For Lease

Grand Plaza

13024 US-70 Business West, Suite 102

Clayton, NC 27520



RCR
RALEIGH · WILMINGTON

Retail Space For Lease

Property Summary



Address	Grand Plaza 13024 US-70 Business West, Suite 102 Clayton, NC 27520
Lease Rate	$30.00 PSF, NNN
TICAM	$13.00 PSF
Building SF	5,950 Square Feet
Available SF	1,390 Square Feet
Date Available	Immediately
Year Built	2006
Parking Ratio	6:1,000
Signage	Building
Space Use	Retail
Submarket	Johnston County
Zoning	SUB

Retail Space for Lease – 13024 US-70 Business West, Clayton, NC 27520

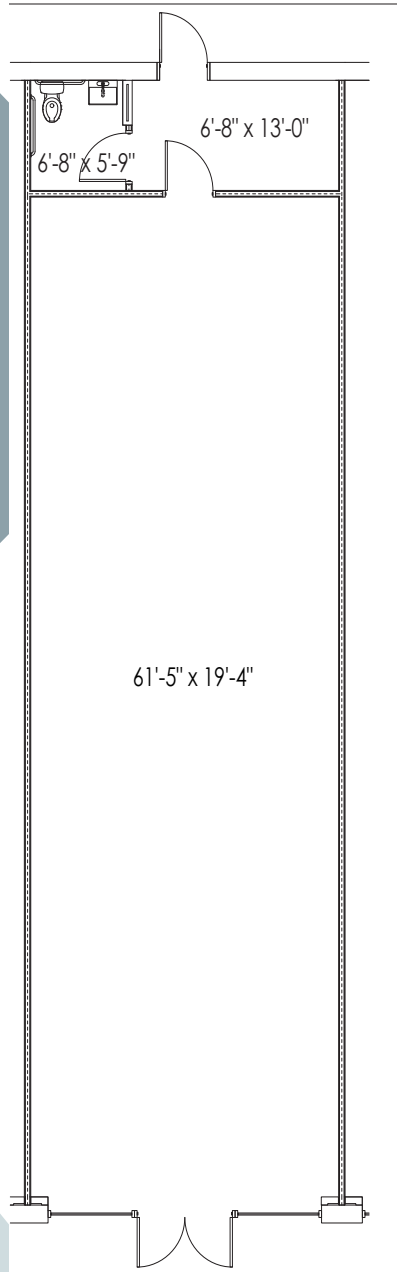
Position your business on one of Johnston County's busiest commercial corridors. This 5,950 SF multi-tenant retail building is located directly on US-70 Business West on the fast-growing west side of Clayton.

The property delivers excellent visibility and frontage to approx. 40,000 vehicles per day, with convenient access to I-40, I-42, and NC-42, putting customers from Garner, Clayton, Smithfield, and southeast Raleigh within an easy drive. Surrounding development includes national retailers, medical offices, and new residential communities, creating a steady built-in customer base.

Johnston County is one of the fastest-growing counties in North Carolina, and the US-70 corridor between Raleigh and Smithfield continues to attract significant new commercial investment. Join established tenants including Starbucks and One Main Financial in a location built for long-term growth.

- Roof Replaced 2026
- Exterior Building Repainted 2026

Floor Plan



Location Overview



Market Overview

Clayton, NC

Clayton Submarket

Clayton sits at the southeastern edge of the Research Triangle, anchored in Johnston County — one of North Carolina's fastest-growing counties. Located just 20 miles from downtown Raleigh along the US-70 corridor with direct access to I-40, Clayton has grown from a small railroad town into a thriving suburban hub drawing families, employers, and businesses from across the region. Its combination of relative affordability, strong connectivity, and quality of life has fueled sustained population growth, making it one of the most compelling emerging markets in the Triangle. Clayton is home to a skilled workforce, a world-class pharmaceutical manufacturing base, and expanding commercial corridors continuing to attract regional and national investment.



$100,637
Median Household Income
3 Mile Radius



Retail

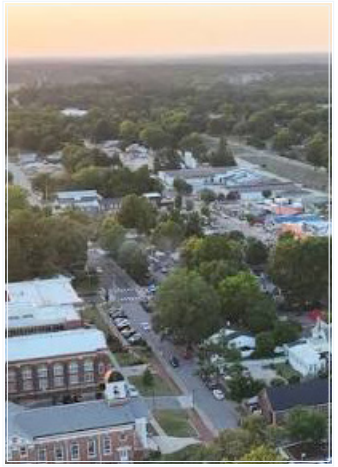
Clayton's retail landscape has grown steadily along US-70 Business West and the surrounding Cleveland Road and US-70 Bypass corridors, serving both established residents and a surge of new households. National retailers, grocery anchors, restaurants, and service businesses fill a growing inventory of shopping centers and strip commercial space. With Johnston County's population growing faster than most of the Triangle, consumer demand consistently outpaces available retail supply — making Clayton's key corridors compelling for retailers and food-and-beverage operators seeking an underserved but rapidly maturing market.

7,308+
Total Employees
3 Mile Radius

1,110+
Total Businesses
3 Mile Radius

Expansion

Clayton's economy is anchored by a world-class life sciences and industrial base. Novo Nordisk — one of the world's largest pharmaceutical companies — operates a major manufacturing campus here, and Johnston County is home to a growing cluster of biotech, pharmaceutical, and advanced manufacturing employers providing thousands of high-wage jobs. A robust pipeline of residential development across the county is fueling demand for services, retail, and commercial real estate. Clayton's strategic position between Raleigh and Smithfield combined with its I-40 access, US-70 connectivity, and competitive land costs, continues to draw businesses seeking a Triangle address with room to grow.



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