

## 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 Barrell, Wendy's.

**Availability:**

- 8,400 SF Inline Space
- 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>
<b>Res Pop:</b>	3,852	30,496	74,196	138,594
<b>Avg HH Income:</b>	\$81,000	\$94,147	\$91,750	\$94,029
<b>Daytime Pop:</b>	7,066	22,226	57,144	106,950

**Traffic Counts:**

<b>Lewisville-Clemmons Rd:</b>	36,000 VPD
<b>I-40:</b>	61,000 to West/67,500 to East

**Pricing: 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 DISCOUNTS

**ALDI**

**ULTA**

**WINGER KING**

**TACO BELL**

**ZIP'S**

**Subway**

**LOWE'S FOODS**

**COLLEGE HILL**

**Circle K**

**Subway**

**Auto Zone**

**MAICK-BERTH TIRE & AUTOMOTIVE**

**SITE**

**WAFFLE HOUSE**

**Arby's**

**TRACTOR SUPPLY CO**

**McDonald's**

**Crabbe's**

**BIG LOTS**

**Leslie's**

**Spencer's**

**Wendy's**

**Golden Corral**

**40**

**Applebee's**

**KFC**

**Red Lobster**

**IHOP**

**GoHealth URGENT CARE**

**Pat Super market**

**East Coast Wings**

**Ketchie Creek Bakery**

**First Watch**

**LaVida Massage**

**First National Bank**

**Holiday Inn Express**

**Taverna**

**Publix**

**YMCA**



**BIG LOTS!**

**Gabe's**

**Available  
8,400 SF**

**Available  
7,500 SF**



Lewisville - Clemmons Rd.

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
<b>TOTAL:</b>		<b>65,023 SF</b>