

**+/- 3.12 Acre Development Site - for Sale or Ground Lease**  
**Near I-40: Adjacent to Westwood Village**  
**6421 Sessions Court, Clemmons (Winston Salem) NC**



**Market Overview:** Well located 3 acre development site with Signalized Access, central to the core of retail development in **Clemmons NC suburb to Winston Salem**. 0.2 miles south of **I-40**. Directly opposite redevelopment of former Kmart for Aldi, 5 Below, Ross, Ulta.

**Area Generators** Aldi, Ross, Ulta, 5 Below, Lowes Foods, Staples, Publix, YMCA (14,000 members), Bojangles, Publix, CVS, Dollar Tree, Walgreens, others.

**Co-Tenancy:** McDonald's, Krispy Kreme, Cracker Barrel, Wendy's, Biscuitville, Big Lots, Gabe's, Dodge City Steakhouse, Take 5 Oil Change.

**Availability:** • 3.12 Acre Commercially Zoned pad 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>	3,995	31,093	75,365	140,600
<b>Avg HH Income:</b>	\$84,100	\$94,731	\$88,957	\$92,250
<b>Daytime Pop:</b>	5,941	21,461	54,951	99,083

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

**Pricing: \$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


  




  



Publix

Pet Supermarket

GoHealth URGENT CARE

IHOP

Applebee's

Longhorn

KFC

Steak 'n Shake

WIA FILE HOUSE

Family Express

+/-3.12  
AC Site

MACK-BERTH  
TIRE & AUTOMOTIVE

  


Auto Zone

Chick-fil-A

COBESWAY

DOLLAR TREE

LOWES  
FOODS

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





**+/-3.12 Ac Zoned  
Development Site**

**20,280 SF  
Available**

**Dodge City**  
5893-03-4810.000



5893-03-5679.000



5893-03-6402.000

5893-03-8516.000



3-9330.000



5893-03-6019.000



3-03-3020.000

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