Fully Equipped Restaurant For Sale

13049 US-70 BUS. | CLAYTON, NC 27520



KEITH BASHI 919.520.9634 KEITH@CITYPLAT.COM



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

\$2,495,000 ASKING PRICE

Retail

1.68 AC

COM ZONING













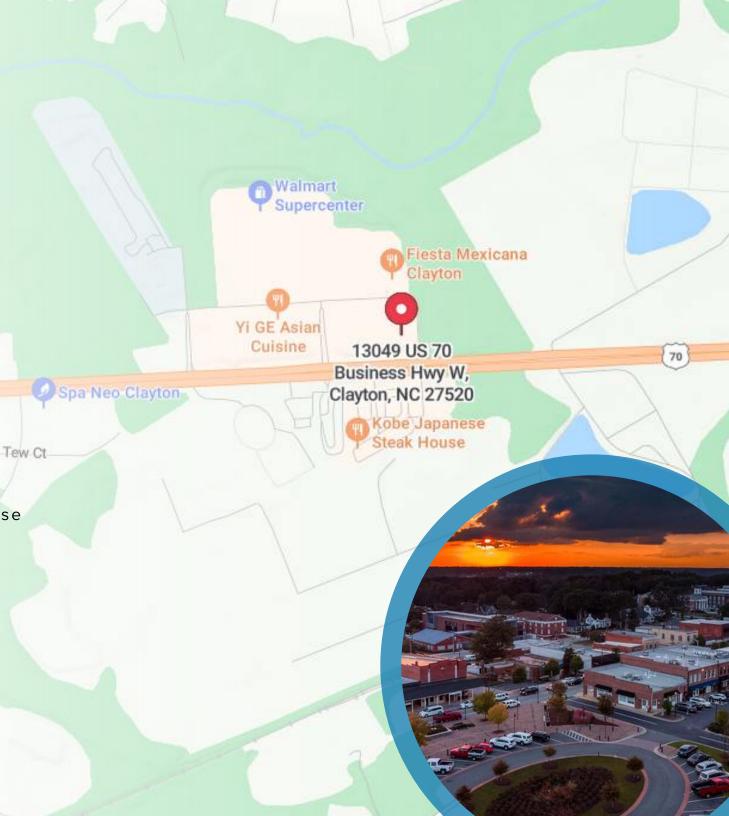




Retailers less than 1 mile away

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

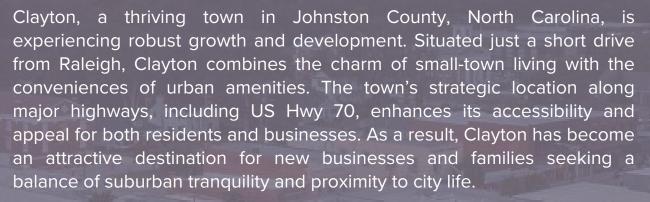
- Walmart
- Subway
- Tractor Supply
- Crab Seafood House
- Fiesta Mexican
- Lone Star Steakhouse
- Zaxby's
- Starbucks
- Waffle House
- Kobe Japanese Steak House
- CVS Pharmacy
- Cleveland Draft House
- Biscuitville
- Char Grill
- Bojangles
- McDonald's
- Walgreens



Market Overview

CLAYTON, NC







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.

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