

Outparcels Available & +/- 18 Acre Residential Tract

84 Ac Smith Crossing—Kernersville, NC—“Heart of the Triad”

NE Quadrant of I-40 and Union Cross Road



Trade Area: Kernersville: Equidistant to Winston Salem to West, Greensboro to East, and High Point to South; historically the fastest Growing Residential Submarket in the Triad Region (1,800,000+ Population). The Site has Broad Regional Access via I-40, Union Cross Rd, and US 311.

Site Availability:

- Outparcels: 0.8 Ac to 1.55 Acres Available
- 18 Acre Residential Tract: Available - Call for Pricing

Onsite Users: McDonald's, Starbucks, DQ Grill & Chill, Heartland Dental, Novant Medical, AAA Storage, The Reserve Apts (366 Units)

**Area Generators/
Employment:** Food Lion, Burger King, CVS/pharmacy, Walmart Neighborhood Market, Tractor Supply, Cracker Barrel, Sheetz, Bojangles, O'Reilly Auto Parts, Quality Mart, Glenn High School, I-40, Caterpillar, FedEx Ground, Kernersville Medical Center (Novant), VA Hospital, Deere-Hitachi, Timco Aviation, others.

Demographic Profile: (SUSA 2021)	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
Population:	4,464	28,116	65,205	137,244
Avg HH Income:	\$88,661	\$85,842	\$79,634	\$77,170
Labor Force:	3,498	22,328	51,599	108,527

Traffic Counts:

I-40 Bypass:	65,780 VPD
Union Cross Rd:	24,000 VPD (2019)

Outparcels: \$525,000 to \$1,350,000
+/- 18 Acre Residential Tract: Priced on Case by Case Basis

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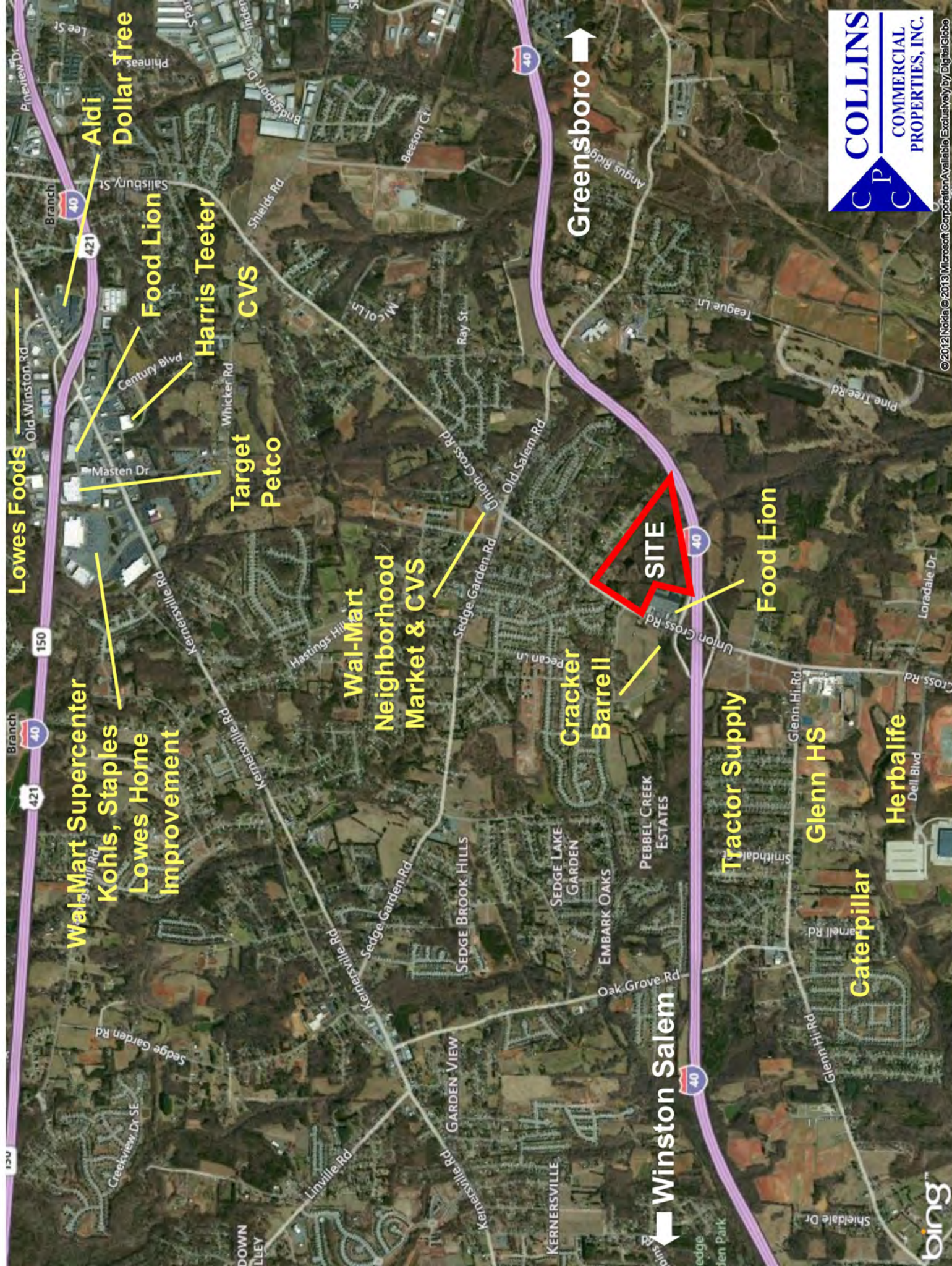


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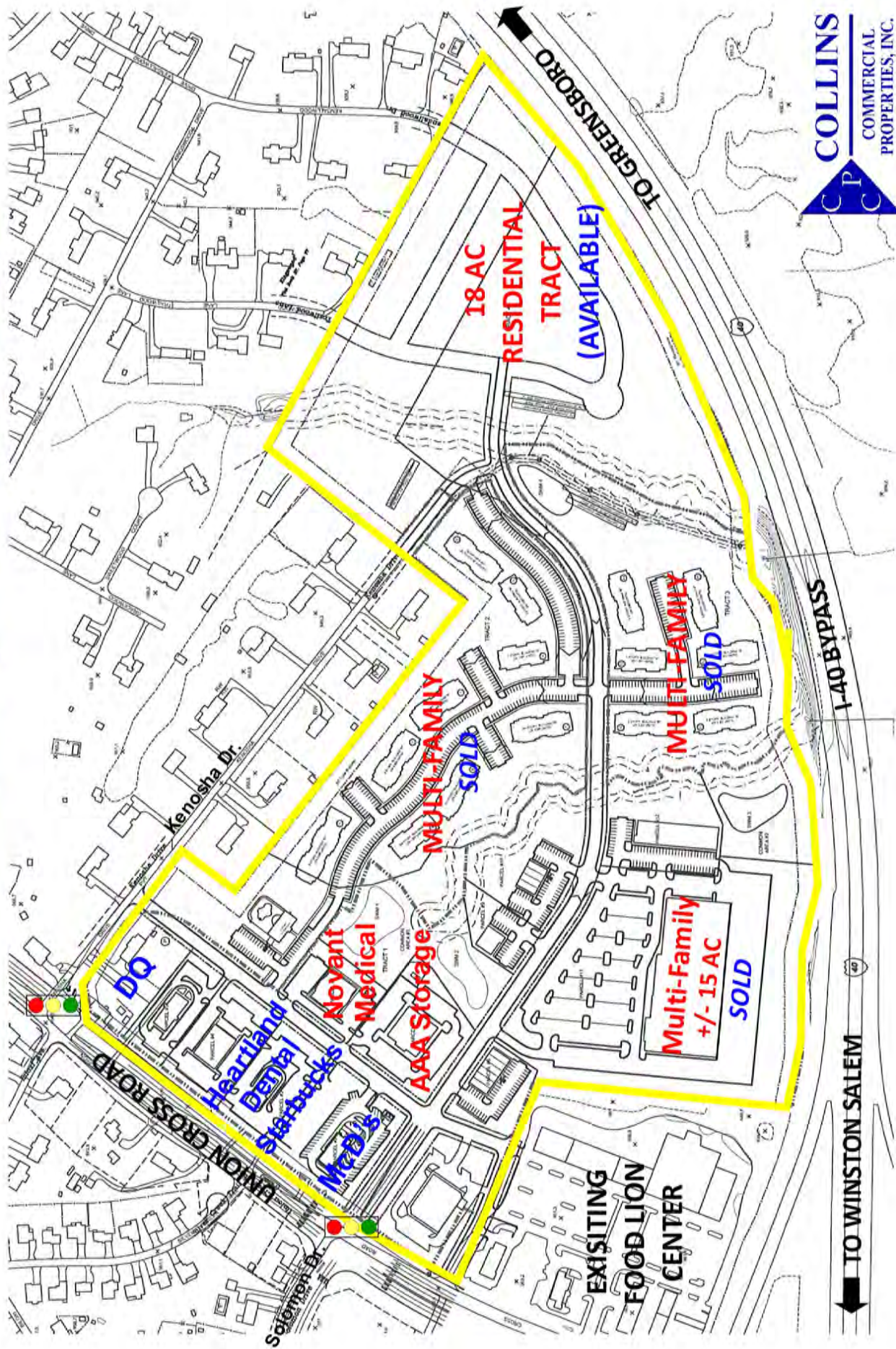
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**Smith Crossing - 84 Acre Mixed Use Development
I-40 @ NEC of Union Cross Road and Solomon Road, Kernersville, NC**



SMITH CROSSING MIXED USE DEVELOPMENT I-40 at Union Cross Road, Kernersville/Triad, NC



CONCEPT DEVELOPMENT PLAN

Smith Crossing: Access Points & Market Overview
Union Cross Rd @ I-40 @ Solomon Dr. Kernersville NC

Heartland Dental

Solomon Drive

Quality Mart
(Open)

277 Apartments:
Under Construction

Truckee
Carroll
(Open)

(Open)



C-Store
Pad

R-In/R-Out

R-In/R-Out

FOOD LION

The Reserve Ph II:
312 Units (2022)

The Reserve
366 Apartments

Kenosha Drive

Full Movement

Full Movement

To Winston Salem

65,800 ADT



New
Residential

Glenn HS



AAA
Storage



**Smith Crossing:
Kernersville, NC**

Dense
Residential



Quality Oil
277 Apts Under
Construction



Heartland
Dental

**Smith Crossing:
84 Acre Mixed Use
Development/
Outparcels Available**

New
Residential



Glenn High
School

To Winston Salem

I-40

To Greensboro

