



RETAIL PROPERTY FOR LEASE

MARKETPLACE AT FLOWERS CROSSROADS

HWY 42 & FLOWERS PARKWAY, CLAYTON, NC 27527



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,500 - 5,500 SF
Lease Rate:	Please call
Building Size:	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. 9,400 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
- 7,850 residential lots approved in Johnston County through June 2020

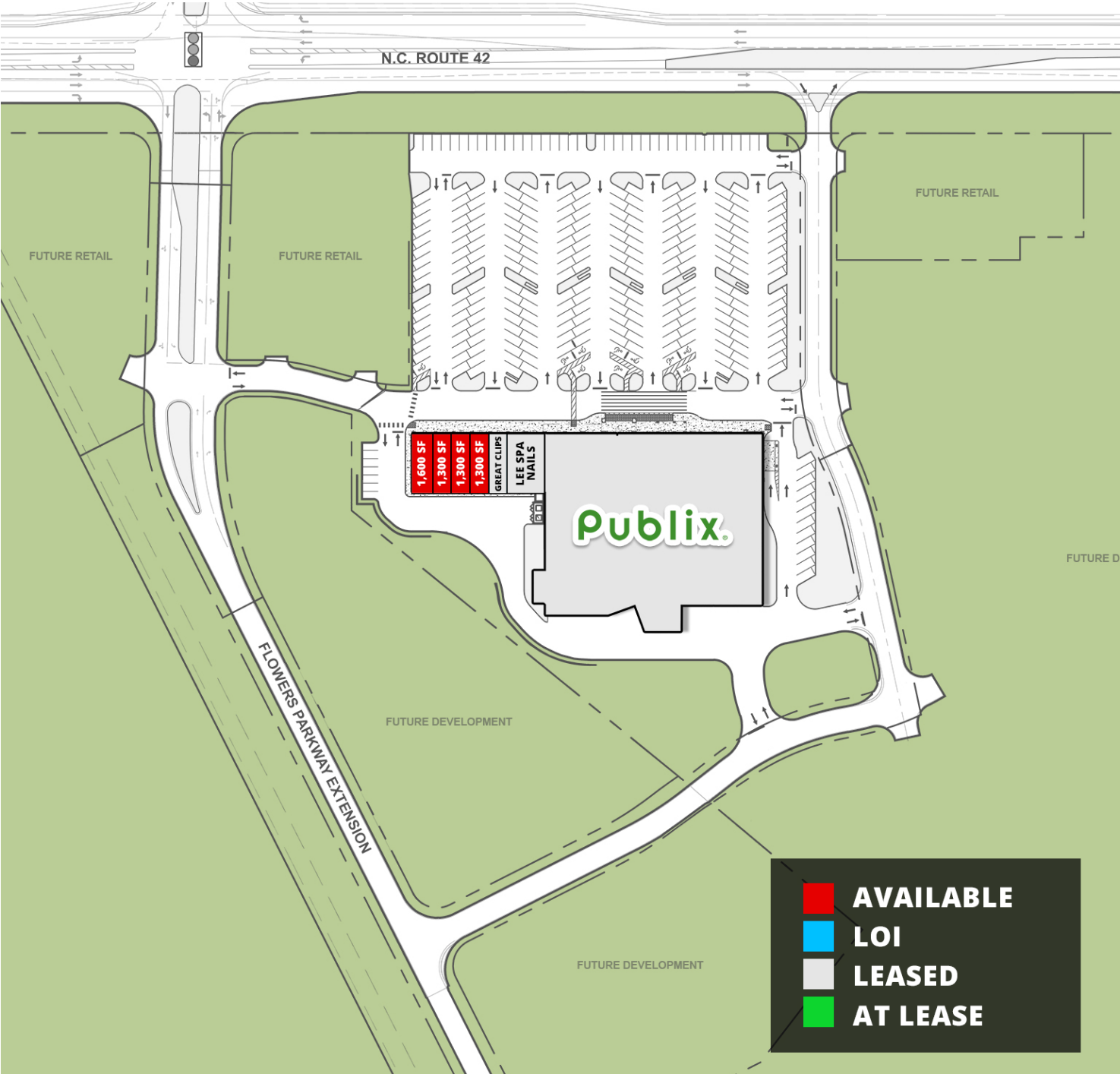
DEMOGRAPHICS

	2 Miles	3 Miles	5 Miles
Total Households:	3,646	6,883	11,393
Total Population:	10,937	20,126	33,304
Average HH Income:	\$98,971	\$100,360	\$96,596

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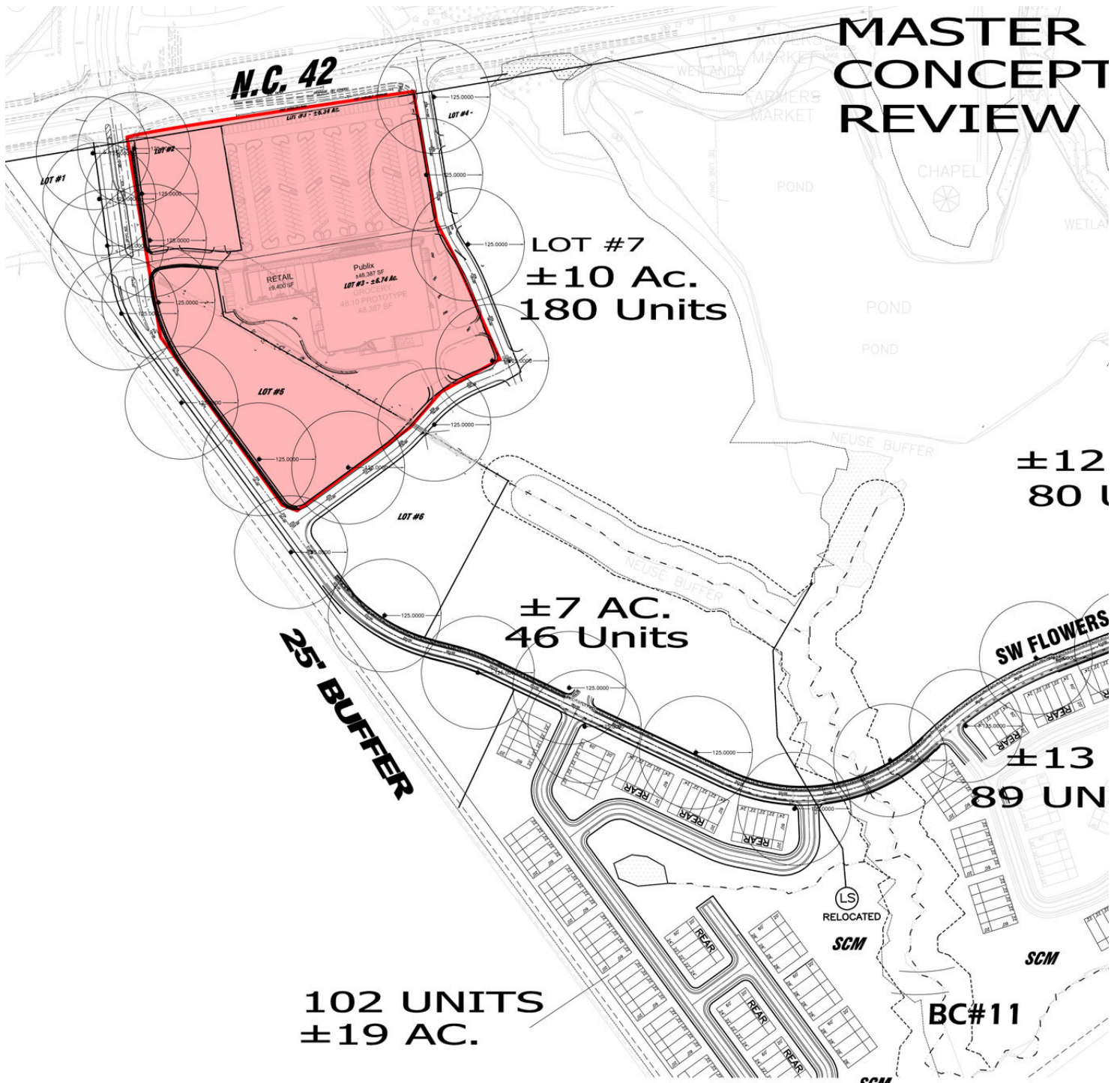
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SITE PLAN



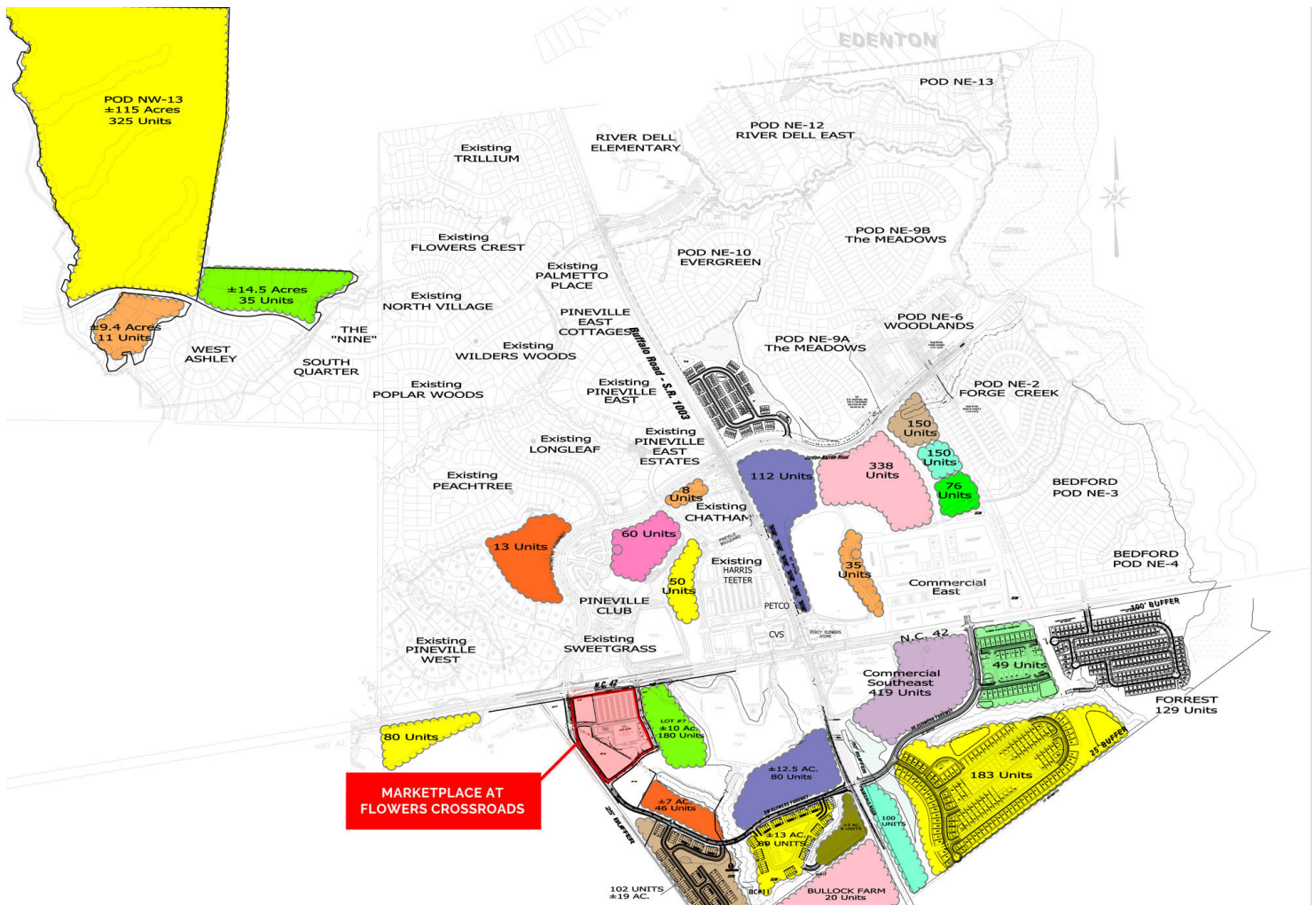
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dre **DIVARIS**
REAL ESTATE, INC.



HWY 42 & FLOWERS PARKWAY, CLAYTON, NC 27527

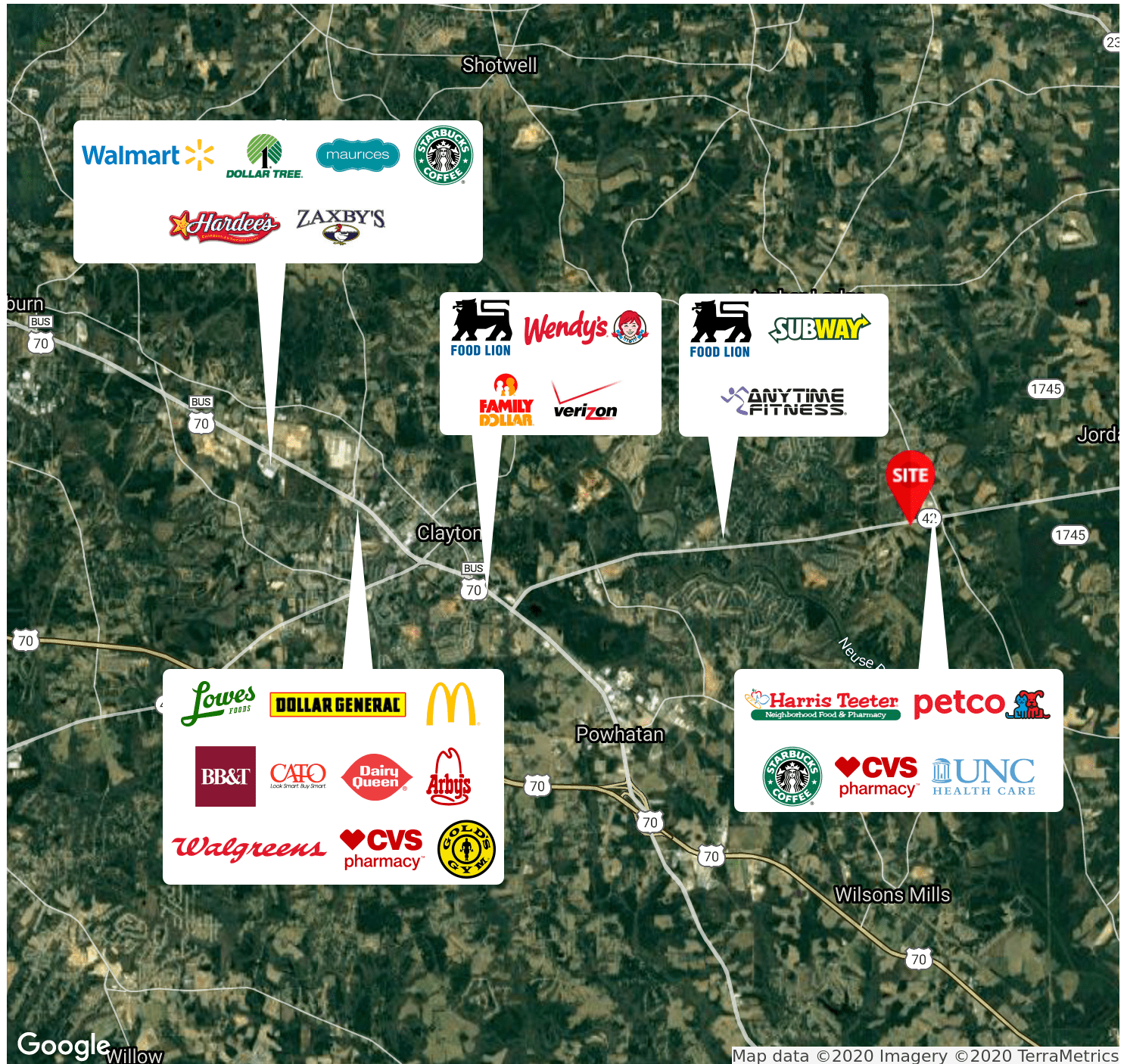
DENSITY MAP

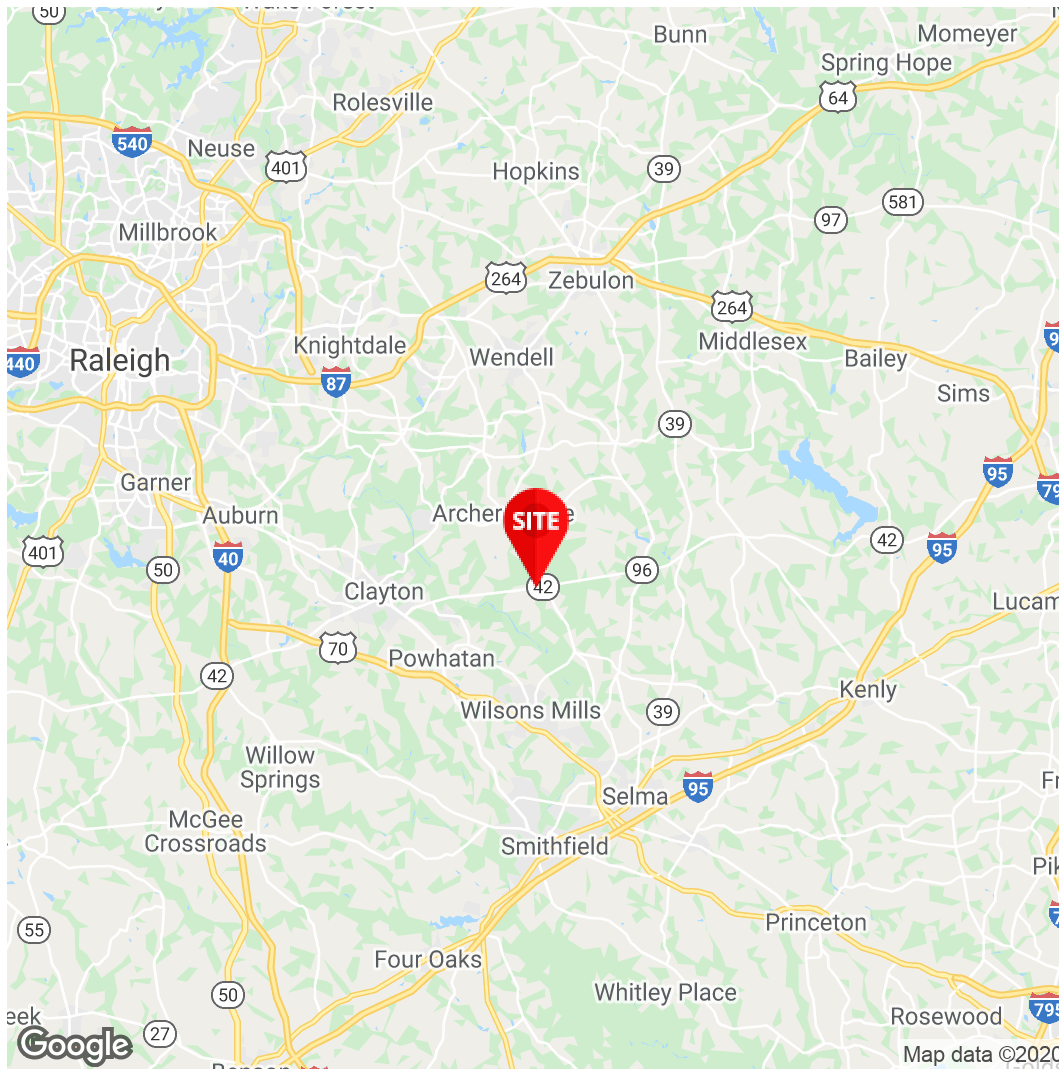


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RETAILER MAP





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