

7,500 SF & 8,400 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 SF & 8,400 SF - Available Now**
- **3.12 Acre Pad Ready Internal Parcel 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>
	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 SF & 8,400 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 (67,500 VPD)



Le wisville-Clemmons Rd (36,000 VPD)

Wake Forest Baptist Health-Medical Plaza

Clemmons Town Center Luxury Apts

YMCA

Coming Soon!

Five Below

Ross
Daily Price Less

Ulta

ALDI

Winger King

Taco Bell

Subway

UPS

Luavet Foods

Outback Grill

Chick-fil-A

Goody's

Auto Zone

Max-Berth Tire & Automotive

SITE

Tractor Supply Co.

McDonald's

Big Lots

Crabbe's

Lowes

WIA File House

Family Dollar

Subway

Winn-Dixie

Goody's

KFC

Applebee's

IHOP

GoHealth URGENT CARE

Domino's

Pet Super Market

East Coast Wings

Ketchie Creek Bakery

First Watch

LaVida Massage

First National Bank

Holiday Inn Express

Tamara

Publix

YMCA



Lewisville - Clemmons Rd.



Available
7,500 SF

Gabe's

Available
8,400 SF






100

120

150 164

170

180

 LEASED
 AVAILABLE
 NOT OWNED

TENANT ROSTER

Suite	Tenant	SF
100	Tenant 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

