

7,500 SF for Lease: Immediate Availability
\$10.00 PSF Net Plus \$2.25 PSF TICAM
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 - Immediate Availability**
- **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

7,500 SF for Lease: \$10.00 PSF Net
3.12 Acre Pad: Call for Pricing and Availability

<p>RAYMOND D. COLLINS, JR., CCIM OFC: (336) 768-0555 M: (336) 978-6444 EM: ray@collinscommprop.com WEBSITE: www.collinscommprop.com</p>		<p>COLLINS COMMERCIAL PROPERTIES, INC. 2990 Bethesda Place, Suite 601C Winston-Salem, NC 27103</p>
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To Winston Salem (56,000 VPD)



Lewisville-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	Big Lots	29,523 SF
110	Available	7,500 SF
120	Gabe's	12,000 SF
130	Dance	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