



# CLAYTON, NORTH CAROLINA

## Market Guide

### Contact Information



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### Focus Properties

Retail Strategies has a catalogue of retail commercial real estate properties in this market.



For more information, please contact the Portfolio Director and/or Retail Development Director listed on the front of this guide.



There's a lot of potential here.

### Demographics (10 Minute Drive Time)



Population  
**53,751**



Average Age  
**38.4**



Household Income (Median)  
**\$66,116**



Household Income (Average)  
**\$80,370**



Number of Households  
**20,470**



Growth Rate  
**6.72%**

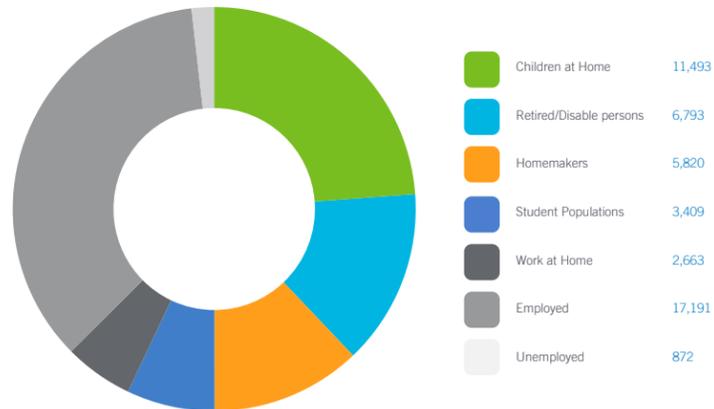
### Peer Analysis

The Peer Analysis, built by Retail Strategies along with our analytics partner (Tetrad), identifies analogue retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city:

#### Peer Trade Areas

- Mooresville, NC 966 East Iredell
- Kernersville, NC 1130 S Main St
- Suffolk, VA 6259 College Dr
- Clarksville, TN 2315 Madison St
- Canton, GA 1550 Riverstone Pkwy

### Daytime Population **48,241** (10 Minute Drive Time)



### Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, Retail Strategies' efforts are inclusive beyond the defined list. *Let us know how we can help you find a site!*



Restaurant



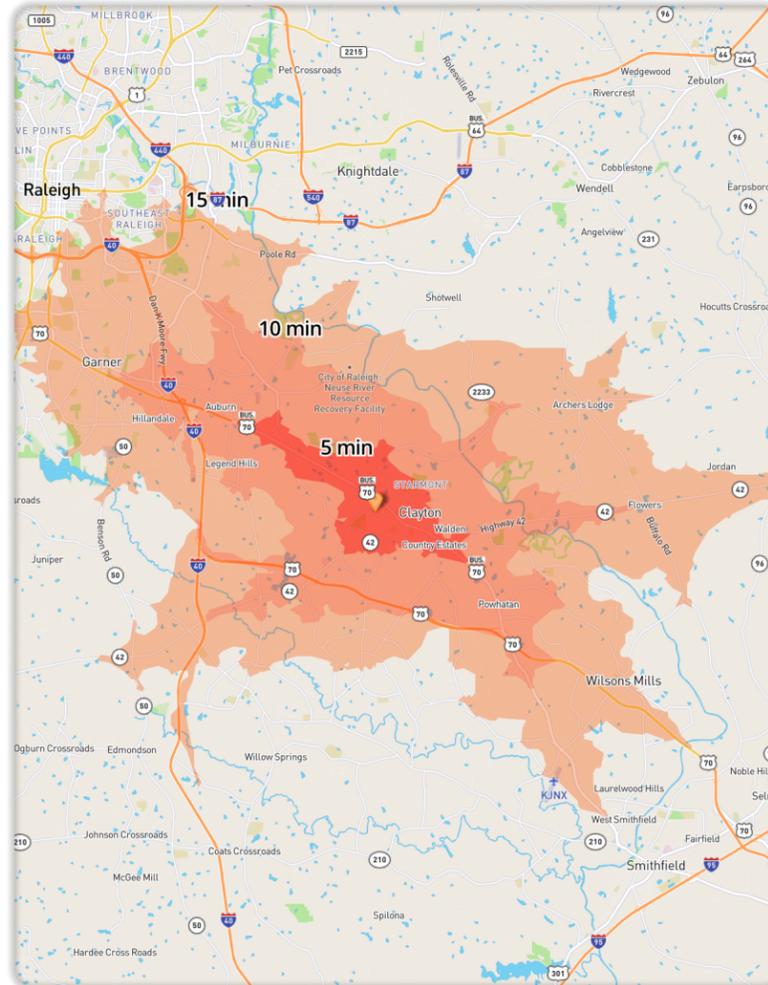
Grocery



Home & Garden



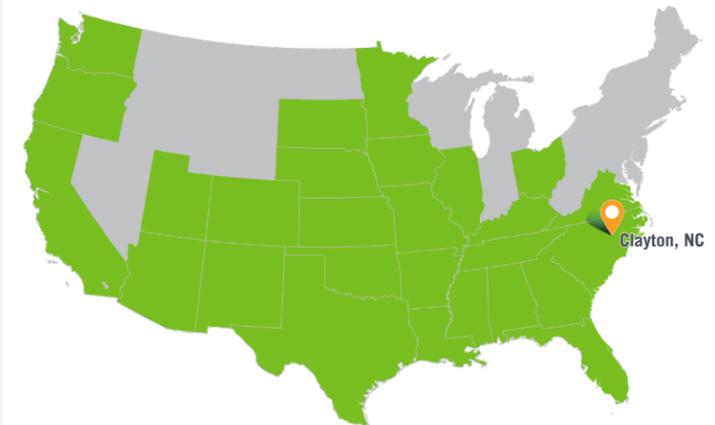
General Merchandise



DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	10 Mile Radius
2022 Estimated Population	24,781	54,782	286,628
Daytime Population	23,346	48,635	219,670
Median HH Income	\$69,554	\$68,615	\$70,924
Number of Households	9,711	20,892	102,497

	5 Minute DT	10 Minute DT	15 Minute DT
2022 Estimated Population	5,617	53,751	209,910
Daytime Population	7,505	48,241	178,833
Median HH Income	\$66,530	\$66,116	\$67,623
Number of Households	2,522	20,470	74,993



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