



HWY 42 WEST
CLAYTON, NC 27520

**Governmental Wastewater Allocation Secured
for Development of 29 and 89 HealthPark Way**



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NAITRI PROPERTIES



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PROPERTY OVERVIEW

TOTAL SF PLANNED:	5 one-story buildings 70,000 SF of Medical/Office	
AVAILABLE:	20,000 SF Available, Bldg. 89 - Permits Approved 2,768 SF Available, Bldg. 29 - Permits Pending, <i>Occupancy by end of 2026</i> Governmental wastewater allocation secured for development of 29 and 89 HealthPark Way Generous upfit allowance	
RENTAL RATE	\$29.50/SF, NNN + TICAM: \$6.50/SF	
PARKING:	Approximately 5 spaces per 1,000 SF included	
PRIME LOCATION:	Located across Johnston UNC Health Clayton Hospital Excellent visibility fronting Highway 42 Easy access to Hwy. 70 Bypass 5 minute drive to restaurants, banks, amenities	
PROPERTY FEATURES:	Medical/Business Park Setting Signalized Ingress and Egress Exceptional Visibility Local Ownership Bulding Signage Available on Highway 42	
EXISTING TENANTS:	Primary Care Urgent Care Rheumatology	Ophthalmology Ear, Nose, and Throat Dialysis

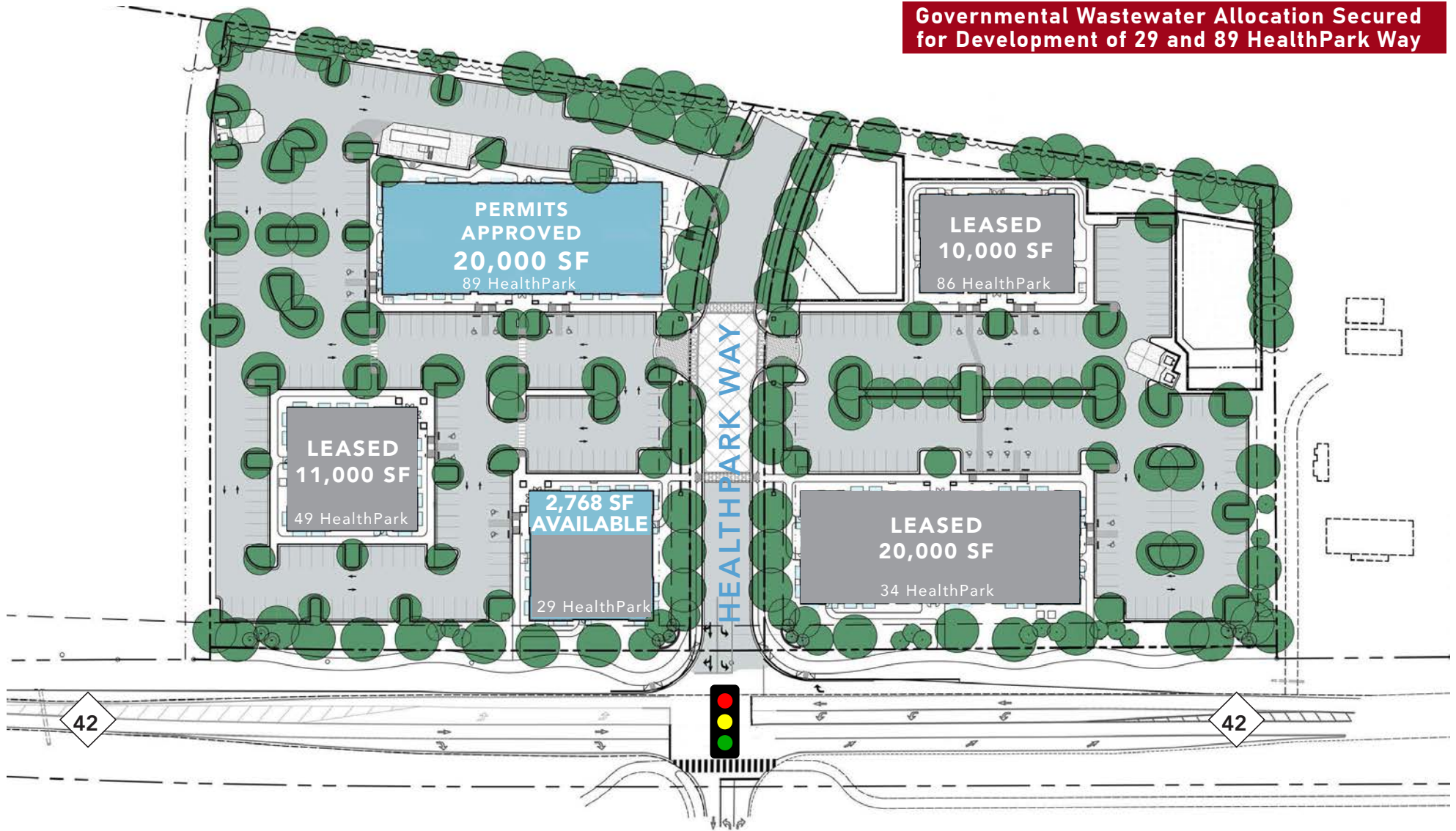




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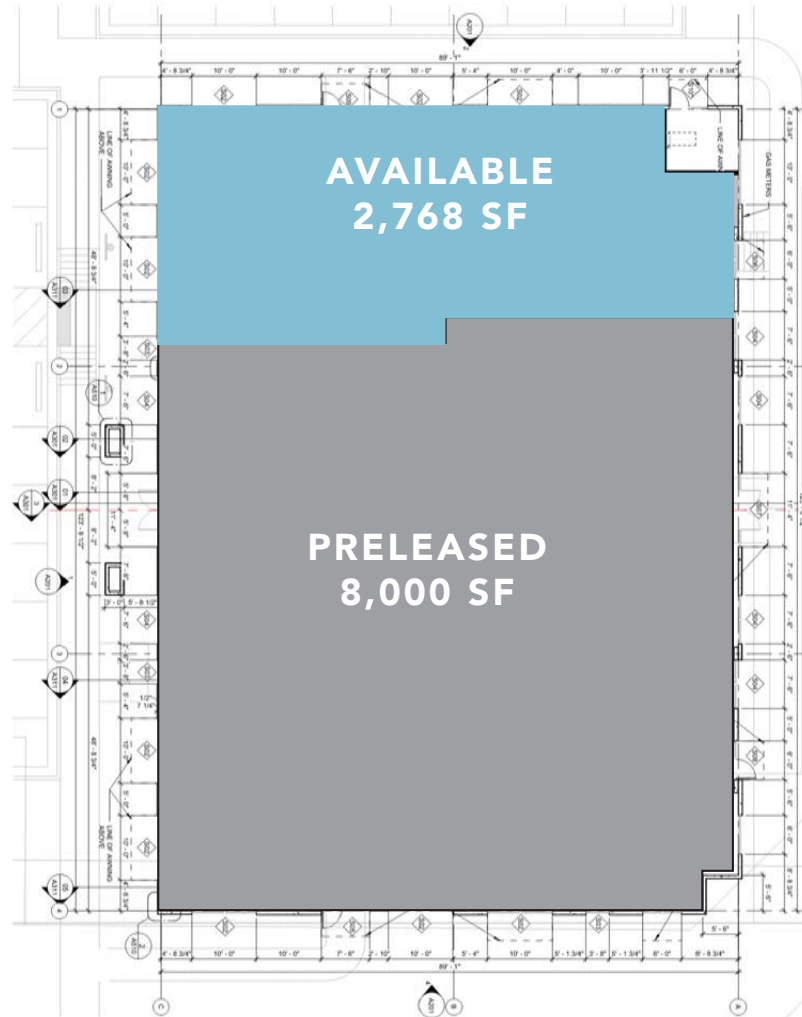




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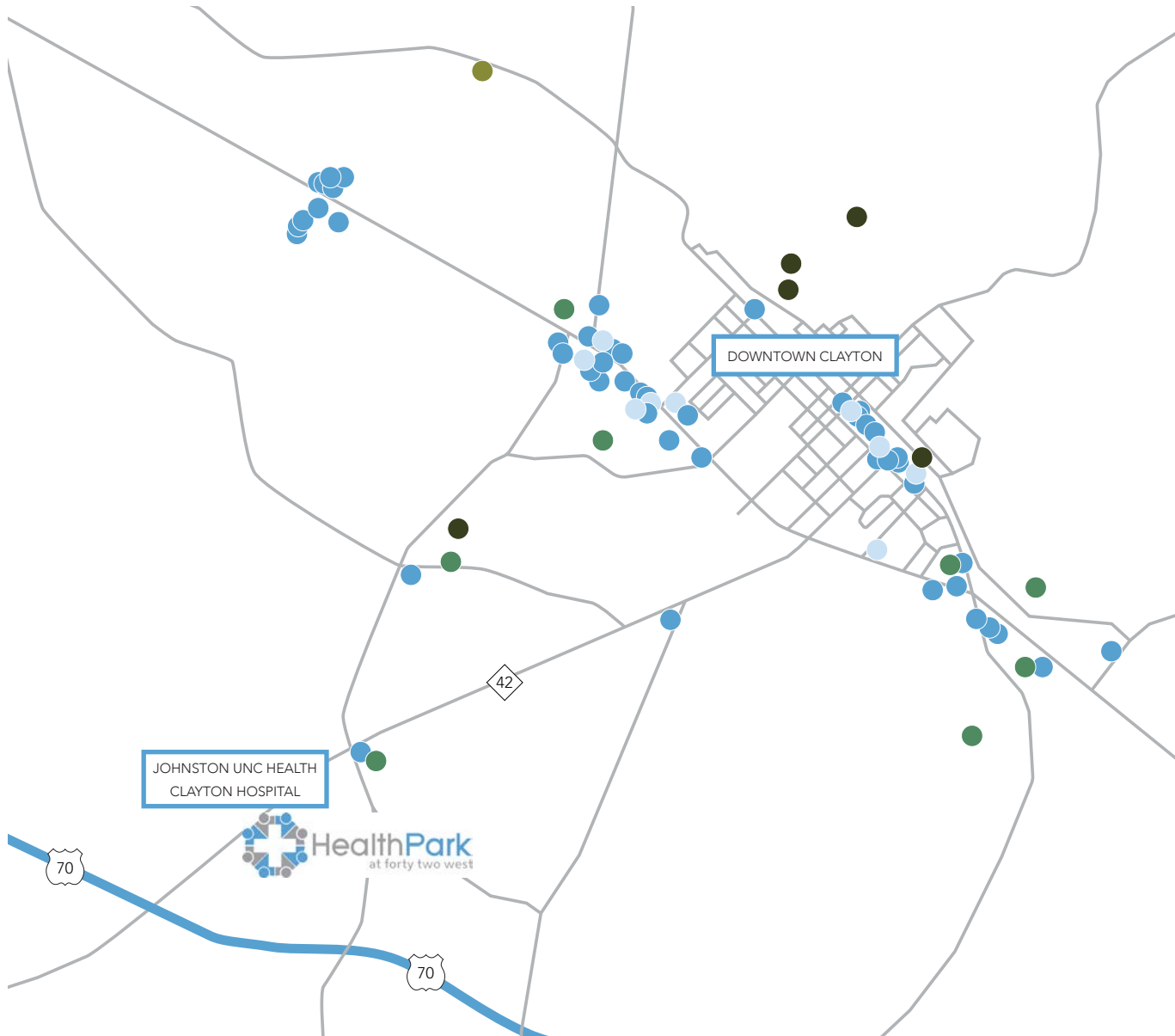
29 HealthPark
Occupancy by end of 2026

End unit with
two sides of
windows





HWY 42 WEST CLAYTON, NC 27520



● RESTAURANTS, BARS, + COFFEE

- | | |
|------------------------------|------------------------------------|
| 3 Olives Pizza & Deli | McDonald's |
| Anthony's Pizza and Pasta | McKinley's Restaurant & Pub |
| Arby's | Nancy Jo's Homemade |
| Biscuitville | Papa John's Pizza |
| Bojangles' | Patty Cake's Littlest Cupcake Shop |
| Boulevard West | Pizza Hut |
| Burger King | Ray's Pizza |
| Caribbean Delight | Revival 1869 |
| Char-Grill | Rockin' Comet Diner |
| Clayton Steakhouse | Sak's Deli |
| Cleveland Draft House | Sal y Pimienta Restaurant |
| Corner Kitch'N | Sheetz |
| Culver's | Sherry's Signature Cheesecakes |
| Dairy Queen Grill & Chill | St George Subs |
| Deep River Brewing Company | Starbucks |
| Domino's Pizza | Sun Arch Buffet |
| Don Beto's Tacos | Taco Bell |
| Dunkin' | Tacos Y Burritos California |
| Fiesta Mexicana Clayton | The Flipside Restaurant & Taproom |
| First Street Tavern | Venero's Pizzeria |
| Hardee's | Vinson's Pub + Eatery |
| Jones Cafe | Wendy's |
| Kobe Japanese Steak House | Wine On Main |
| La Cocina Mexican Restaurant | Zaxby's |
| Mannings Restaurant | |

● BANKS/ATMS

- | | |
|----------------------------------|-----------------------|
| Bank of America Financial Center | KS Bank |
| BB&T | PNC Bank |
| First Citizens Bank | United Community Bank |
| First Federal Bank | Wells Fargo Bank |
| First National Bank | |

● APARTMENTS

- | | |
|-------------------|----------------------------|
| Amelia Station | Heritage Court |
| Amelia Village | Parkside Village |
| Clayton Manor | Pines at Glen Laurel |
| Cobbler's Station | Stallings Mills |
| Greenwood | The Arbors at East Village |

● PARKS/RECREATION

- | | |
|----------------------------|-----------------------------|
| All-Star Park | East Clayton Community Park |
| Clayton Community Park | Legend Park |
| Clayton Parks & Recreation | Municipal Park |



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AREA HOSPITALS

Johnson UNC Health Clayton	0.5 miles	3 min drive
Johnson UNC Health Smithfield	15 miles	21 min drive
WakeMed Raleigh	17.7 miles	21 min drive
Duke Raleigh	20.2 miles	23 min drive
WakeMed Cary	26.5 miles	30 min drive
UNC Rex Raleigh	25.7 miles	31 min drive





HWY 42 WEST CLAYTON, NC 27520

CLAYTON

Located just outside of Raleigh, North Carolina and the Research Triangle Park (RTP), Clayton is the largest town in Johnston County with a population just over 20,000. Affordable housing options, great schools, diverse arts, and recreation options make Clayton the perfect place to live if you are looking to work within one of Clayton's own expanding business sectors (manufacturing, bio-pharmaceutical, health care, etc.). And Clayton's proximity to the future Southeast Extension of the Triangle Expressway (I-540) make Clayton a first choice if you plan to work in the nearby RTP area. Clayton's best asset, however, will never show up in the numbers. What makes Clayton a true gem is its small town heart and wonderful sense of community.

DEMOGRAPHICS

- Population growth: **60,043 (2024) 12% growth from 2019 - 2024**
- Educational attainment: **65% received their bachelor's degree or higher**
- Median household income: **\$75,000 (2024) 13% growth from 2019 - 2024**
- Housing unit growth: **projected to increase by 11.5%**
- Median Age: **37 years old**
- Unemployment rate: **4.1%**

Top 10

Places in NC to
Grow a Family

Top 10

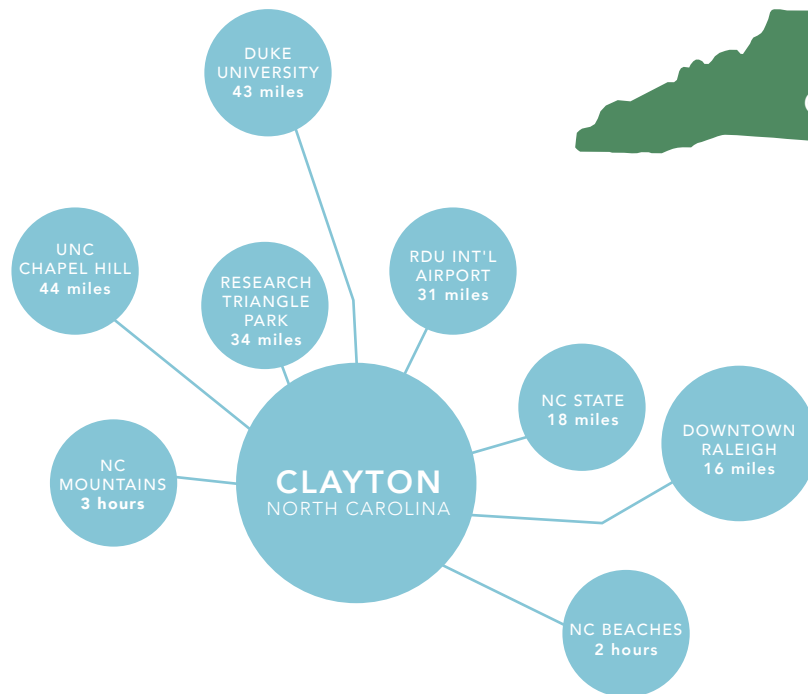
Fastest Growing
Municipalities

5th

Fastest Growing
County in North
Carolina

3.14

people moved to
Clayton, NC each
day in 2016



MAJOR EMPLOYERS

- Caterpillar
- Grifols
- Nova Nordisk
- JCPS
- UNC Johnston Health

Source: Clayton Chamber of Commerce

Leasing Contacts:

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NAITRI PROPERTIES

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