



WALMART OUTPARCEL/TARGET ADJACENT - 1.7 AC

12905 U.S. 70 Business - Clayton, NC 27520

Presented By:
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12905 U.S. 70 BUSINESS

RETAIL PROPERTY **FOR SALE**

LOCATION INFORMATION

Street Address	12905 U.S. 70 Business
City, State, Zip	Clayton, NC 27520

PROPERTY INFORMATION

Property Type	Retail
Property Use	Development
Zoning	SUP
Lot Size	1.72 Acres
Building Size	±4,218 SF
Year Built	2004
Parking Type	Surface

**SALE PRICE:** \$1,495,000

CLAYTON, NC

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CLAYTON, NORTH CAROLINA

- 2020 Census: 26,307 residents
- July 2023 Estimate: 30,216 — a growth of 14.8% since 2020
- July 2024 Estimate: 31,732 — bringing the total increase from 2020 to 20.6%
- 2022-2023 Growth: According to Data USA, the population since 2000 — about 4.49% growth in one year

HOUSING & HOUSEHOLDS

- Households (2019 - 2023): 10,341, with an average size of 2.70 persons
- Households (2020 Census): 9,579, average size 3.04
- Owner-occupied rate: 64.3%
- Median home value (2019-2023): \$292,400
- Median monthly cost with a mortgage: \$1,736; without \$651

INCOME & ECONOMIC INDICATORS

- Median household income: \$73,348 (2019 - 2023)
- Per capita income: \$35,285 (2019 - 2023)
- Poverty rate: 8.0%

INSIGHTS & CONTEXT

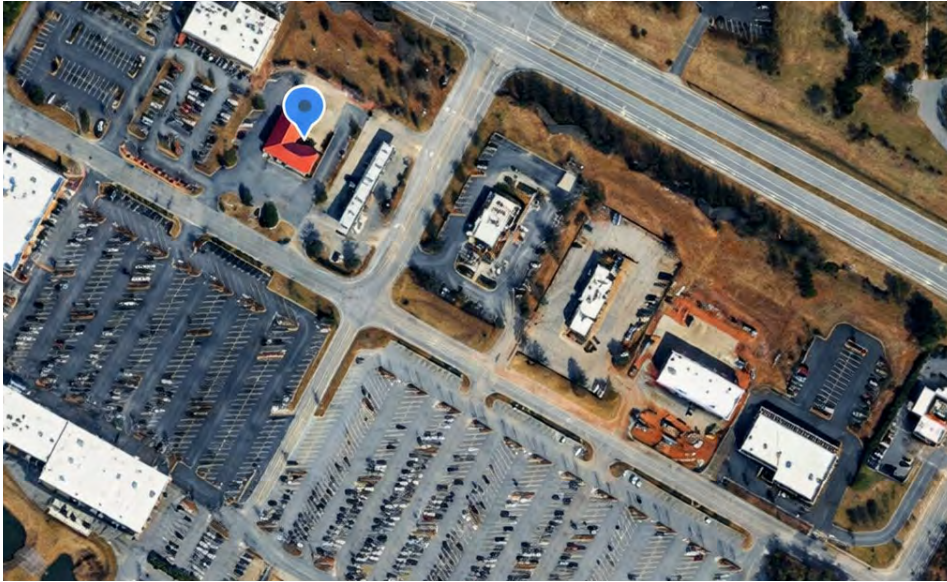
- Clayton is recognized as the fastest-growing town in Johnston County, within one of North Carolina's Top 5 booming housing markets
- From 2000-2020, the town's population more than doubled from around 15,000 to over 30,000

SUMMARY TABLE

Population (2020-2024)	~26,300 to ~31,700 (=20%)
Household & Avg Size	~10,300; 2.7-3.0 persons
Median Household Income	~\$73,300
Median Home Value	~\$292,400
Poverty Rate	~8.0%
Education (Bachelor's +)	~35.6%

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CITY INFORMATION

City:	Clayton
Market:	Raleigh-Cary, NC
Submarket:	Clayton – Core

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total population	77	313	1,263
Median age	29.7	29.2	30.0
Median age (Male)	26.0	25.6	26.4
Median age (Female)	37.3	36.8	36.6
Total households	25	104	419
Total persons per HH	3.1	3.0	3.0
Average HH income	\$89,323	\$85,860	\$84,651
Average house value	\$295,584	\$287,961	\$286,839

LOCATION OVERVIEW

Clayton is recognized as the fastest-growing town in Johnston County, within one of North Carolina's Top 5 booming housing markets. From 2000 to 2020, the town's population exploded from around 15,000 to over 30,000.

CLAYTON, NC

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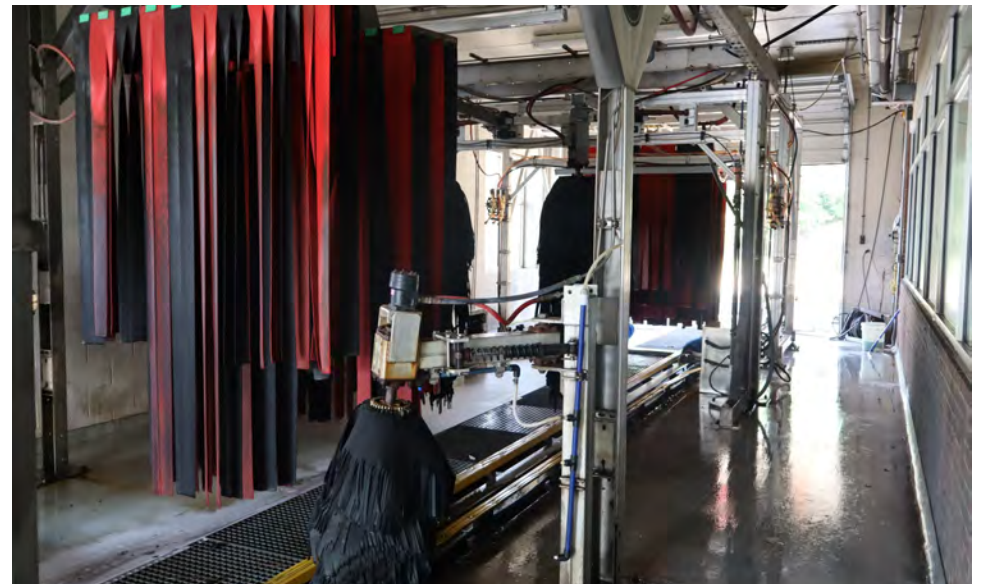
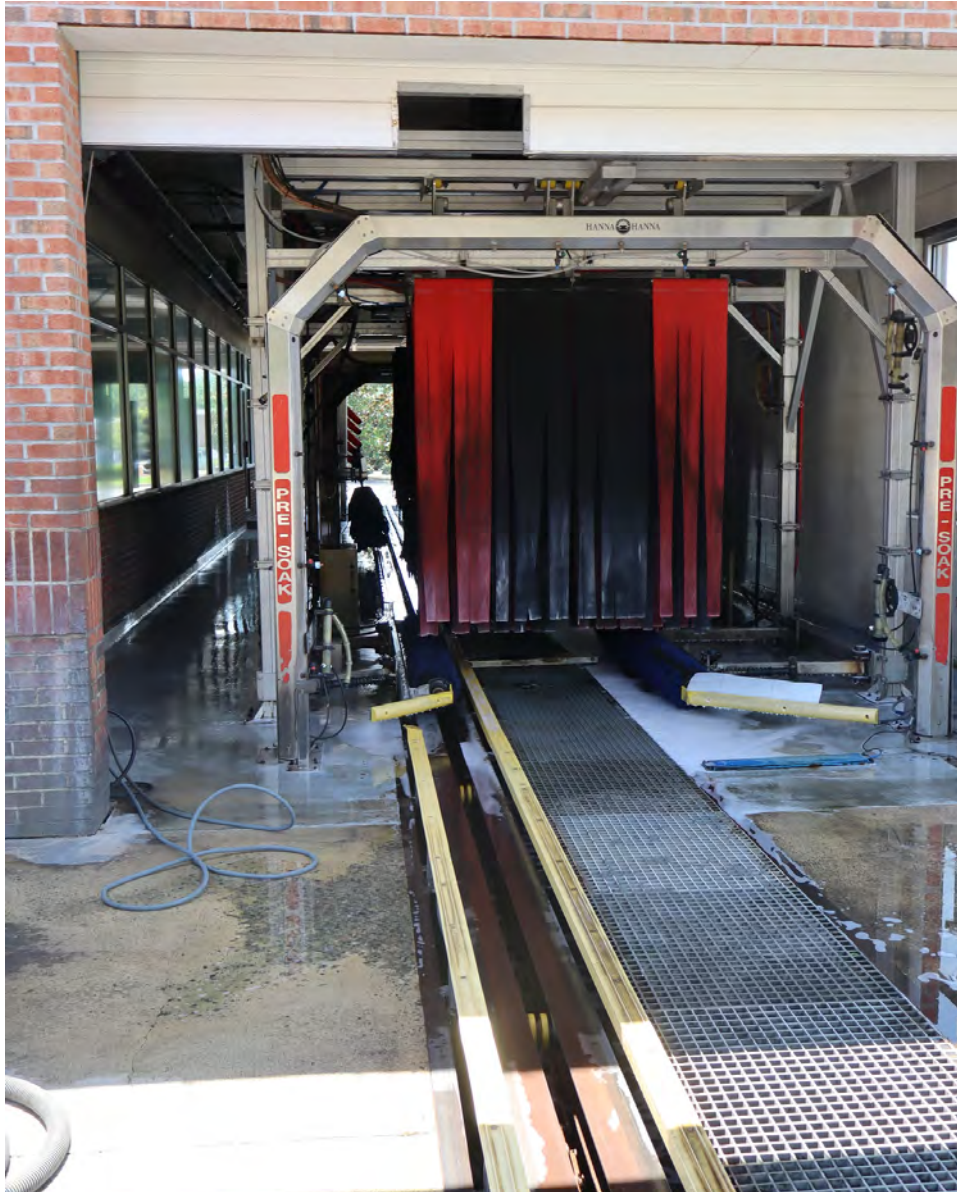


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Linville | Team Partners
COMMERCIAL REAL ESTATE



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