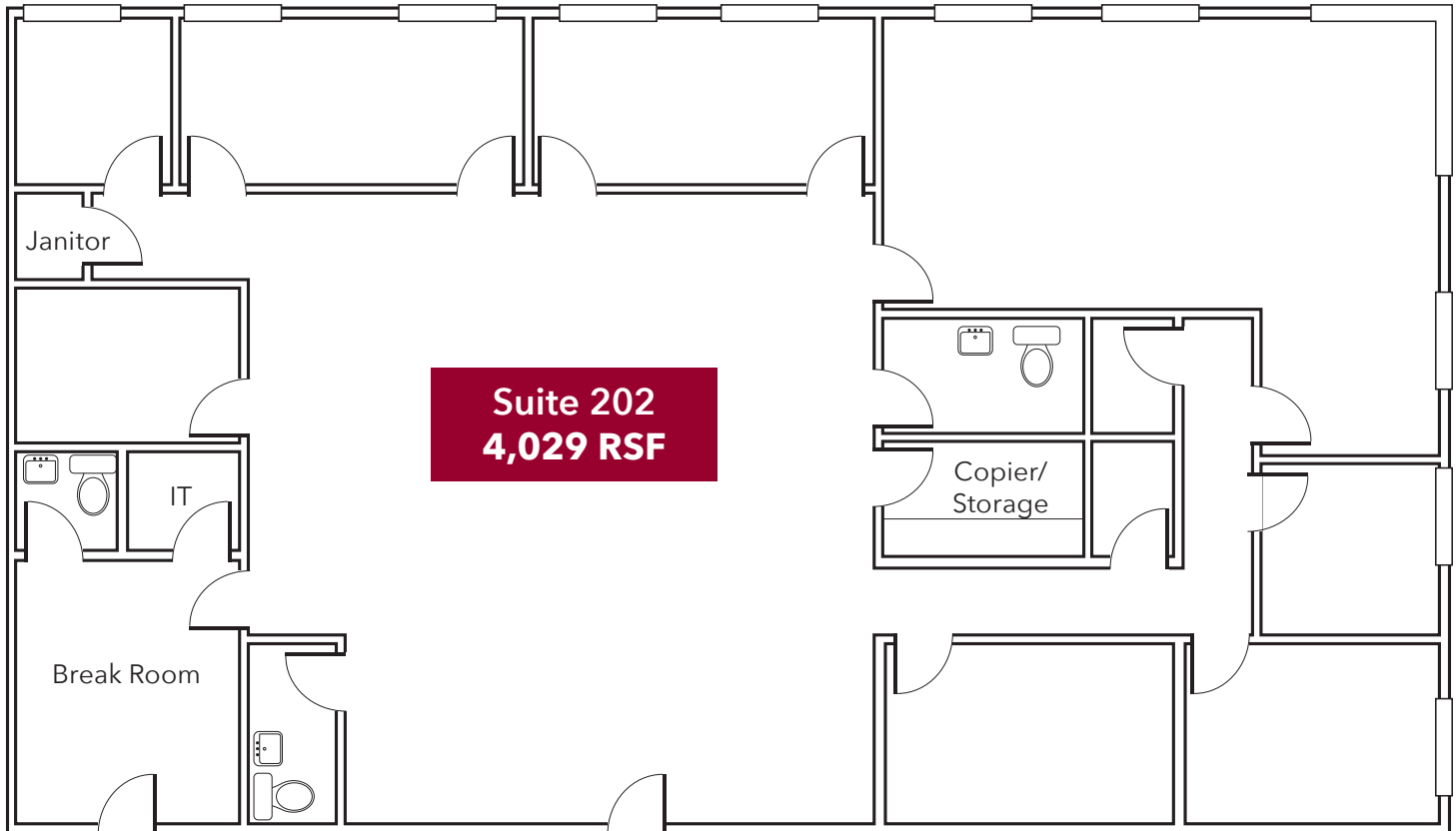
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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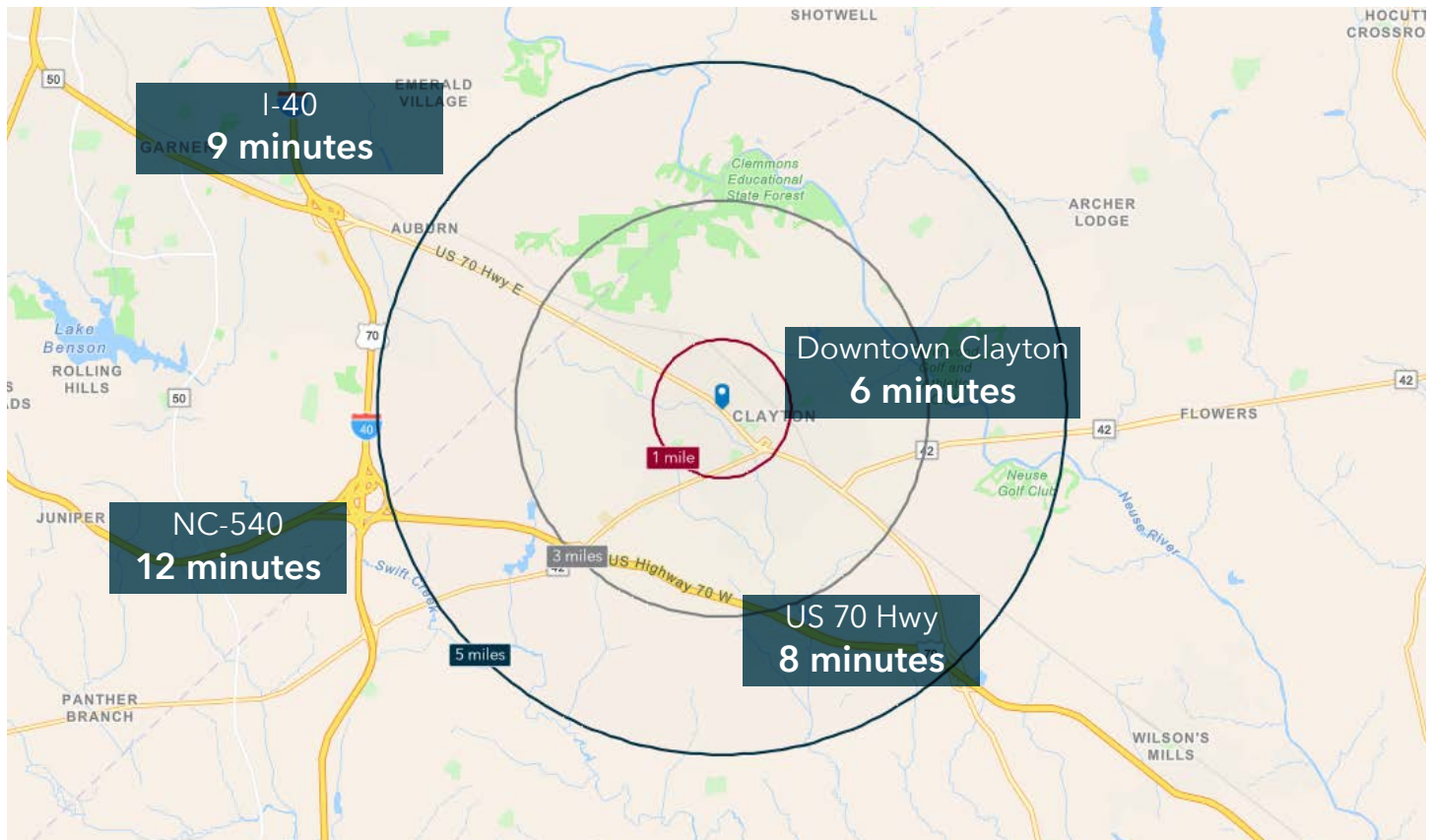
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	1 MILE	3 MILES	5 MILES
Population (2024)	6,827	29,701	58,232
Daytime Population	8,185	26,000	46,835
Median Age	35.8	37.5	37.7
Average Household Income	\$99,186	\$99,592	\$112,440
Average Home Value	\$294,495	\$325,060	\$351,871
Bachelor's Degree or Higher	29.6%	27.2%	33.7%

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