

Fully Equipped Restaurant For Sale

13049 US-70 BUS. | CLAYTON, NC 27520



KEITH BASHI
919.520.9634
KEITH@CITYPLAT.COM

CITYPLAT
COMMERCIAL REAL ESTATE

Property Overview

13049 US HWY 70 BUSINESS

SPACE HIGHLIGHTS

- Freestanding restaurant currently operating as Carolina Bleu Grille
- Both interior and exterior are in excellent condition, ready for immediate use
- FF&E sold separately
- Built in 2007
- 110 parking spaces available
- Directly in front of the Clayton Town Center Shopping Center, a 70,000 SF retail center anchored by Wal-Mart Super Center
- South side of a divided 4-lane highway, in a prominent end-cap location to a regional strip

7,147 SF

TOTAL SQUARE FEET

\$2,800,000

ASKING PRICE

Retail

USE

1.68 AC

LAND ACRES

COM

ZONING











CAROLINA BLEU

Grille



TENANT SUMMARY

Carolina Bleu Grille is a popular restaurant located in Clayton, NC, known for its diverse menu featuring classic bar food such as wings, tacos, and burgers, as well as fresh and delicious salads. With a reputation for quality and a welcoming atmosphere, Carolina Bleu has become a favorite spot for both locals and visitors looking for a satisfying meal in a relaxed setting.



70

70

Retailers less than 1 mile away

The property is located in the **Clayton Town Center**, which offers a variety of restaurants and amenities, and is also close to numerous attractions in **downtown Clayton**

- Walmart
- Subway
- Tractor Supply
- Crab Seafood House
- Fiesta Mexican
- Lone Star Steakhouse
- Zaxby's
- Starbucks
- Waffle House
- Kobe Japanese Steak House
- CVS Pharmacy
- Cleveland Draft House
- Biscuitville
- Char Grill
- Bojangles
- McDonald's
- Walgreens



Market Overview

CLAYTON, NC



Clayton, a thriving town in Johnston County, North Carolina, is experiencing robust growth and development. Situated just a short drive from Raleigh, Clayton combines the charm of small-town living with the conveniences of urban amenities. The town's strategic location along major highways, including US Hwy 70, enhances its accessibility and appeal for both residents and businesses. As a result, Clayton has become an attractive destination for new businesses and families seeking a balance of suburban tranquility and proximity to city life.



The local economy in Clayton is diverse and expanding. Key sectors include retail, healthcare, and manufacturing, which contribute to a stable and growing job market. The town's business environment is supported by a proactive development strategy, including new commercial and residential projects that cater to the increasing demand. Clayton's recent infrastructure improvements, such as road expansions and new shopping centers, are designed to accommodate and encourage continued economic growth.



Clayton is renowned for its strong community spirit and excellent quality of life. The town boasts top-rated schools, numerous parks, and recreational facilities that attract families and businesses alike. With a range of housing options, from modern apartments to single-family homes, and a variety of local dining and shopping experiences, Clayton offers a well-rounded living environment. The ongoing growth and development of the area ensure that it remains a vibrant and appealing location for future investments.

Confidentiality Disclaimer

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party(ies) receiving it from CityPlat, LLC and should not be made available to any other person or entity without the written consent of CityPlat, LLC. If you are not the intended recipient, you are hereby notified that any retention, dissemination, duplication, forwarding, copying or taking any action in reliance on the contents of this information is strictly prohibited. If you receive this Offering Memorandum in error, whether in electronic or printed form, please notify the sender and destroy the document.

This Offering has been prepared to provide a summary of unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

CityPlat, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering has been obtained from sources we believe are reliable; however, CityPlat, LLC has not verified, and will not verify, any of the information contained herein, nor has CityPlat, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

