

# FLEX - LIGHT INDUSTRIAL FOR SALE

4827 Guy Road, Clayton, NC 27520



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$275,000
<b>LOT SIZE:</b>	2.18 Acres
<b>ZONING:</b>	SB - Service Business
<b>MARKET:</b>	Garner Clayton
<b>SUBMARKET:</b>	US Hwy 70 Bus
<b>TRAFFIC COUNT:</b>	7,500
<b>PRICE / SF:</b>	\$2.90

## PROPERTY OVERVIEW

Vacant 2.18 Acre Commercial lot located near the main intersection of Guy Road and US 70 Business. Land is brushy and mostly level and with a major power utility easement in place on back of property which may limit building, however potentially not for parking or storage.

Zoned Service Business - by Town of Garner. Uses allowed are family care facility, health care facilities, entertainment facility, outdoor recreation, restaurants, convenience stores, banks, vehicle sales, service business, light industrial and manufacturing, warehouse. Electric utilities available nearby.

## PROPERTY HIGHLIGHTS

- 2.18 Acres Vacant Land
- Multiple Uses Allowed
- 300+ Road Frontage - 7,500+ Vehicles Per Day
- Adjacent to a major highway and busy convenience store - 30,000+ AADT

KW COMMERCIAL - KELLER WILLIAMS PREFERRED REALTY  
919.471.8000  
7751 Briar Creek Parkway, STE 100  
Raleigh, NC 27617

**TOMMY DALTON**  
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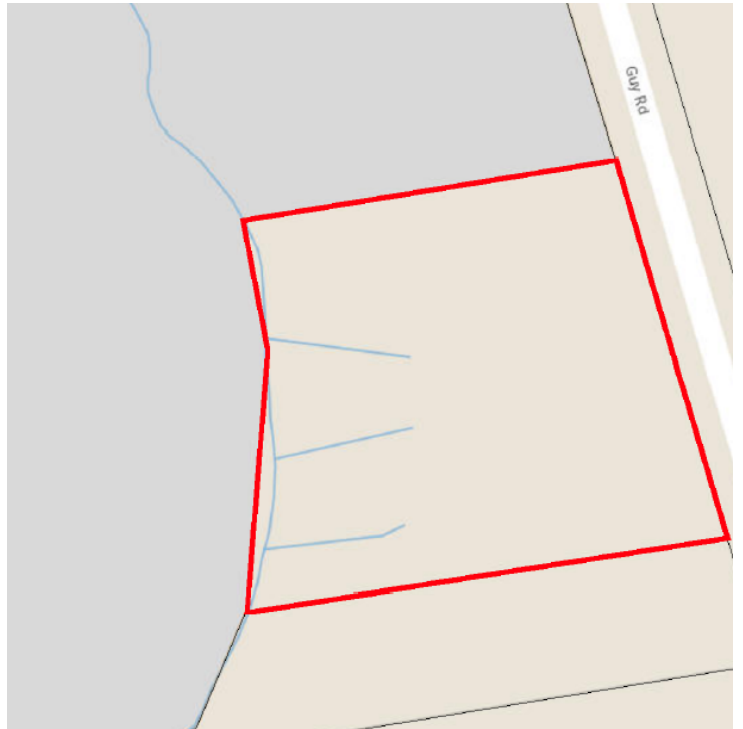
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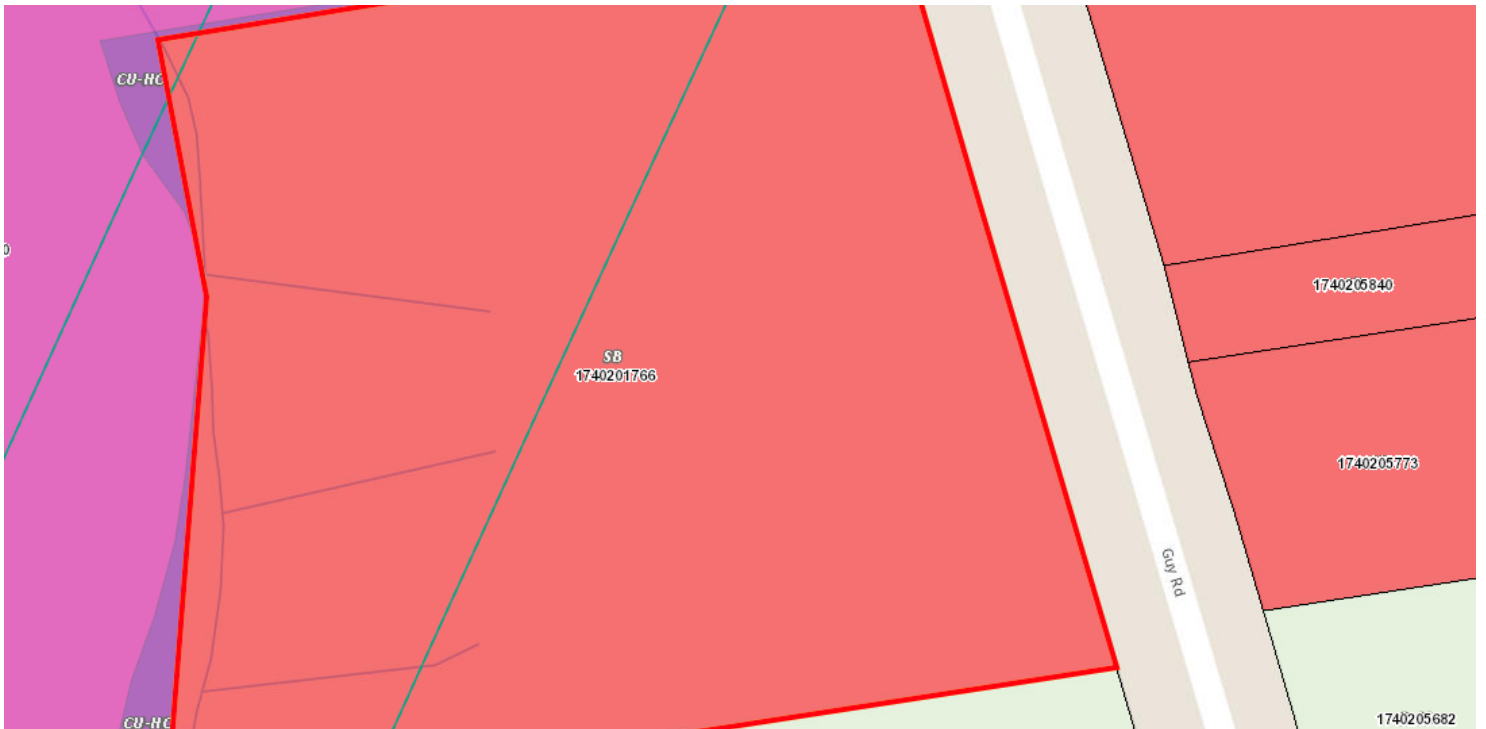


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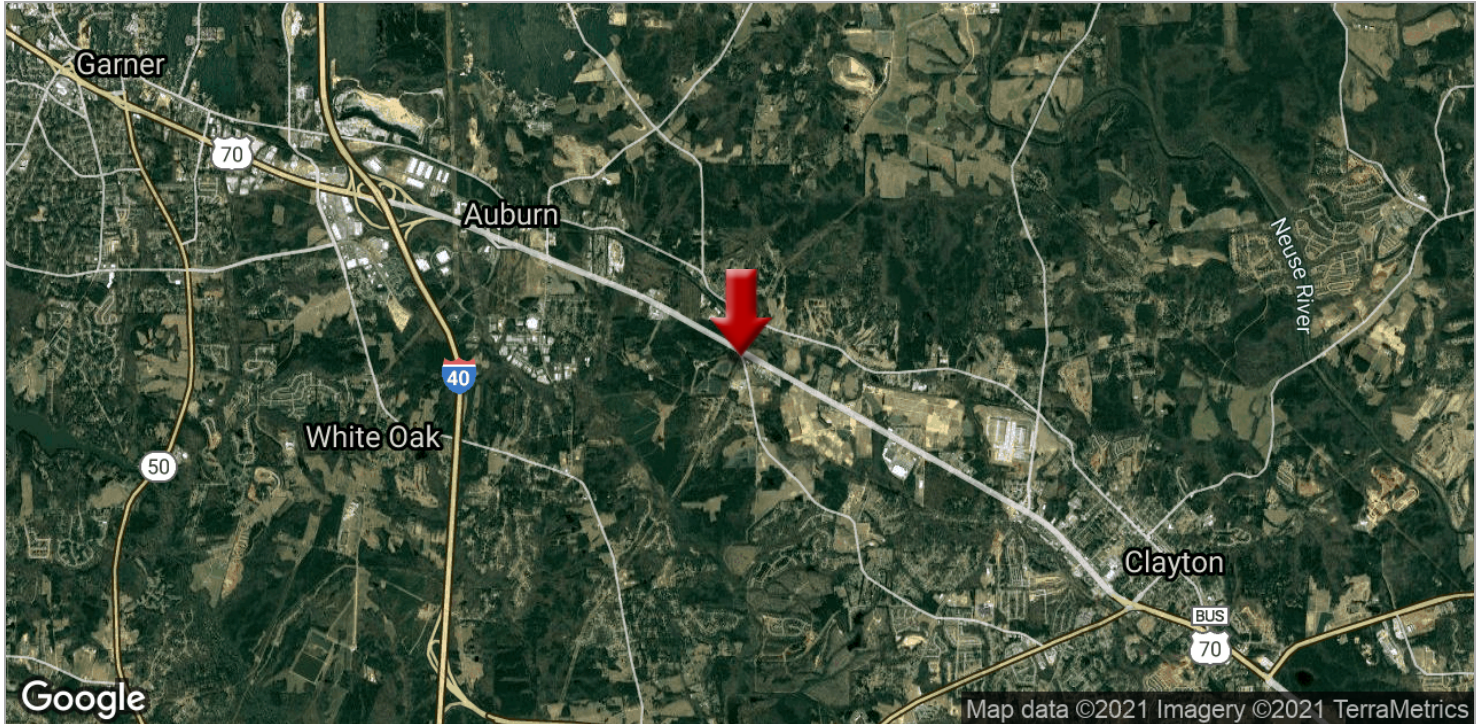
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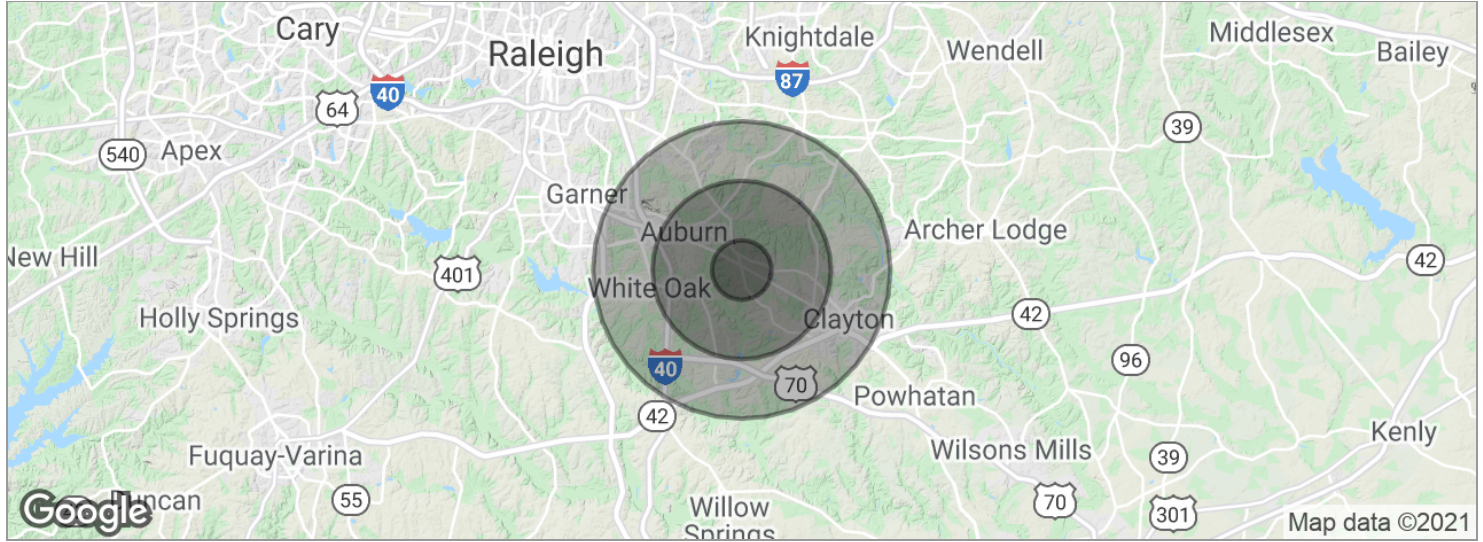


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	1,070	10,873	38,256
Median age	35.4	35.4	34.2
Median age (male)	34.8	34.9	32.7
Median age (Female)	36.1	36.0	35.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	378	3,926	13,780
# of persons per HH	2.8	2.8	2.8
Average HH income	\$58,693	\$63,827	\$66,883
Average house value	\$174,576	\$172,872	\$169,836

\* Demographic data derived from 2010 US Census

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