

# The Shoppes at Glen Laurel

Clayton, NC 27527

For  
Lease



New Mixed-Use Development Opportunity



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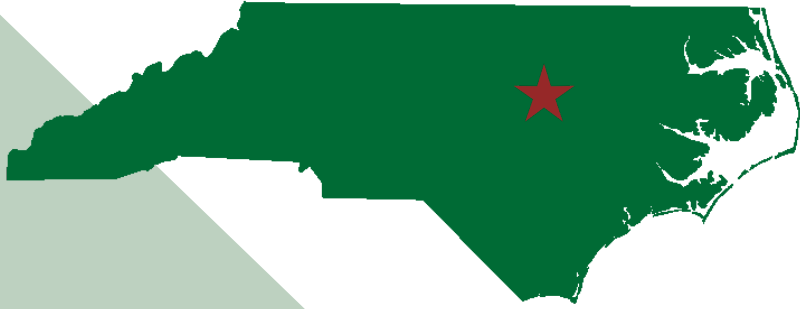
# Opportunity

Located in Johnston County, North Carolina, this mixed-use development opportunity lies just outside the city of Raleigh. Situated at the signalized intersection of

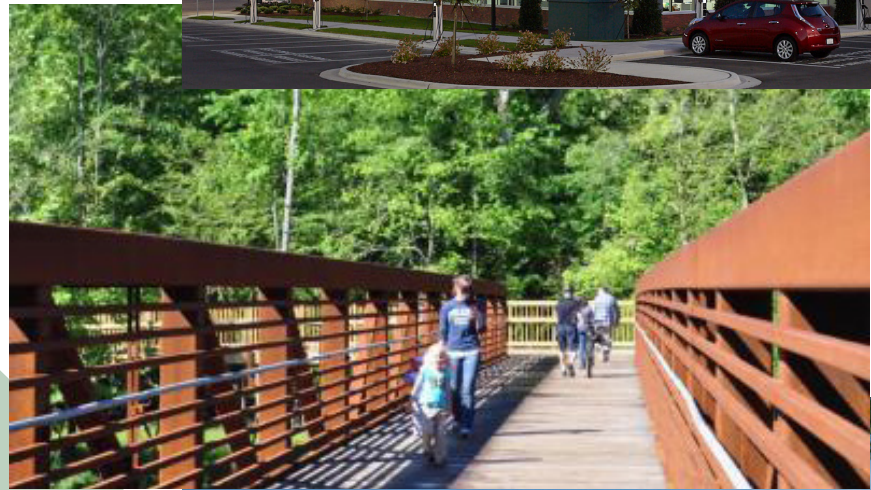
NC Highway 42 and Glen Laurel Road, the site is located less than 5 minutes from the new bio-manufacturing facilities of Grifols and Nova Nordisk.

This development includes multifamily, hospitality, office, self-storage, and retail.



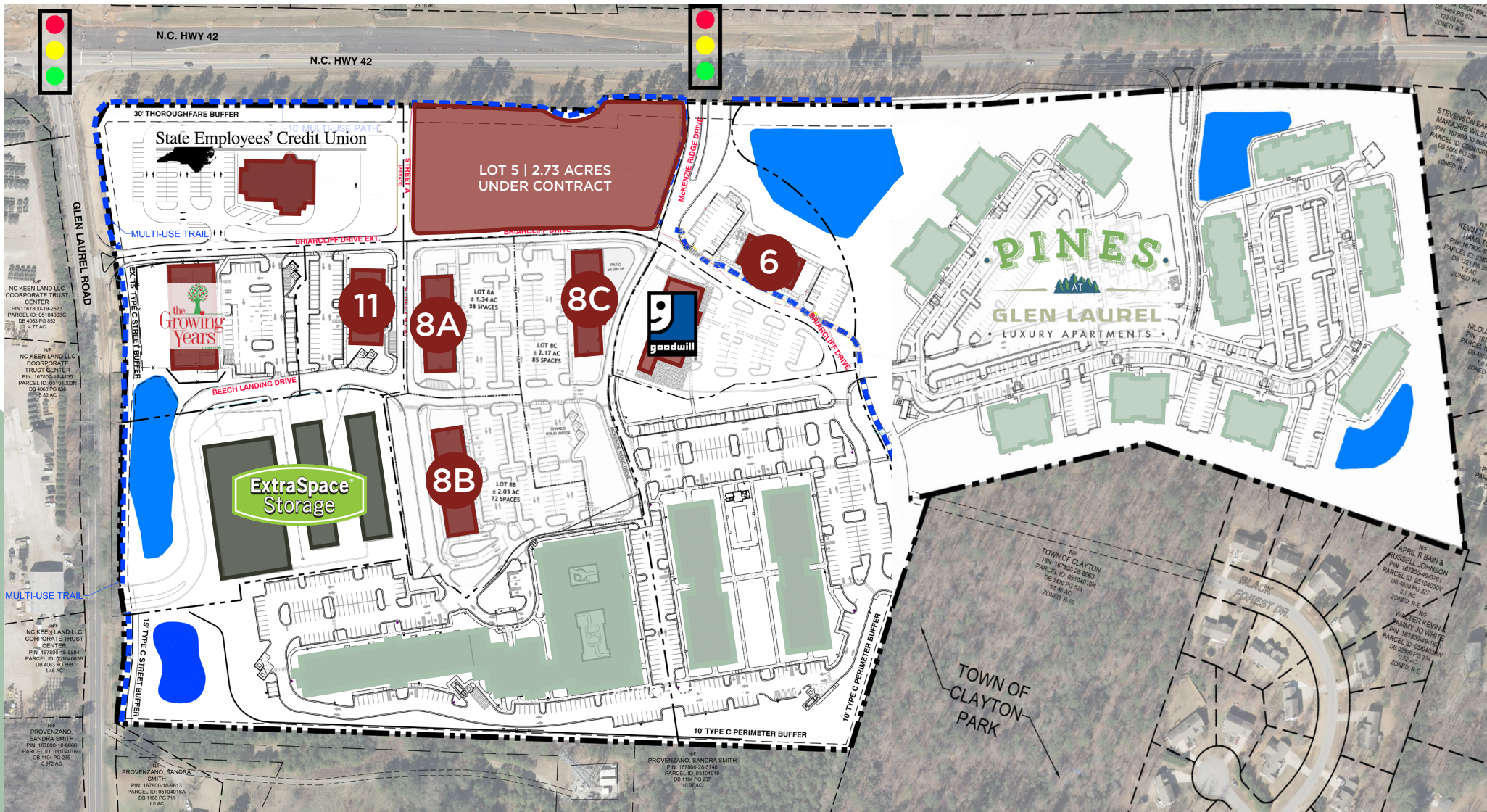


- \$2 Billion expansion of Novo Nordisk's bio-manufacturing facility
- \$210 Million expansion of Grifol's bio-manufacturing facility
- \$58.7 Million NC-DOT contract to expand NC Highway 42 directly in front of The Shoppes at Glen Laurel
- \$30 Million investment for Caterpillar Machine Development Center (CMDC) on 150 acres at Glen Laurel Road and NC Highway 42
- \$13 Million investment at Johnston Regional Airport for Blue Line Aviation's headquarters, state-of-the-art hangar, and flight school
- \$12 Million NC investment for Bayer CropScience including Eastern Bee Care Technology Station across from The Shoppes at Glen Laurel
- Site is located within an opportunity zone



# Johnston County

# Site Plan



Retail/Office



Multifamily

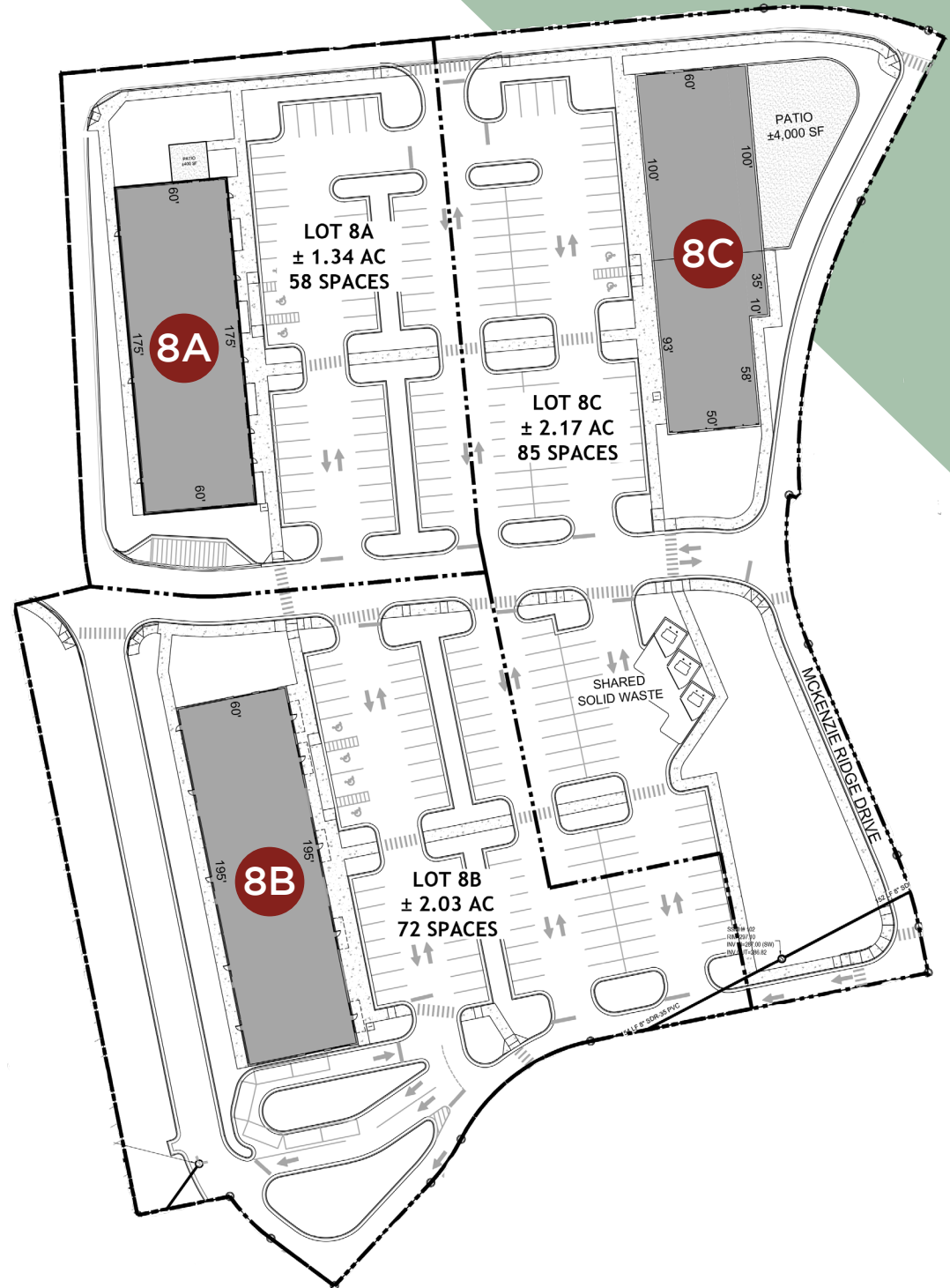


Self-Storage

Located in Johnston County, North Carolina, this mixed-use development opportunity lies just outside the city of Raleigh. Situated at the signalized intersection of NC Highway 42 and Glen Laurel Road, the site is located less than 5 minutes from the new bio-manufacturing facilities of Grifols and Nova Nordisk. The property falls within an Opportunity Zone. This development includes retail, office, multifamily, and self-storage.

Small shop buildings are available for lease with flexible square footage options. All buildings are 60 feet deep.

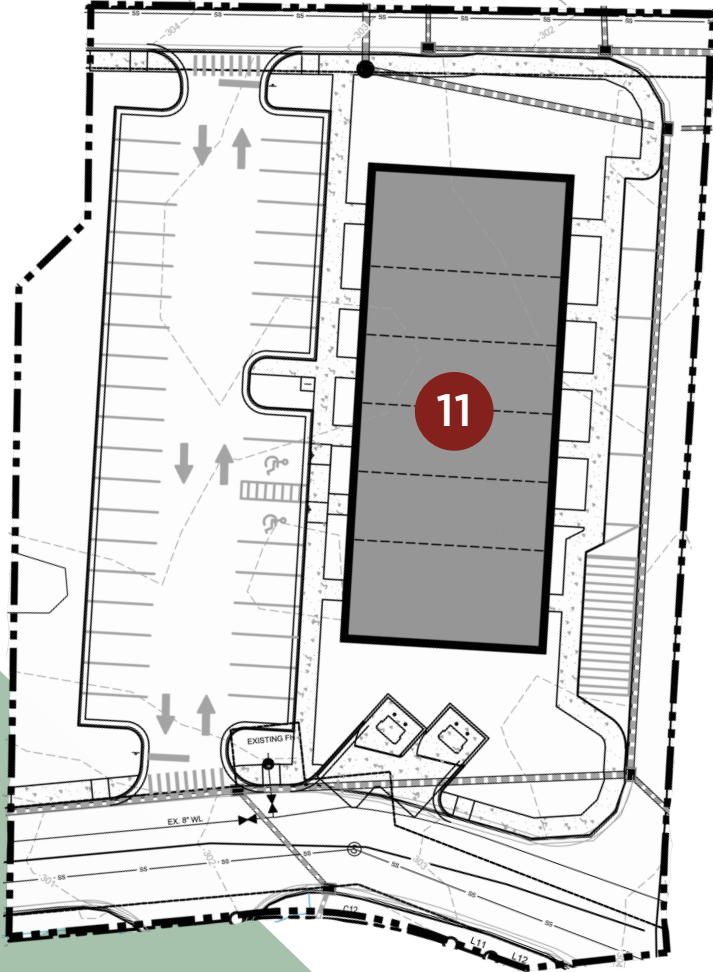
- Building 8A: 1,200 up to 10,500 SF
- Building 8B: 1,200 up to 11,700 SF with Drive-Thru
- Building 8C: 1,200 up to 11,000 SF



## Small Shop Space

# Small Shop Space

- Building 6: Up to 3,591 SF (Subdividable)  
**Available Now**
- Building 11: 1,200 up to 8,400 SF

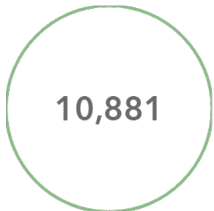


## TARGET MARKET SUMMARY

The Shoppes at Glen Laurel

Drive time of 5 minutes

### KEY FACTS



Population



Median Age



Average Household Size



Average Household Income

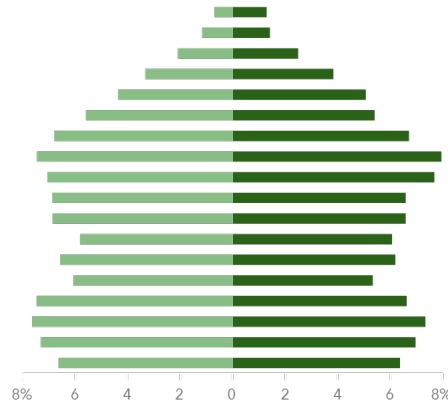


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## AGE PYRAMID



The largest group: 2020 Females Age 50-54  
The smallest group: 2020 Males Age 85+

## BUSINESS



411

Total Businesses



3,103

Total Employees

## ANNUAL LIFESTYLE SPENDING



\$2,242

Travel



\$69

Theatre/Operas/Concerts



\$83

Movies/Museums/Parks



\$62

Sports Events



\$5

Online Games



\$103

Audio

## Tapestry Segments



10A

Southern Satellites  
1,430 households

35.7%  
of Households



4A

Soccer Moms  
1,078 households

26.9%  
of Households



4C

Middleburg  
888 households

22.2%  
of Households

Click each tapestry segment name to open their detailed profiles.

# 2020 Esri Demographics

## 5 Minute Drive Time

# 2020 Esri Demographics

10 Minute Drive Time

## TARGET MARKET SUMMARY

The Shoppes at Glen Laurel

Drive time of 10 minutes

### KEY FACTS

47,911

Population

37.6

Median Age

2.7

Average Household Size

\$86,498

Average Household Income

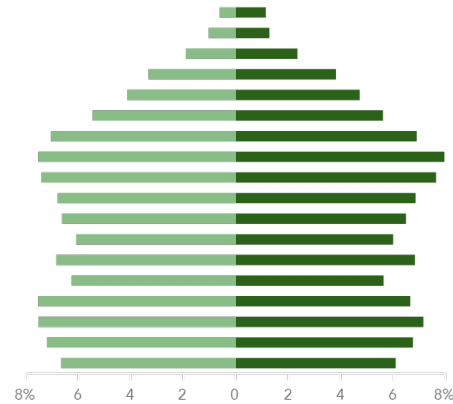
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## AGE PYRAMID



The largest group: 2020 Females Age 50-54  
 The smallest group: 2020 Males Age 85+

## BUSINESS



1,250

Total Businesses



9,995

Total Employees

## ANNUAL LIFESTYLE SPENDING



\$2,318

Travel



\$73

Theatre/Operas/Concerts



\$89

Movies/Museums/ Parks



\$63

Sports Events



\$5

Online Games



\$106

Audio

## Tapestry Segments



4C

Middleburg  
6,099 households

34.9%  
of Households



4A

Soccer Moms  
4,190 households

24.0%  
of Households



10A

Southern Satellites  
1,973 households

11.3%  
of Households

Click each tapestry segment name to open their detailed profiles.



## TARGET MARKET SUMMARY

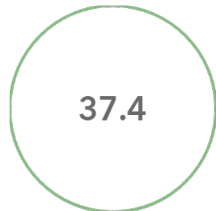
The Shoppes at Glen Laurel

Drive time of 15 minutes

### KEY FACTS



Population



Median Age



Average Household Size



Average Household Income

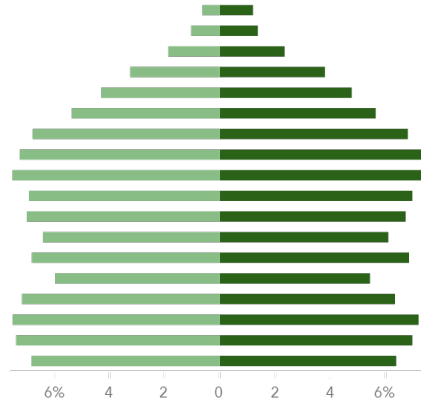


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## AGE PYRAMID



The largest group: 2020 Females Age 50-54  
The smallest group: 2020 Males Age 85+

## BUSINESS



1,969

Total Businesses



16,706

Total Employees

## ANNUAL LIFESTYLE SPENDING



\$2,229

Travel



\$69

Theatre/Operas/Concerts



\$86

Movies/Museums/Parks



\$60

Sports Events



\$5

Online Games



\$103

Audio

## Tapestry Segments



4C

Middleburg  
11,694 households

37.3%  
of Households



4A

Soccer Moms  
6,104 households

19.5%  
of Households



7A

Up and Coming Families  
4,120 households

13.1%  
of Households

Click each tapestry segment name to open their detailed profiles.

# 2020 Esri Demographics

## 15 Minute Drive Time



Redefining commercial real estate from the ground up.



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