



Contact:

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FOR LEASE

LITTLE CREEK CROSSING

Rare Vacancy Opportunity Amidst Renowned Co-Tenants

Are you seeking a unique business opportunity? Look no further! A rare vacancy has just opened up in a bustling location, at the signalized intersection of Highway 70 East and Shotwell Road. This prime spot offers high visibility and easy access, making it an ideal location for any business.

What makes this opportunity even more enticing is the impressive list of co-tenants. The space is nestled amongst well-established brands such as Firehouse Subs, Little Caesar's Pizza, UPS Store, and Wild Birds Unlimited. These businesses attract a steady stream of customers, ensuring your venture will be exposed to a diverse and broad customer base.

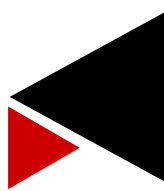
**476 Shotwell Road
Suite 103 & 104
Clayton, NC 27520**

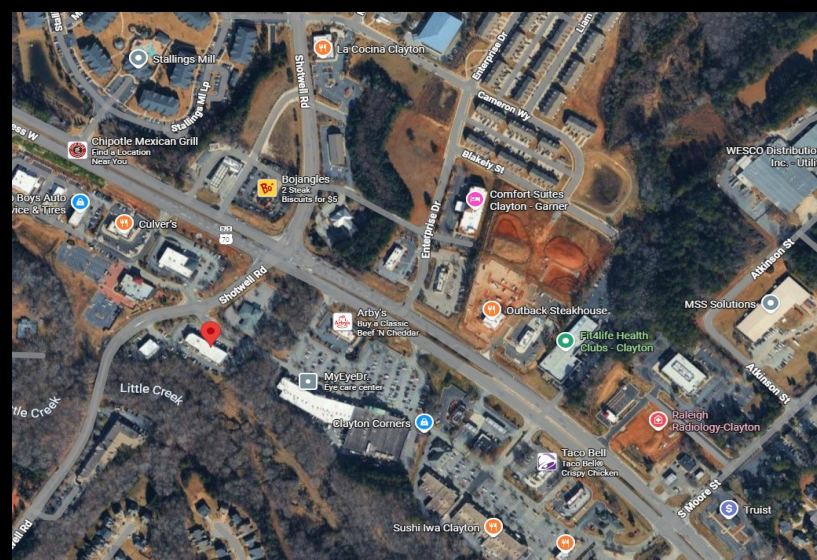
MONTHLY RENT:

\$6,489.83, *nnn*

TICAM \$6.75/SF (est)

**Rental Area:
3,115 Sq. Ft.**



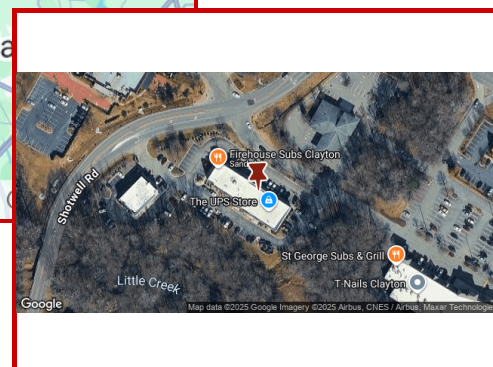
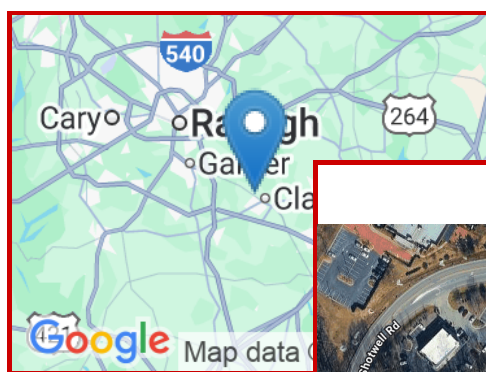


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