

**+/-20,280 SF Jr. Anchor Box - for Lease**  
**Westwood Village, Clemmons (Winston Salem) NC**  
**Immediate Availability - 6421 Sessions Court - Signalized Access**



**Market Overview:** Well located +/-20,280 Jr. Anchor Box central to the core of retail development in **Clemmons NC suburb to Winston Salem**. 2 blocks south of **I-40**. Directly Opposite redevelopment of former Kmart for Aldi, 5 Below, Ross, and Ulta.

**Area Generators:** Aldi, Ross, Ulta, 5 Below, Lowes Foods, Staples, Publix, YMCA (14,000 members), Planet Fitness, Dollar Tree, CVS, Walgreen's, others.

**Co-Tenancy:** McDonald's, Krispy Kreme, Cracker Barrel, Wendy's, Biscuitville, Big Lots, Gabe's, Dodge City Steakhouse, Dance Explosion.

**Bldg Specifications:** Freestanding former Tractor Supply, built 1979; Remodeled 1999. 156' frontage x 130' deep; Signalized access, Loading dock, 12' drop ceiling; +/-30' x 35' column spacing, outside storage area. +/-49 parks with cross parking. Not sprinklered.

**Demographic Profile:**  
*(SUSA 2021)*

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
<b>Res Pop:</b>	3,995	31,093	75,365	140,600
<b>Avg HH Income:</b>	\$84,100	\$94,731	\$88,957	\$92,250
<b>Daytime Pop:</b>	5,941	21,461	54,951	99,083

**Traffic Counts:**  
*(NCDOT 2021)*

<b>Lewisville-Clemmons Rd:</b>	36,000 VPD
<b>I-40:</b>	61,000 to West/67,500 to East

**Lease Rate: Call for Pricing**  
**Two Day Advance Notice Required for Showing**

<p><b>RAYMOND D. COLLINS, JR., CCIM</b>  <b>OFC: (336) 768-0555</b>  <b>FAX: (336) 768-2055</b>  <b>EM: ray@collinscommprop.com</b>  <b>WEBSITE: www.collinscommprop.com</b></p>		<p><b>COLLINS COMMERCIAL PROPERTIES, INC.</b>  <b>2990 Bethesda Place, Suite 601C</b>  <b>Winston-Salem, NC 27103</b></p>
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# Building Specifications

## 196 Westwood Village Drive, Clemmons (Winston Salem) NC Former Tractor Supply

**Building SF:** +/-20,280 SF

**Dimensions – Base Building:** +/- 156' wide x 130' deep

**Sprinklered:** No

**Loading Dock:** One (1) w/ 48" dock height, 11' x 20' concrete pad; uncovered; with ramp down to building entrance at asphalt grade.

**Large Outside Storage Area:** L- shaped; +/- 16,000 SF

**Year Built:/Remodel:** 1979/1993/1999

**Drop Ceiling Height:** +/- 12'

**Column Spacing:** +/- 30' x 35' Bays

**Parking:** +/-49 parks on site with cross parking on adjacent shopping center

**Electrical Service:** 800 AMP, 3 Phase Service (confirm)

**Sales Floor Area:** +/- 14,000 SF ( +/- 125' wide x 112' deep )

**Storage Area:** +/- 3,900 SF ( +/- 31' x 130' )

**Receiving Area:** +/- 1,600 SF

### Miscellaneous Amenities:

- 9' x 10' roll up door at Storefront to Storage Area
- Training Room: +/- 16' x 20'
- Managers Office: +/- 8' x 15'
- Men's Bathroom: One toilet, one urinal, two sinks
- Women's Bathroom: Three stalls (one H/C), four sinks

