

*MEDICAL OFFICE FOR SALE OR LEASE*

# CLAYTON PROFESSIONAL CENTER

CLAYTON, NC 27520



**NAI** TRI PROPERTIES



# PROPERTY OVERVIEW

A new two story brick medical office building near downtown Clayton along NC 42/S Lombard Street and .2 miles to Highway Business 70.

<b>ADDRESS</b>	890 S Lombard Street, Clayton, NC 27520
<b>BUILDING SIZE</b>	Approximately 20,000 RSF
<b>AVAILABLE SPACE</b>	Space 1A*: 1,661 RSF Space 1B*: 2,763 RSF Space 1C*: 2,416 RSF Space 2: 3,327 RSF *Max Contiguous 6,840 RSF
<b>RENTAL RATE</b>	\$27.50/SF, NNN with estimated TICAM \$6/SF TI Allowance \$60/SF
<b>SALE PRICE</b>	\$350/SF for shell delivery
<b>SHELL DELIVERY</b>	End of 2026
<b>TRAFFIC COUNTS</b>	S Lombard St - 17,500 vehicles per day US Hwy 70 Business - 38,000 vehicles per day
<b>PARKING</b>	5 spaces per 1,000 SF
<b>CLAYTON PROFESSIONAL CENTER PRACTICES</b>	<ul style="list-style-type: none"><li>• OBGYN</li><li>• E-Pulmonary and Sleep Medicine</li><li>• Nephrologist</li><li>• RMG Gastroenterology - Clayton Endoscopy Center</li><li>• UNC REX Heart and Vascular</li></ul>
<b>HIGHLIGHTS</b>	<ul style="list-style-type: none"><li>• Part of Clayton Professional Center</li><li>• All units have ground level entries</li><li>• Lower level units offer personal outdoor suite entries</li><li>• Convenient access to downtown Clayton</li><li>• .2 Miles from Hwy Business 70</li><li>• Frontage along S. Lombard St/NC 42</li><li>• .7 Miles from Downtown Clayton</li><li>• 2.2 Miles from Johnston UNC Health Care Hospital</li></ul>

## CONTACT

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PAXTON MASSARELLI | 919.271.8040 | pmassarelli@triprop.com





# TRIANGLE REGION



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# LOCATION

UNC REX  
Heart and Vascular

RMG Gastroenterology -  
Clayton Endoscopy Center

West Clayton  
Elementary School

Johnston  
UNC Health Care Hospital  
2.2 Miles

Downtown  
Clayton  
.7 Miles



S LOMBARD ST

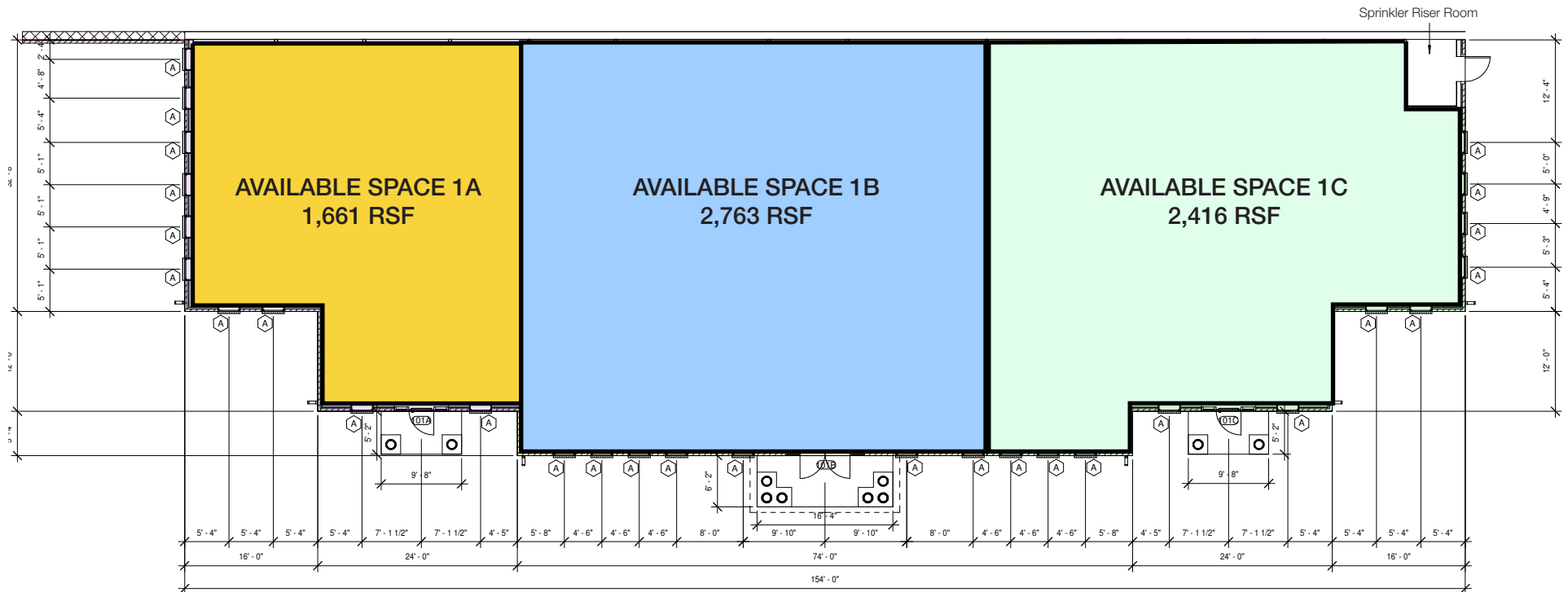
890 S. LOMBARD ST.  
Committed practices include:

- OBGYN
- Nephrologist





# FLOOR PLAN



LOWER LEVEL  
~6,840 SF

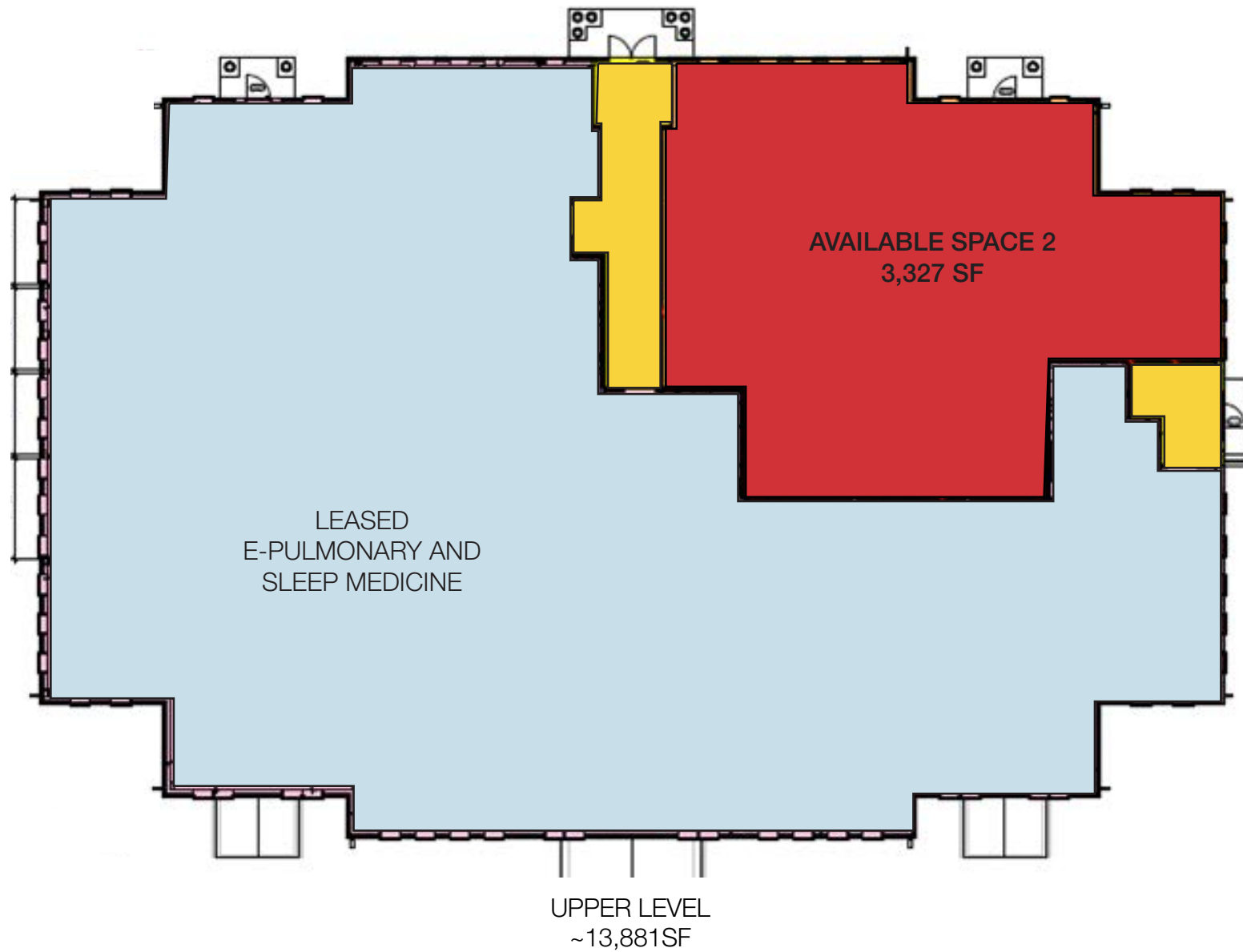
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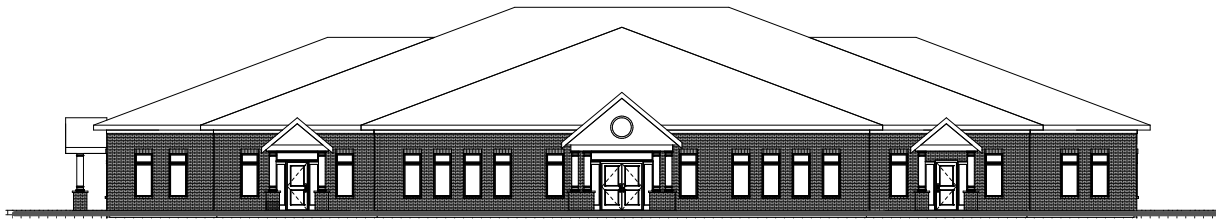
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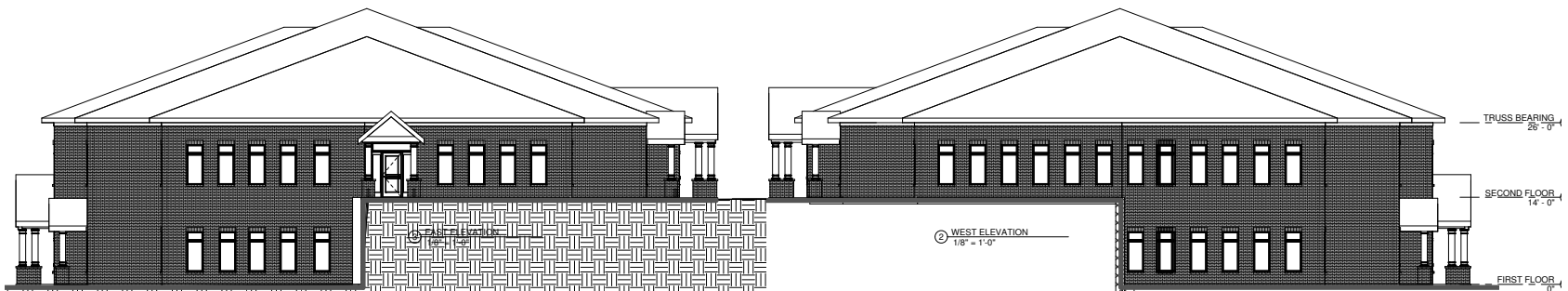
# BUILDING IMAGES



① SOUTH ELEVATION  
1/8" = 1'-0"



① NORTH ELEVATION  
1/8" = 1'-0"



② WEST ELEVATION  
1/8" = 1'-0"

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# AMENITIES

All of below is within one mile of 890 S Lombard Street. Additionally, West Clayton Elementary School, Clayton High School, and Clayton Middle School are within a mile, providing convenient access to a large growing population of potential patients, particularly children and their families.

## FOOD

Arby's  
Biscuitville  
Bojangles  
Boulevard West  
Burger King  
Char-Grill  
Clayton Pizzeria and Sandwiches  
Clayton Steakhouse  
Cleveland Draft House  
Crawford Cookshop  
Culver's  
Dairy Queen Grill & Chill  
Deep River Brewing Company  
Domino's Pizza  
Don Beto's Tacos  
Dunkin'  
El Patron 323 Clayton  
Emperor's Choice Chinese  
Festejos Restaurant Bar & Grill  
Firehouse Subs  
First Street Tavern  
Jamaica Bites  
Jones Café  
JuiceVibes  
Lil Hombre Smoked Taco Joint

Mannings  
McDonald's  
McKinley's Restaurant & Pub  
Nancy Jo's Homemade of Clayton  
Nina's Restaurant & Bar  
Patty Cake's Littlest Cupcake Shop  
Pizza Hut  
Primo Pizza  
Revival 1869  
Rockin' Comet Diner  
Shabam Hot Dogs & Tacos  
Smithfield's Chicken 'N Bar-BQ  
St George Subs & Grill  
Sushi Iwa Clayton  
Taco Bell  
Tacos Y Burritos  
Venero's Pizzeria  
Vida Dulce  
Vinson's Pub & Eatery  
Wendy's

## MEDICAL

Clayton Pediatrics  
Delvin Orthodontics  
Raleigh Radiology  
Clayton Endoscopy Center  
Johnston UNC Health Care Hospital  
UNC REX Heart & Vascular  
Vinson Orthodontics  
Wake Pediatric GI

## SERVICES

AutoZone  
Bank of America  
Bexley House  
Clayton Farm and Community Market  
Comfort Suites  
CVS  
Dollar General  
Epic Axe  
Family Medical Supply  
First Citizens Bank  
First National Bank  
Fit4life Health  
Food Lion  
Goodwill Industries  
Lowes Foods

Main Street Jewelers  
Monster Indoor Batting Cages  
O'Reilly Auto Parts  
Purna Yoga East  
Queen Nails and Spa  
Rainbow Lanes Family Fun Center  
Roxie Daizy Pet Salon  
State Employees Credit Union  
Sunshine Autowash  
The Design Haus  
Truist  
United Community Bank  
Walgreens  
Wells Fargo Bank

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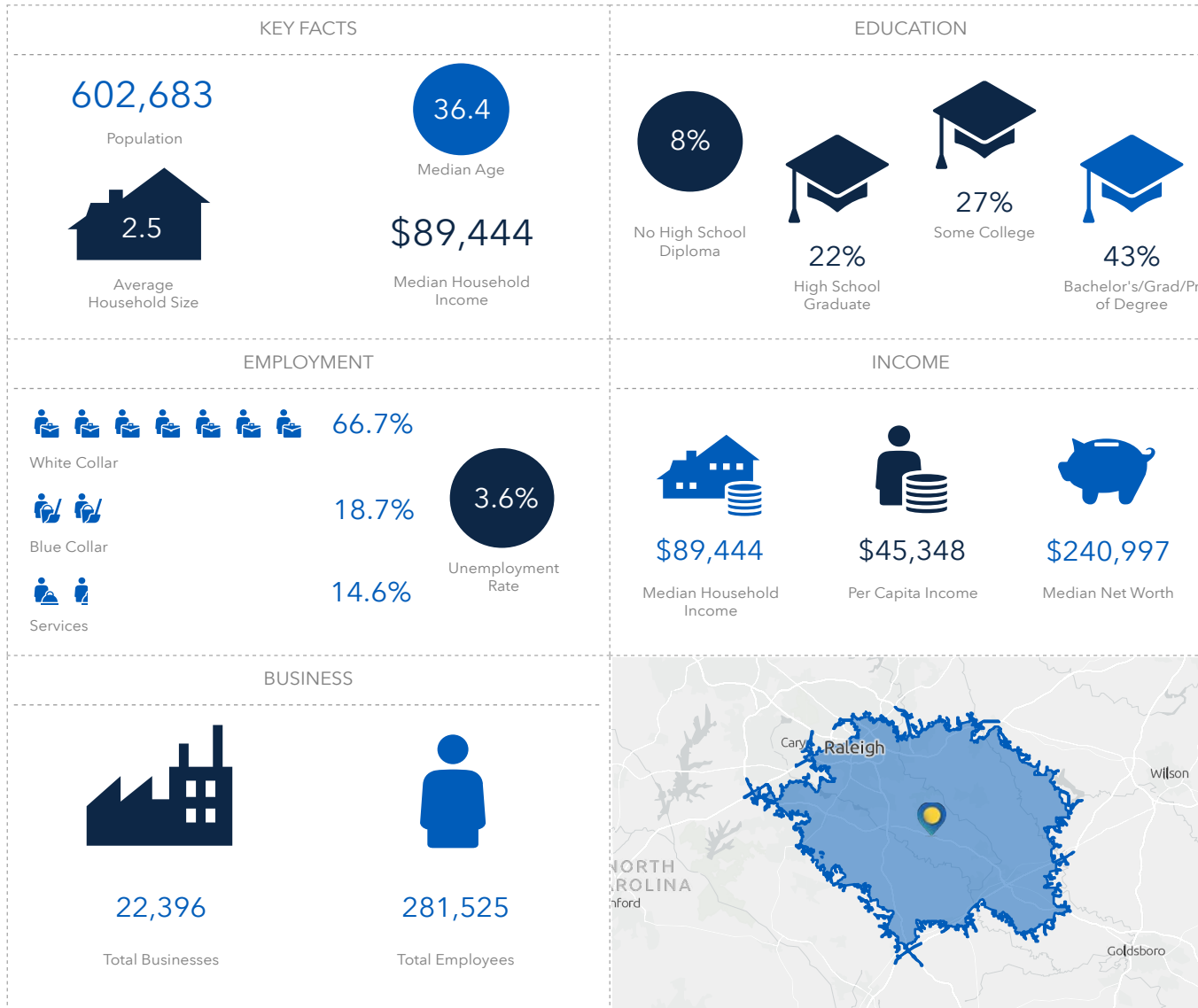
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# DEMOGRAPHICS

## 27 MINUTE AVERAGE COMMUTE DRIVE TIME



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