7,500, 8,400 & 20,280 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:
● Inline: 7,500, 8,400 SF; 20,280 SF (Freestanding)
● 3.12 to 5.26 Acre Pad Ready Internal Parcel for Development - Sale or Lease

Demographic Profile:
(SUSA 2021)

	1 Mile	3 Mile	5 Mile	7 Mile
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: 7,500, 8,400 & 20,280 SF for Lease: Call for Lease Rate
3.12 Acre Pad: $1,800,000 - Sale; $144,000/Year Ground Lease

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SITE SOURCE
RETAIL BROKER NETWORK

Collier Hill

Lowes Foods

Sheetz

Chick-fil-A

Auto Zone

Burger King

ZIPS

Taco Bell

Bojangles

Mack-Berdth Tire & Automotive

Coming Soon!

Ross Dress for Less

ULTA

five BELOW

ALDI

WAFFLE HOUSE

Krispy Kreme

SITE

Tractor Supply Co.

McDonald's

Big Lots

Gabe's

Domino's

Speedway

Wendy's

Cracker Barrel

To Winston Salem (67,500 VPD)

Interstate 40

Lewisville-Clemmons Rd (36,000 VPD)

KFC

Applebee's

Denny's

Arby's

IHOP

Wake Forest Baptist Health Medical Plaza

GoHealth Urgent Care

Pet Super market

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

Panera BREAD

Publix

Clemmons Town Center
Luxury Apts

YMCA

Available 8,400 SF

Available 7,500 SF

Gabe's

BIG LOTS!

Lewisville - Clemmons Rd.

Suite numbers: 100, 120, 164, 150, 170, 180

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	Domino's	1,609 SF
180	Tobacco	1,680 SF
TOTAL:		65,023 SF