

7,500 SF for Lease: Immediate Availability
3.12 Acre 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, Aldi, Ross, Five Below, Ulta, Publix, YMCA (14,000+ members), Chick-Fil-A, Arby's, Planet Fitness, Dollar Tree, CVS, Walgreen's, Bojangles.

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

Availability:

- **Inline: 7,500 SF**
- **3.12 Acre - Internal Parcel 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>
	Res Pop:	4,000	31,044	75,407	140,943
	Avg HH Income:	\$109,080	\$118,931	\$108,192	\$111,517
	Daytime Pop:	5,941	21,461	54,951	99,083

Traffic Counts: (AADT 2021)	Lewisville-Clemmons Rd:	38,500 VPD
	I-40:	51,000 to West/56,000 to East

Pricing: 7,500 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 (56,000 VPD)



Le wisville-Clemmons Rd (38,500 VPD)

Clemmons Town Center
Luxury Apts

YMCA

Wake Forest Baptist
Health-Medical Plaza

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





















Lewisville - Clemmons Rd.

LEASED
 AVAILABLE
 NOT OWNED

TENANT ROSTER

Suite	Tenant	SF
100	Tenant	29,523 SF
110	Big Lots	7,500 SF
120	Available	12,000 SF
130	Gabe's	8,400 SF
150	Dance	1,440 SF
164	Deluxe Spa Nails	2,871 SF
170	Laundry Land	1,609 SF
180	Domino's	1,680 SF
	Tobacco	65,023 SF
TOTAL:		