

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:

- 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>
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: 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)

Lewisville-Clemmons Rd (36,000 VPD)

Wake Forest Baptist
Health-Medical Plaza

Clemmons Town Center
Luxury Apts

YMCA

Coming Soon!

five BELOW

Ross
DAILY FISH LESS

ALDI

ULTA

WINGER KING

TACO BELL

ZIP'S

STARBURST

LOWE'S

GOILGUR INSUL

Chick-fil-A

Subway

Auto Zone

MOCK-BERTH
TIRE & AUTOMOTIVE

WAFFLE HOUSE

Arby's

SITE

TRACTOR SUPPLY CO

McDonald's

Cable's

BIG LOTS

LEADER

Speedway

Wendy's

Jack-in-the-Box

40

Applebee's

ihop

GoHealth
URGENT CARE

Pat
Super market

Tanera

publix

East Coast Wings

Ketchie Creek Bakery

First Watch

LaVida Massage

First National Bank

Holiday Inn Express

KFC

Domino's



LEASED

AVAILABLE

NOT OWNED

TENANT ROSTER			SF
SUITE	TENANT		
100	Big Lots		29,523 SF
110	Treasure Decor		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	Domino's		1,609 SF
180	Tobacco		1,680 SF
TOTAL			65,023 SF