

7,500 SF & 8,400 SF Available for Lease

3.12 Acre Pad Ready Development Site - for Sale or Ground Lease Westwood Village: 2448 Lewisville-Clemmons Rd, Clemmons NC



Market Overview: Well located center on Lewisville-Clemmons Road, 2 blocks South of I-40, in affluent rapidly growing **Clemmons, NC suburb to Winston Salem**. Directly opposite re-development of former Kmart for Aldi, 5 Below, Ross, Ulta.

Area Generators Lowes Foods, Staples, Publix, YMCA (14,000+ members), Chick-Fil-A, Arby's, Planet Fitness, Dollar Tree, CVS, Walgreen's. Coming Soon: Aldi, Ross.

Co-Tenancy: Tractor Supply, Gabe's, Big Lots, McDonald's, Krispy Kreme, Cracker Barrel, Wendy's.

Availability:

- **Inline: 7,500 SF & 8,400 SF - Available Now**
- **3.12 Acre Pad Ready Internal Parcel for Development - Sale or Lease**

Demographic Profile:
(SUSA 2021)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
Res Pop:	3,852	30,496	74,196	138,594
Avg HH Income:	\$81,000	\$94,147	\$91,750	\$94,029
Daytime Pop:	7,066	22,226	57,144	106,950

Traffic Counts: Lewisville-Clemmons Rd: 36,000 VPD
I-40: 61,000 to West/67,500 to East

Pricing: 7,500 SF & 8,400 SF for Lease: Call for Lease Rate
3.12 Acre Pad: \$1,800,000 - Sale; \$144,000/Year Ground Lease

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To Winston Salem (67,500 VPD)

Le wisville-Clemmons Rd (36,000 VPD)

Wake Forest Baptist Health-Medical Plaza

Clemmons Town Center
Luxury Apts

YMCA

Coming Soon!

- five BELOW**
- Ross** Daily Plus LESS
- ALDI**
- ULTA**

- WING KING**
- TACO BELL**
- ZIP'S**
- Subway**

- East Coast Wings**
- Ketchie Creek Bakery**
- First Watch**
- LaVida Massage**
- First National Bank**
- Holiday Inn Express**

SITE

WAFFLE HOUSE

MAICK-BERTH
TIRE & AUTOMOTIVE

- TRACTOR SUPPLY CO**
- McDonald's**
- Crabbe's**
- BIG LOTS**
- Leslie's Pool & Spa**

IHOP

GoHealth URGENT CARE

Pat Super market

Publix

Taverna

Red Lobster

KFC

Spencer's

Wendy's

Golden Corral

Arroyo Avenue

LOWE'S FOODS

COLLIER HILL

Subway

Chick-fil-A

Arroyo Zebra

40





LEASED
 AVAILABLE
 NOT OWNED

TENANT ROSTER

Suite	Tenant	SF
100	Big Lots	29,523 SF
110	Available	7,500 SF
120	Gabe's	12,000 SF
130	Available	8,400 SF
150	Deluxe Spa Nails	1,440 SF
164	Laundry Land	2,871 SF
170	Dormino's	1,609 SF
180	Tobacco	1,680 SF
TOTAL:		65,023 SF