

**0 PRITCHARD ROAD**  
Clayton, NC 27520



## PROPERTY INFORMATION

Acreage:	±1.00 acres (To be subdivided)
Space Available:	Proposed ±6,000 SF Retail
Delivery:	Estimated 2nd Quarter of 2027
Location:	Riverwood Community Pritchard Road & Swann Trail Clayton, NC 27527
Parcel Number:	177000-18-0722
Zoning:	CRM, Corridor Commercial
Frontage:	Pritchard Road
Parking:	47 parking spaces
Community Amenities	<ul style="list-style-type: none"> <li>• High growth area - Riverwood, Clayton</li> <li>• 20,000 SF fitness center on site</li> <li>• Three outdoor pools, one indoor competition pool</li> <li>• Wading pool &amp; 67' waterslide</li> <li>• Cafe &amp; Market (internet connection)</li> <li>• Traditional neighborhoods</li> <li>• Championship golf access</li> <li>• Gorgeous private lake</li> <li>• Bike/walk/jog trails</li> <li>• Elementary &amp; middle schools adjacent</li> </ul>
Sale Price:	\$1,500,000; delivered Pad ready
Lease Rate:	\$30/SF (NNN); for shell



**Riverwood is a master-planned community in Clayton, NC, offering resort-style amenities like pools, tennis courts and a fitness center. Just 20 minutes from Raleigh, it attracts families and professionals seeking an active, well-rounded lifestyle near top schools and shopping.**

[Click Here to View Video](#)

DISCLAIMER: No warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by principals.



Location Map



LINKS

- [Town of Clayton](#)
- [Downtown Clayton](#)
- [Johnston County](#)
- [NC Railways Map](#)
- [Clayton Economic Development](#)
- [Clayton Business & Development](#)

EASE OF ACCESS

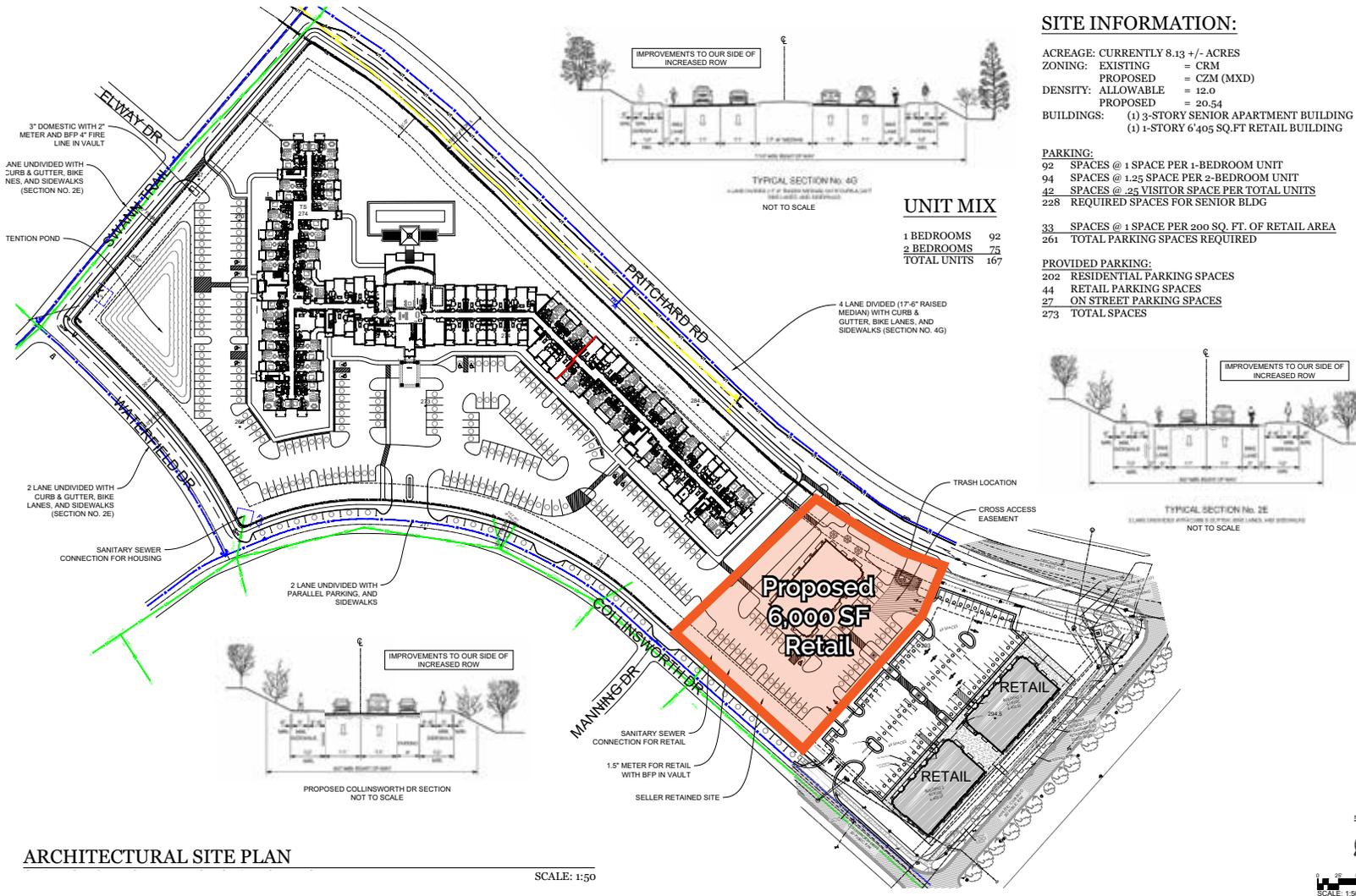
US - 70	6 miles
NC - 42	5.5 miles
Interstate 40	11 miles



## Site Plan Rendering



## Site Plan



### SITE INFORMATION:

ACREAGE: CURRENTLY 8.13 +/- ACRES  
 ZONING: EXISTING = CRM  
 PROPOSED = CZM (MXD)  
 DENSITY: ALLOWABLE = 12.0  
 PROPOSED = 20.54  
 BUILDINGS: (1) 3-STORY SENIOR APARTMENT BUILDING  
 (1) 1-STORY 6'405 SQ.FT RETAIL BUILDING

**PARKING:**

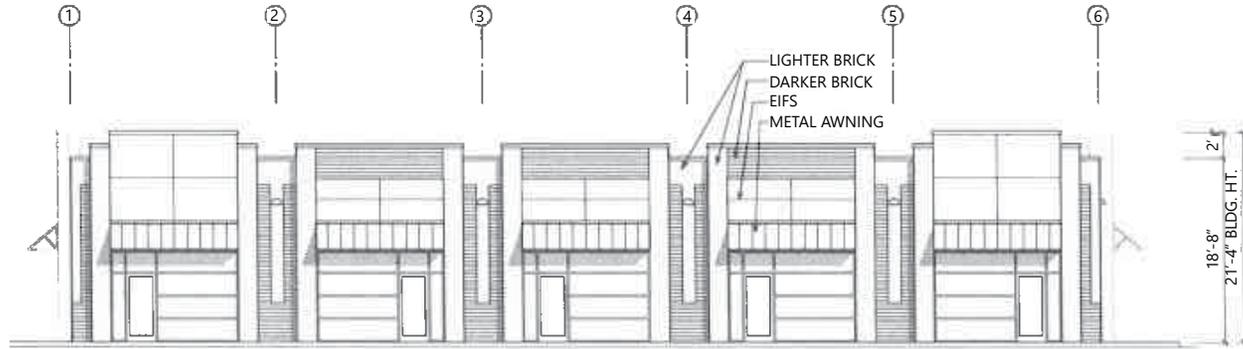
- 92 SPACES @ 1 SPACE PER 1-BEDROOM UNIT
- 94 SPACES @ 1.25 SPACE PER 2-BEDROOM UNIT
- 42 SPACES @ .25 VISITOR SPACE PER TOTAL UNITS
- 228 REQUIRED SPACES FOR SENIOR BLDG
- 33 SPACES @ 1 SPACE PER 200 SQ. FT. OF RETAIL AREA
- 261 TOTAL PARKING SPACES REQUIRED

**PROVIDED PARKING:**

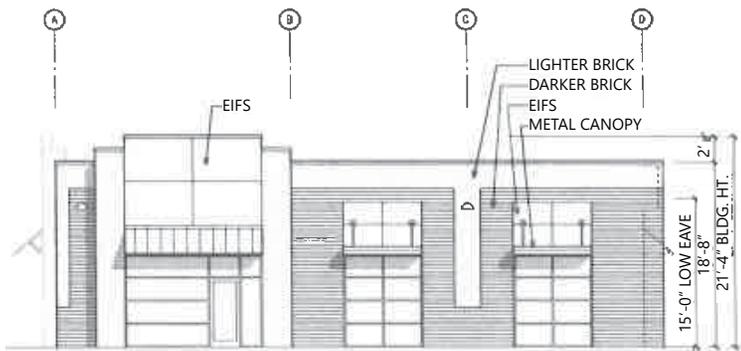
- 202 RESIDENTIAL PARKING SPACES
- 44 RETAIL PARKING SPACES
- 27 ON STREET PARKING SPACES
- 273 TOTAL SPACES



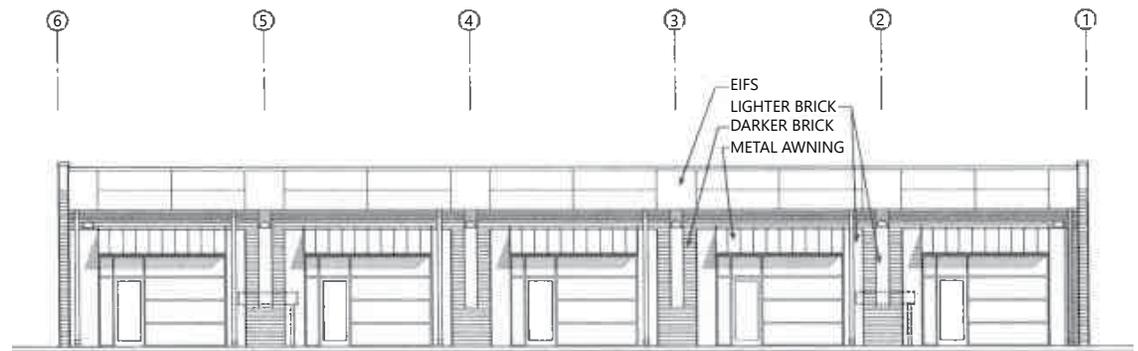
Exterior Elevations



1 FRONT ELEVATION  
SCALE: 1/8" - 1'-0"



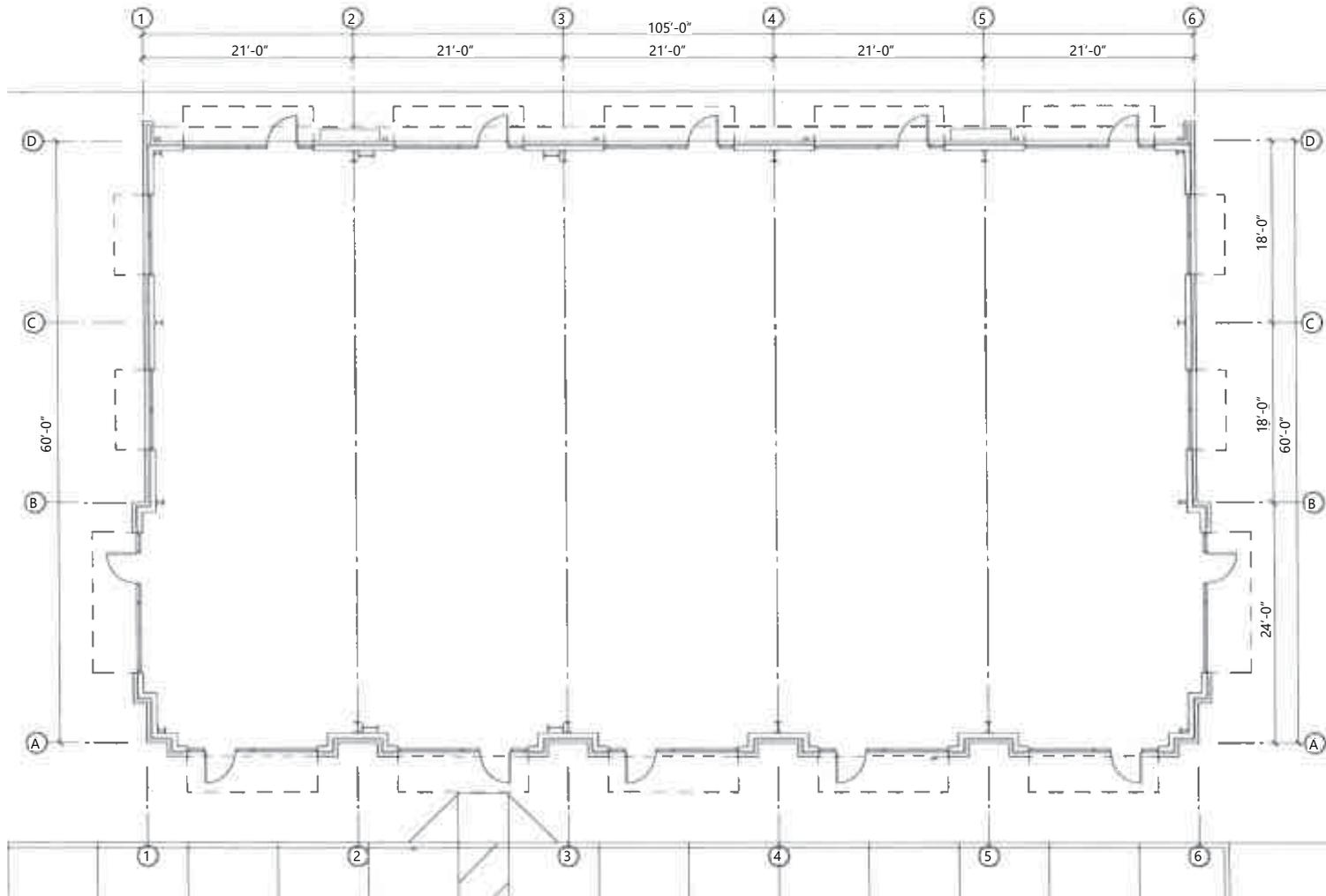
2 SIDE ELEVATION  
SCALE: 1/8" - 1'-0"



4 REAR ELEVATION  
SCALE: 1/8" - 1'-0"



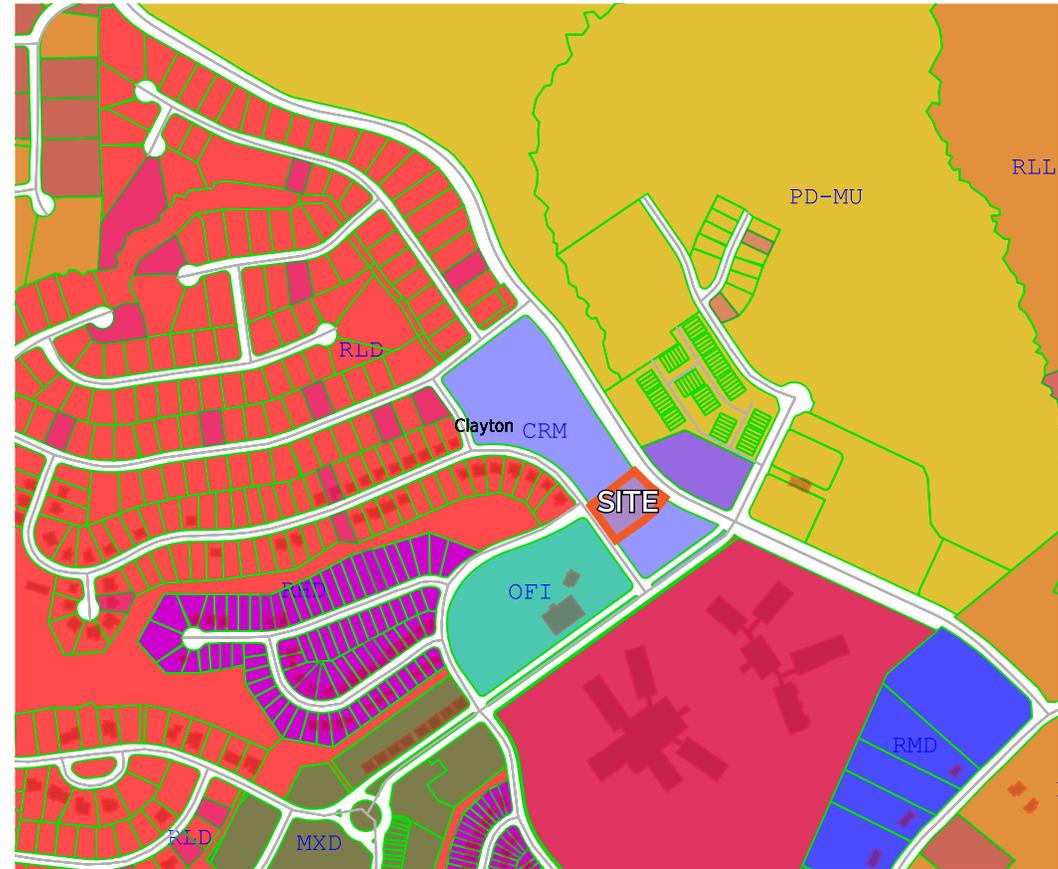
Layout



## Zoning

### CRM: Corridor Commercial

The Corridor Commercial (CRM) District is applied to lots along the Town's major commercial roadways and major intersections like those found along Highway 70 and NC Highway 42. The district accommodates the widest range of commercial development types, including large floorplate shopping uses likely to generate significant amounts of traffic. Development in the CRM district tends to be low-rise single-use buildings configured for easy access by patrons travelling in automobiles. Development sites may be comprised of a mix of individual buildings on individual sites and multi-tenant, or multi-building developments organized into shopping center or campus-style developments located near major roadway intersections. In addition to commercial uses, the district also accommodates a wide range of office and institutional uses. Limited forms of residential, such as upper-story residential and live/work units, are permitted as part of mixed-use development. Public water and sewer service is required for new development, and uses in the district are subject to standards intended to ensure safe vehicular and pedestrian circulation, and that development is well landscaped and aesthetically pleasing.

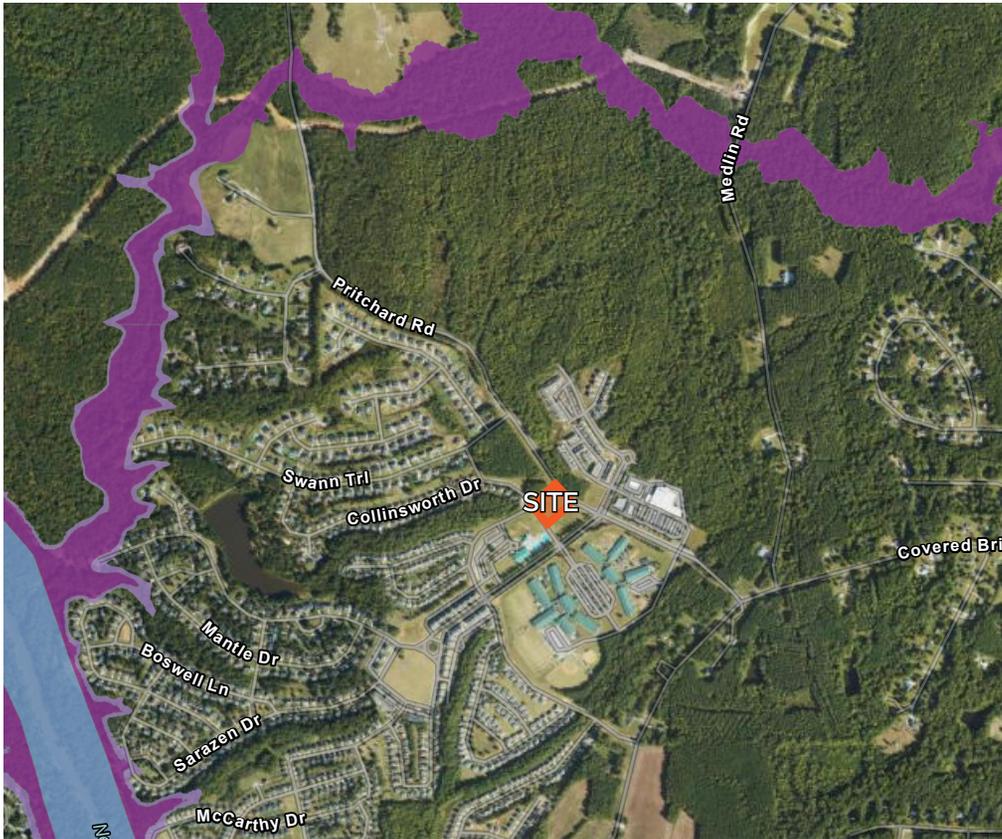




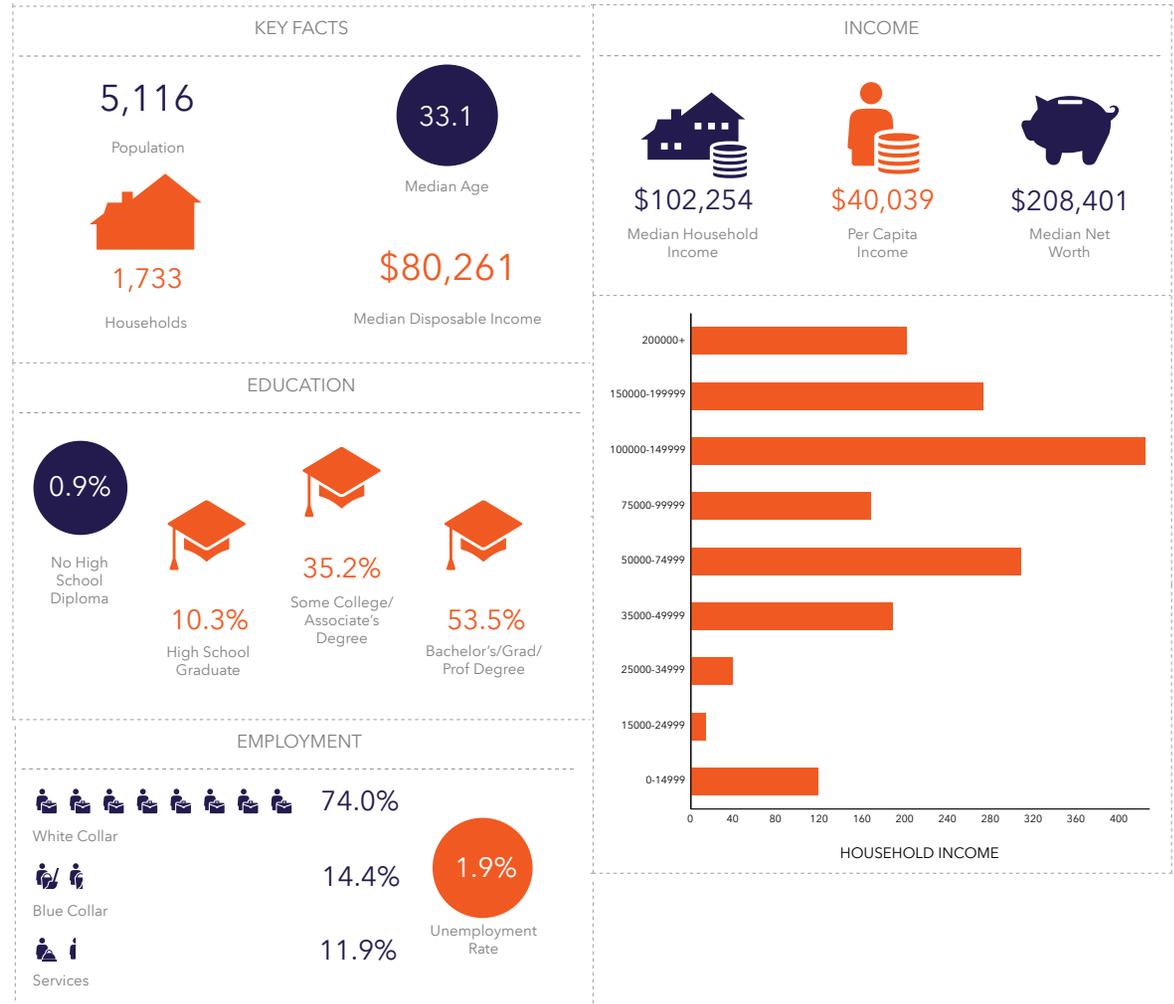
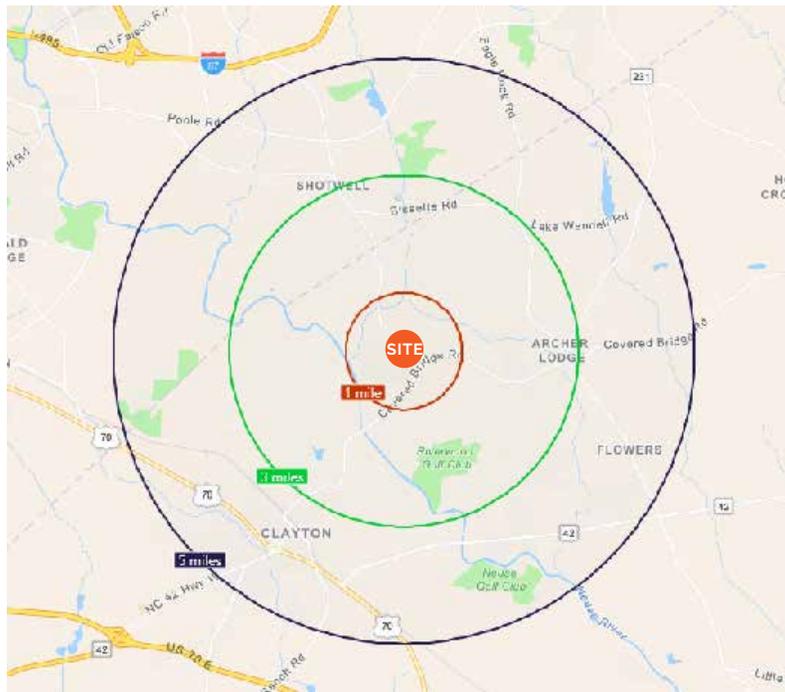
Aerial Photos



Floodplains and Site Map



## Demographics within 1 mile



## Clayton Quick Facts

Once a quiet, one-stoplight town, Clayton has transformed into the fastest-growing town in Johnston County and a key player in the Research Triangle area. Since 2000, its population has doubled, fueled by major investments—including the largest manufacturing project in North Carolina’s history. Just 15 miles from Raleigh and home to global companies like Novo Nordisk, Grifols, Caterpillar and Bayer, Clayton continues to thrive.

Downtown Clayton showcases this growth with over \$20 million invested in revitalization, blending historic charm with modern amenities—think breweries in old cotton mills, rooftop dining and artsy lounges. The town also boasts a vibrant arts scene, highlighted by The Clayton Center, rotating public art and expansive greenways. With strong business support and a lively community, Clayton is an ideal place to grow your business or family.



Source: [Town of Clayton Economic Development](#)

