

SHOPPES AT GLEN LAUREL

±5,800 SF MEDICAL BUILDING | FOR LEASE



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 **LEE &
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COMMERCIAL REAL ESTATE SERVICES
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PROPERTY SUMMARY

Position your practice within one of Johnston County's fastest-growing mixed-use developments. This newly constructed $\pm 5,800$ SF medical office building offers flexible suite configurations from $\pm 2,000$ SF, modern construction, abundant parking, and exceptional visibility along NC Highway 42. Shell delivery is anticipated Q3 2027.

LOCATION DESCRIPTION

Located at the signalized intersection of NC Highway 42 and Glen Laurel Road, the property offers exceptional visibility, convenient access, and a highly accessible location for patients and providers alike. Ideally positioned to serve one of the Triangle's fastest-growing residential markets, the property also benefits from a rapidly expanding employment base anchored by Grifols, Novo Nordisk, and surrounding commercial development.



Rendering for Illustrative Purposes Only

HIGHLIGHTS



$\pm 5,800$ SF new construction medical office building

Flexible suite configurations from $\pm 2,000$ SF



Estimated cold dark shell delivery Q3 2027

Signalized intersection with exceptional visibility and access



$\pm 30,000$ VPD along NC-42 & $\pm 39,000$ along US-70 Business

Located within The Shoppes at Glen Laurel Mixed-Use Development



Minutes from Grifols, Novo Nordisk, and the region's rapidly expanding life sciences employment corridor

Building signage available



Excellent parking ratio of 5 spaces per 1,000 SF

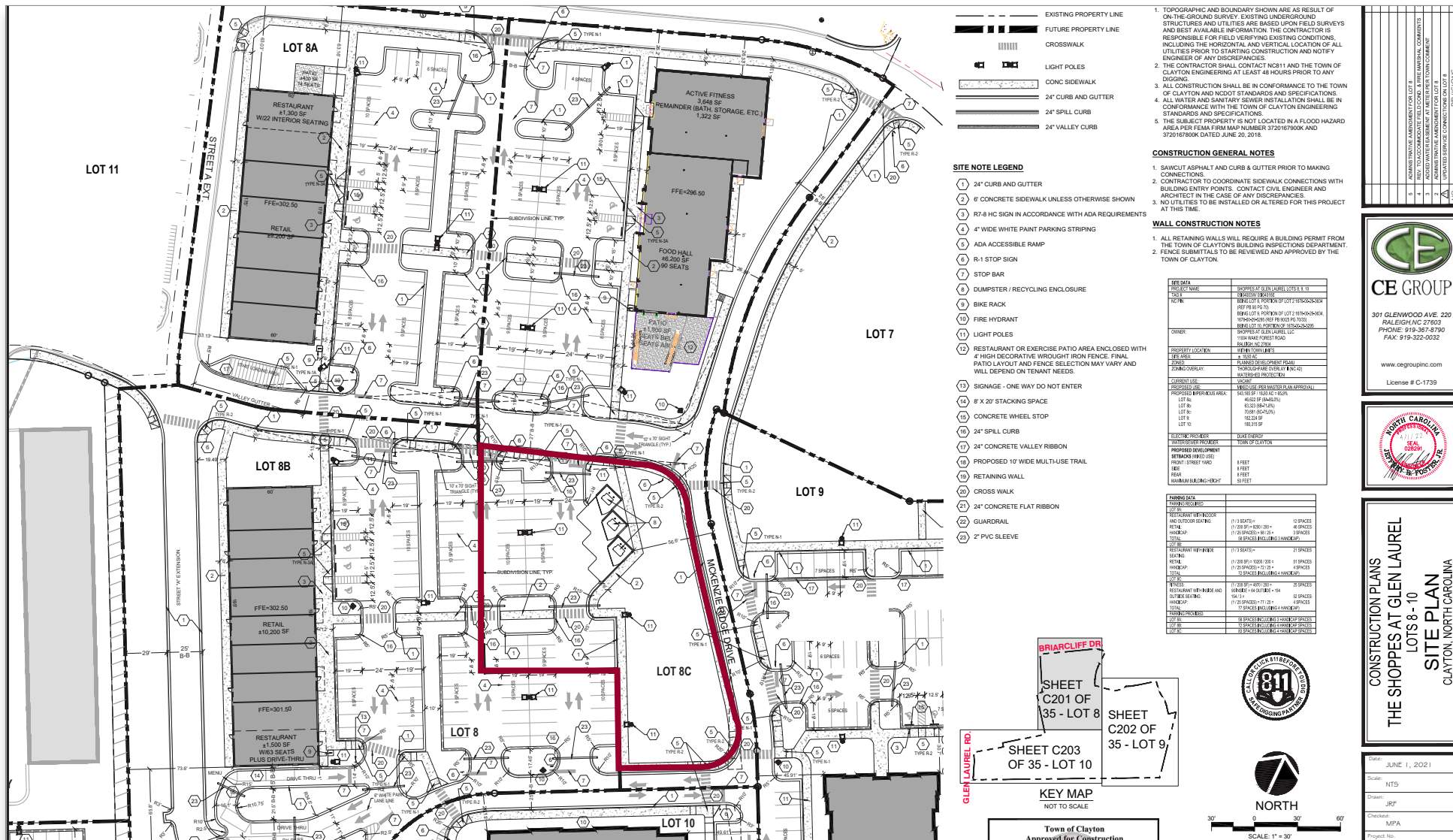
Ample on-site parking with convenient site circulation



Lease Rate: Call Broker
TICAM: \$6.00/SF (estimate)

SITE PLAN

BRAND-NEW MEDICAL BUILDING WITHIN THE SHOPPES AT GLEN LAUREL MIXED-USE DEVELOPMENT



SIGNALIZED MIXED-USE DEVELOPMENT
US-42 / US-70 BUSINESS



±5,800 SF
COLD DARK SHELL DELIVERY
ANTICIPATED Q3 2027



ABUNDANT PARKING
5 SPACES PER 1,000 SF
EASY PATIENT CIRCULATION



BUILDING SIGNAGE
AVAILABLE

BUILDING RENDERINGS

ENTRY & PARKING LOT



REAR ELEVATION HAS AN ENTRY-LIKE FEATURE



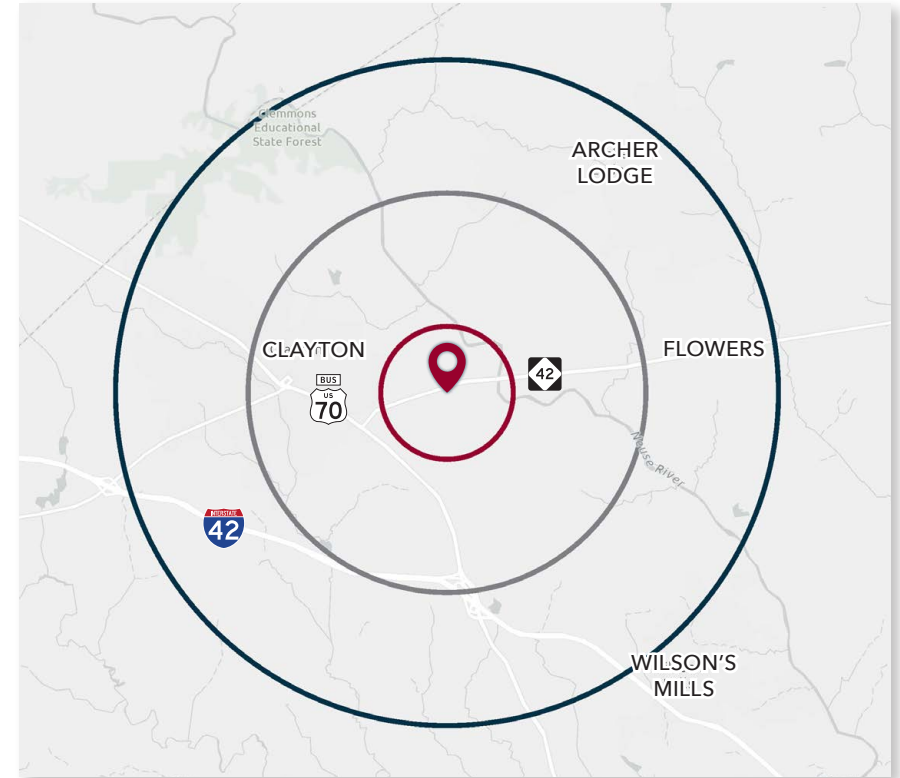
SIDE ENTRY



DEMOGRAPHICS & LOCATION OVERVIEW

KEY DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION (2026)	2,899	30,831	78,556
2031 PROJECTED POPULATION	3,213	34,447	87,639
DAYTIME POPULATION	2,197	26,129	63,038
AVERAGE HOME VALUE	\$351,422	\$396,173	\$400,233
AVERAGE HOUSEHOLD INCOME	\$130,513	\$128,324	\$132,209
MEDIAN AGE	34.8	37.1	37.3
BACHELOR'S DEGREE OR HIGHER	43.0%	45.4%	42.5%



WHY CLAYTON



HIGH GROWTH MARKET

ONE OF NORTH CAROLINA'S FASTEST-GROWING COMMUNITIES



STRONG DEMAND

AFFLUENT, FAMILY-ORIENTED HOUSEHOLDS WITH RISING INCOMES & HOME VALUES



PRIME CORRIDOR

NC HIGHWAY 42 / US-70 BUSINESS PRIMARY RETAIL & COMMUTER CORRIDOR



SPENDING POWER

5-MILE AVG. HOUSEHOLD INCOME OF ± \$132,209 SUPPORTS HEALTHCARE, PROFESSIONAL SERVICES & RETAIL USES



NEW CONSTRUCTION

BRAND-NEW CONSTRUCTION OFFERING FLEXIBLE MEDICAL BUILD-OUT OPPORTUNITIES

FOR LEASING INFORMATION:

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