



FOUNDRY
COMMERCIAL



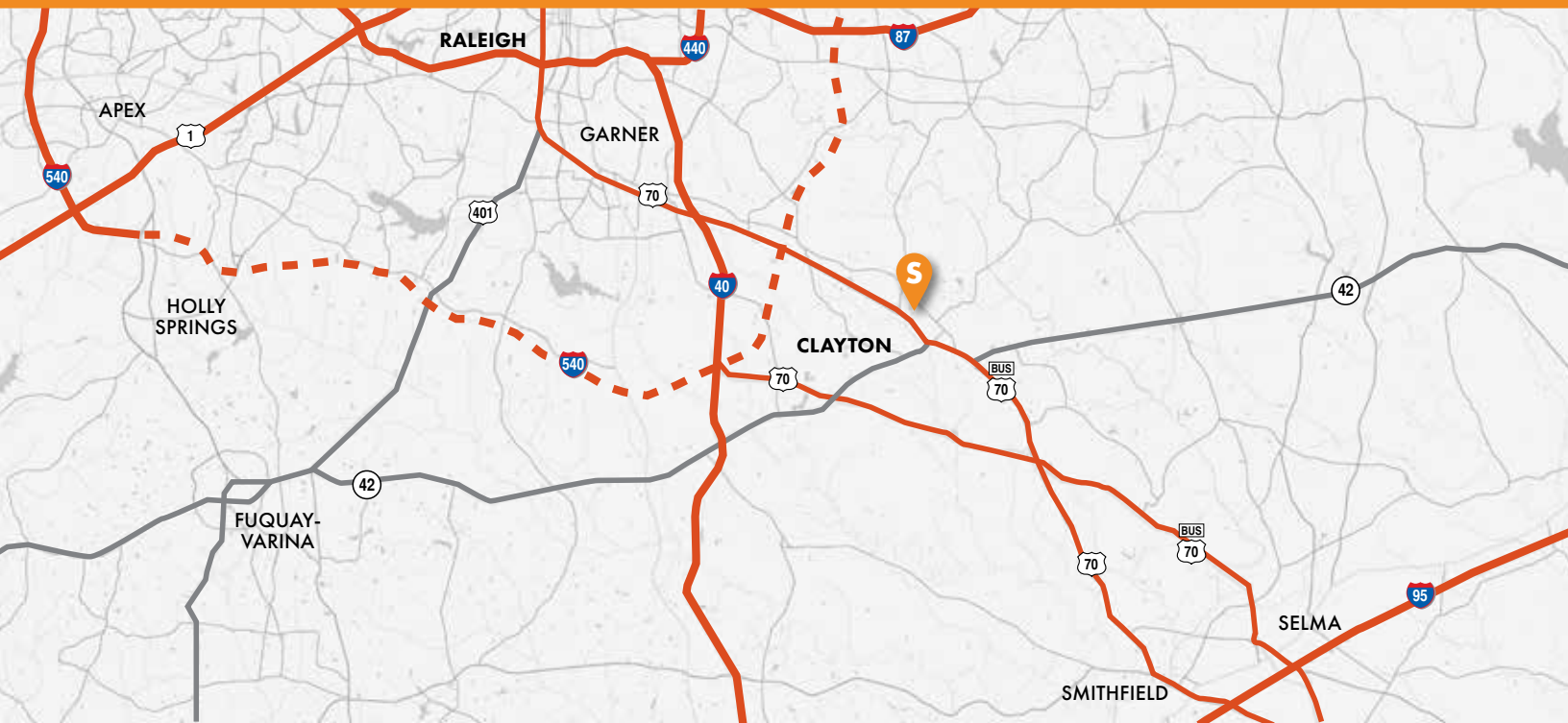
BLAKELY STREET COMMERCIAL LAND

CLAYTON, NORTH CAROLINA 27520

COMMERCIAL PAD FOR SALE
3.47 ACRES

BLAKELY STREET | CLAYTON, NC

COMMERCIAL PAD FOR SALE



Foundry Commercial, LLC, a North Carolina Broker, has been retained as exclusive agent for the owner of 3.47 acres of commercial land for sale off Blakely Street in Clayton, North Carolina.

- Site will be delivered developed, rough graded pad, dry utilities to the site and water and sewer will be out back.
- Conveniently located off US Highway 70 Business in Johnston County and just two miles from Downtown Clayton.
- Located in close proximity to numerous amenities as well as 15 minutes from I-40 and 25 minutes from I-95 and the Smithfield Outlet stores.
- Highway-Business (B-3) zoning designation within the Town of Clayton which allows for a various commercial uses such as a restaurant, retail, and hotel uses.

PROPERTY FEATURES

LAND SIZE	3.47 acres
PIN#	165915-54-9340
ZONING	B-3 Highway-Business
UTILITIES	Municipal water and sewer
LIST PRICE	\$1,800,000 (developed pad)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 ESTIMATED POPULATION	6,699	28,763	56,620
2028 PROJECTED POPULATION	7,663	33,514	66,446
EST. HOUSEHOLD INCOME	\$69,566	\$81,889	\$96,470
EST. HOUSEHOLDS	2,841	11,533	21,457
DAYTIME POPULATION	2,652	9,012	14,865

TRAFFIC COUNTS

HIGHWAY 70 BUSINESS	40,500 VPD
SHOTWELL ROAD	14,000 VPD

For more information, please contact:

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SARAH GODWIN

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Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

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SITE WORK AERIALS



For more information, please contact:

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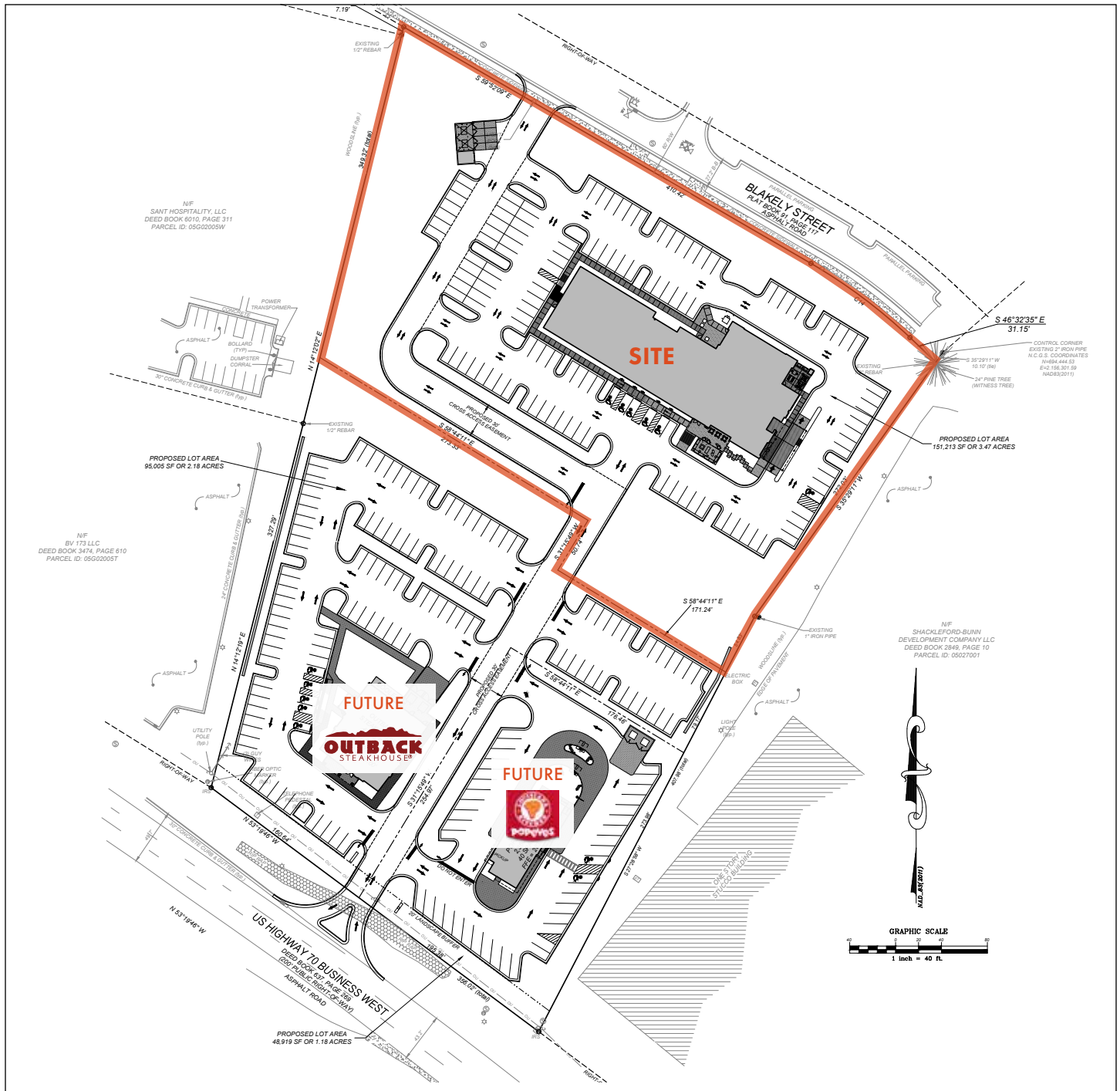
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CONCEPTUAL SITE PLAN | HOTEL



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CONCEPTUAL SITE PLAN | SELF STORAGE



OUTBACK STEAKHOUSE—
&
POPEYES LOUISIANA KITCHEN
CSD PROJ # MOC-2114
TOC PROJ # 2022-203-SP_CS

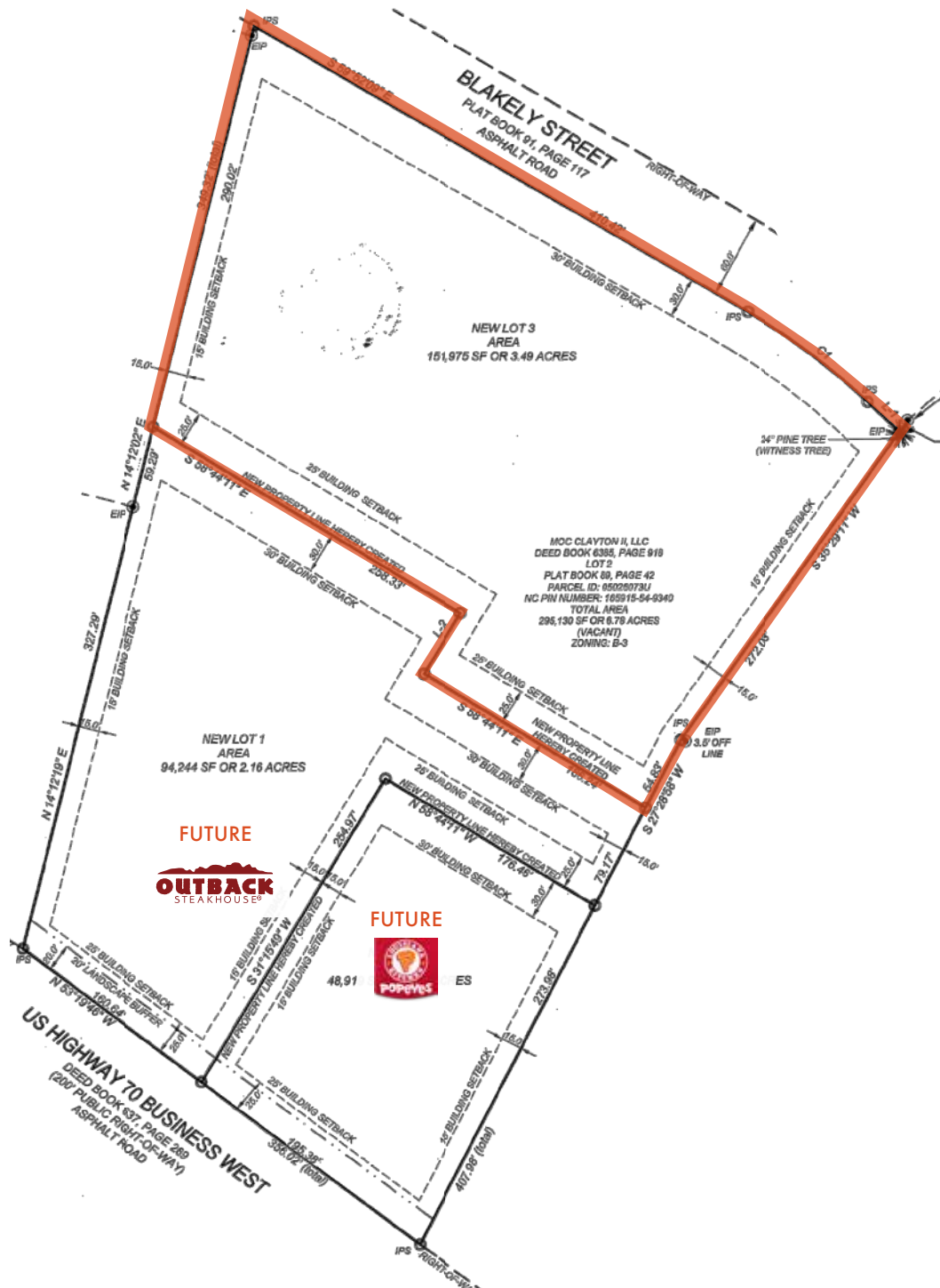
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SURVEY



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AREA AMENITIES



Located along US Highway 70 Business (40,500 vehicles per day) and directly across from Clayton Corners shopping center anchored by a Lowes Foods, this area contains additional shopping and dining options. Additionally, the property is located two miles from Downtown Clayton, ten minutes from the White Oak Shopping Center, and 25 minutes from Downtown Raleigh.

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