

Zoned +/- 3.0 Acre Commercial Site
NC Hwy 66 +/- 0.3 Miles South of Bypass I-40
NWC of NC Hwy 66 and Crews Farm Road
Kernersville, Forsyth County, North Carolina



Area Generators:

Moses Cone Medical Center, Bishop McGuiness High School, Holiday Inn Express, Shell (Gas), Wendy's, McDonald's, SECU, others.

Demographics:
(2010)

Population:
Avg HH Income:
Employment:

<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
1,496	19,136	56,617
\$78,212	\$70,076	\$77,239
830	9,855	28,461

Traffic Counts:
(2009 NCDOT)

NC Hwy 66: 12,000 VPD
Old Salem Road: 3,000 VPD

+/- 3.0 Acres in the Entirety: \$1,975,000 or \$15.00 PSF

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STATE EMPLOYEES
CREDIT UNION

WENDY'S

TEXACO GAS/CONV
SUBWAY

AMOCO
GAS/CONV

MCDONALDS,
GANT GAS/CONV,
SLEEP INN

BURGESS
TRANSPORTATION

HOSPITAL

TO GREENSBORO

I-40 BYPASS

NC HWY 66 SOUTH

HOLIDAY INN
EXPRESS

QUALITY MART
GAS/CONV

WINSTON EYE
ASSOCIATES

MOSES CONE
MEDICAL CENTER

BISHOP MCGUINESS
HIGH SCHOOL

SITE

OLD SALEM RD
CAROLLTON
500 AC
MIXED USE

TO WINSTON SALEM



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Imagery Date: Jul. 7, 2010

36°05'06.29"N 80°03'28.87"W elev 914 ft

Eye alt: 9617 ft

Forsyth County, NC



Disclaimer: Forsyth County cannot guarantee the accuracy of this information, and the County hereby disclaims all warranties, including warranties as to the accuracy of this information.

Map Scale
1 inch = 400 feet