

RETAIL **FOR** LEASE

at FLOWERS PLANTATION

34 Oleander Drive
Clayton, NC 27527



Great
Tenant Mix



Dedicated
Parking



Rapidly
Growing Area



Hwy 42
Location

AVAILABILITY

Ste 103: ± 1,854 SF

Lease Rate: \$25.00 | PSF | NNN



Leasing Agent

JAMES TROXLER

Vice President, Brokerage

(919) 645.2771

jamestroxler@yorkproperties.com

Features

DETAILS

- **21,000 +** Vehicles Daily on Hwy 42
- Adjacent to Flowers Plantation
- Average Household income: **\$169,984** (1-mile)
- 50+ Parking Spaces
- Located within one of Johnston County's fast-growing residential corridors
- **18% projected population growth by 2030**



* Rendering showcasing the building's planned exterior painting

Property Photos



AVAILABILITY

Ste 103: ± 2,149 SF

RATE

\$25.00 PSF | NNN



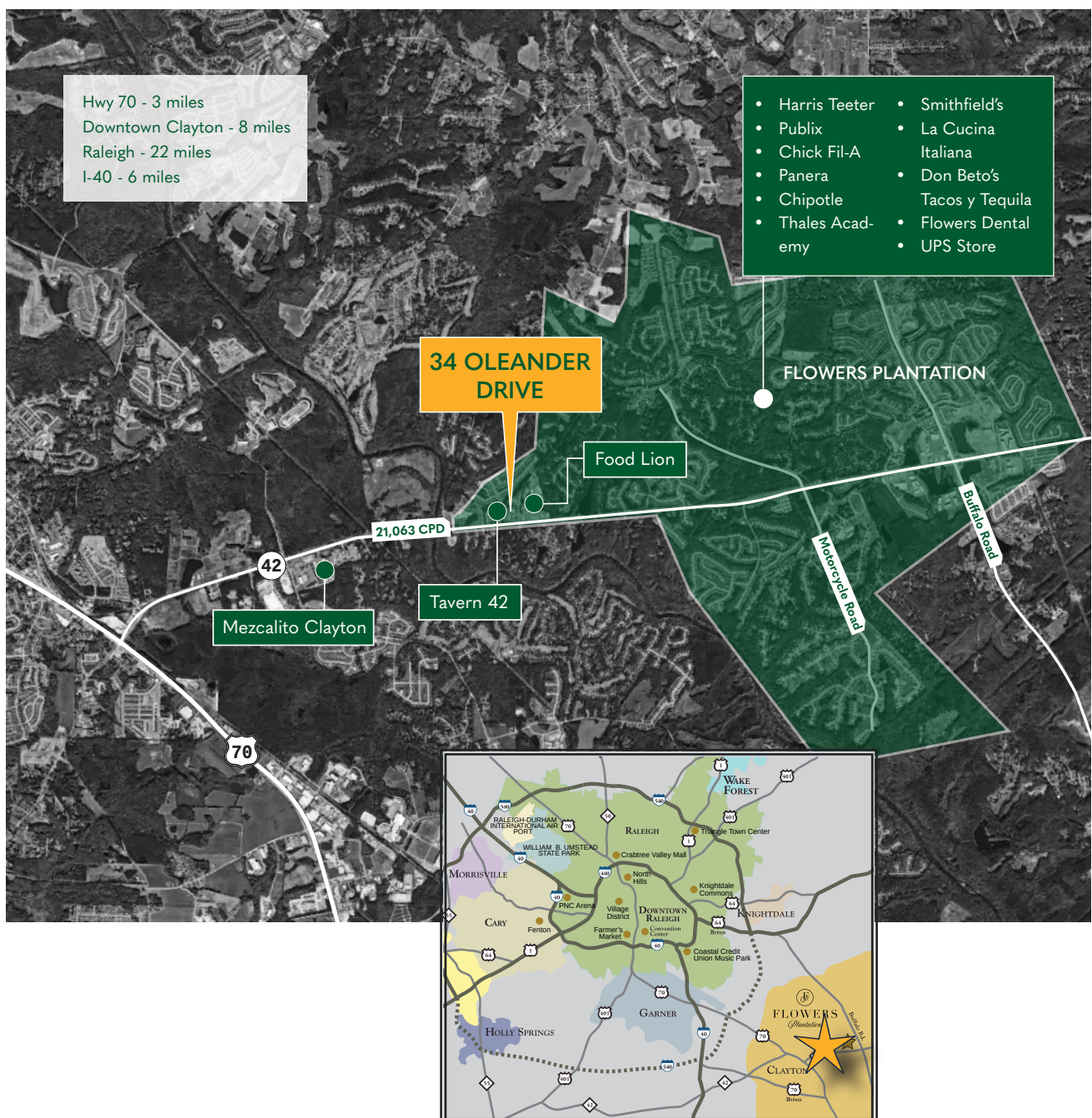
TENANT ROSTER

#	TENANT	SQFT	#	TENANT	SQFT
101	Epic Physical Therapy	2,180	105	Yoga Studio	2,096
102	Music Studio and Lesson	2,406	106	Bounce Blow Dry Bar	1,720
103	AVAILABLE	1,854	107	Magnolia Healthcare	2,579
104	Calm and Focus Therapy	2,114			

LOCATION

34 Oleander Drive is strategically positioned at the front door of **Flowers Plantation**, one of Johnston County's largest and most dynamic master-planned communities within the rapidly expanding Triangle Area. Located in Clayton just off **Hwy 42** and approximately 3 miles from **Hwy 70**, the property benefits from excellent visibility and accessibility. The property is located within one of the region's fastest-growing retail corridors providing access to a strong and expanding population base, making it well-positioned for continued growth and increasing consumer demand.

Aerial



Town of Clayton

Clayton is one of the fastest-growing communities in the Triangle region, offering a blend of small-town charm and expanding residential and commercial development. Located southeast of Raleigh with convenient access to I-40 and NC Highway 42, the town is home to a growing population, new housing communities, local businesses, retail centers, parks, and recreational amenities. Clayton is also home to major employers and industries, including Grifols, while continuing to attract new investment and development throughout the area.

Demographics

2026

[34 Oleander] [Clayton, NC]		1 mi radius	3 mi radius	5 mi radius
POPULATION	Population			
	2025 Estimated Population	5,920	28,889	70,090
	2030 Projected Population	6,978	33,598	81,741
	2020 Census Population	4,963	23,941	56,986
	2010 Census Population	3,156	13,587	36,807
	Projected Annual Growth 2025 to 2030	3.6%	3.3%	3.3%
	Historical Annual Growth 2010 to 2025	5.8%	7.5%	6.0%
	2025 Median Age	38.3	37.5	36.3
HOUSEHOLDS	Households			
	2025 Estimated Households	2,094	10,207	25,786
	2030 Projected Households	2,518	12,123	30,694
	2020 Census Households	1,660	8,209	20,533
	2010 Census Households	1,057	4,668	13,185
	Projected Annual Growth 2025 to 2030	4.1%	3.8%	3.8%
	Historical Annual Growth 2010 to 2025	6.5%	7.9%	6.4%
INCOME	Income			
	2025 Estimated Average Household Income	\$169,984	\$162,885	\$128,636
	2025 Estimated Median Household Income	\$137,872	\$122,496	\$103,179
	2025 Estimated Per Capita Income	\$60,126	\$57,551	\$47,333
EDUCATION	Education (Age 25+)			
	2025 Estimated Elementary (Grade Level 0 to 8)	3.6%	2.7%	2.0%
	2025 Estimated Some High School (Grade Level 9 to 11)	1.5%	1.5%	3.3%
	2025 Estimated High School Graduate	9.0%	17.7%	22.1%
	2025 Estimated Some College	16.1%	17.3%	19.6%
	2025 Estimated Associates Degree Only	11.6%	11.6%	12.3%
	2025 Estimated Bachelors Degree Only	38.9%	33.8%	28.2%
	2025 Estimated Graduate Degree	19.2%	15.4%	12.5%
BUSINESS	Business			
	2025 Estimated Total Businesses	158	686	1,767
	2025 Estimated Total Employees	689	4,318	11,438
	2025 Estimated Employee Population per Business	4.4	6.3	6.5
	2025 Estimated Residential Population per Business	37.5	42.1	39.7