

**+/- 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 2023)*

|                       | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> | <u>7 Mile</u> |
|-----------------------|---------------|---------------|---------------|---------------|
| <b>Res Pop:</b>       | 4,000         | 31,044        | 75,407        | 140,943       |
| <b>Avg HH Income:</b> | \$109,080     | \$118,931     | \$108,192     | \$111,517     |
| <b>Daytime Pop:</b>   | 5,941         | 21,461        | 54,951        | 99,083        |

**Traffic Counts:** Lewisville-Clemmons Rd: 38,500 VPD  
I-40: 51,000 to West/56,000 to East

**Pricing: \$1,800,000 Sale, \$144,000/Year Ground Lease**

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To Winston Salem (56,000 VPD)



Lewisville-Clemmons Rd (38,500 VPD)

Wake Forest Baptist  
Health Medical Plaza

Clemmons Town Center  
Luxury Apts

YMCA

+/-3.12  
AC Site

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







WB 40  
EB 40  
LEWISVILLE CLEMONS RD RA  
To Winston Salem



Dodge City



SESSIONS CT

SESSIONS CT

Biscuitville



+/-3.12 Ac Zoned  
Development Site

WESTWOOD VILLAGE DR

Cabe's

BIG  
LOTS!

ROLLINGWOOD DR

STADIUM DR