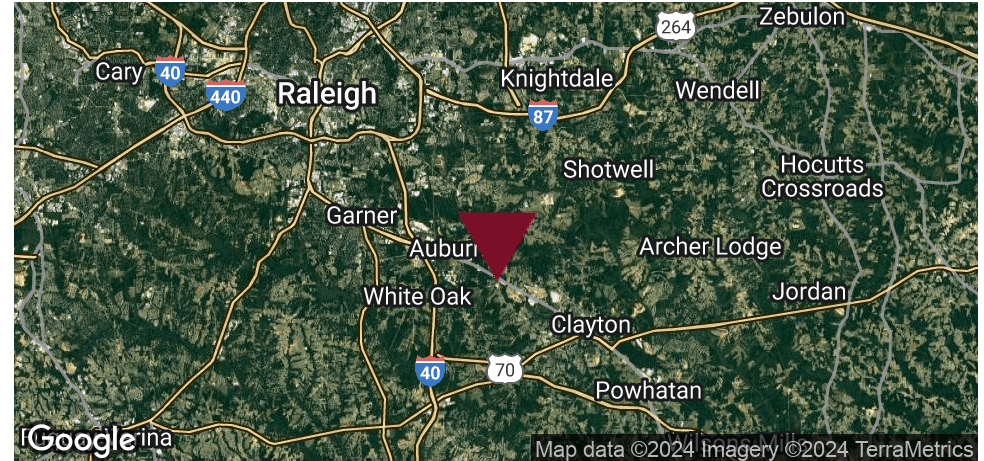


LAND AVAILABLE FOR GROUND LEASE

3008 US HIGHWAY 70 E, CLAYTON, NC 27520



OFFERING SUMMARY

Available SF:	1.09 Acres
Lease Rate:	Subject to use, contact broker for details
Lot Size:	1.09 Acres
Zoning:	CMX
Market:	Raleigh/Durham
Submarket:	Johnston County
Traffic Count:	31,500

PROPERTY OVERVIEW

Land parcel available for ground lease with excellent visibility on highly trafficked US-70 E in Clayton with an annual daily traffic count of 31,500. Lot is paved and lined for truck parking, however CMX zoning allows for many uses such as a bar, restaurant, convenience store, parking, vehicle sales, etc. Uses subject to municipality approval. Contact broker for details.

PROPERTY HIGHLIGHTS

- Ground lease
- Excellent visibility on US 70 E
- CMX Zoning allows for many uses



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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,086	32,067	106,787
Average Age	31.6	37.9	38.1
Average Age (Male)	31.3	37.6	37.0
Average Age (Female)	33.2	38.3	39.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	362	12,398	40,141
# of Persons per HH	3.0	2.6	2.7
Average HH Income	\$52,689	\$54,595	\$73,903
Average House Value	\$186,652	\$145,934	\$179,136

* Demographic data derived from 2020 ACS - US Census

