

FREEMAN | COMMERCIAL REAL ESTATE



FOR SALE

HIGHLY VISIBLE CORNER INTERSECTION
3515 CLEMMONS ROAD | CLEMMONS, NC

LADD FREEMAN
O: 336.768.4410
freemancommercial.com

LOCATION

ADDRESS	3515 Clemmons Rd. Clemmons, NC 27012
COUNTY	Forsyth County
PIN	5892-39-7891 5892-39-9836 5892-39-9649 5892-39-8648

PROPERTY INFORMATION

PARCEL SIZE	1.4 +/- AC (estimated)
ZONING	Highway Business
SALE PRICE	\$750,000

- + 201 +/- ft fronting Highway 158 & 325 +/- fronting Hampton Road
- + Front parcel zone HB. Entire site is in the Clemmons Area Plan for PB (Pedestrian Business)
- + Former abandoned road to be closed



POPULATION

1 mi. - 4,926
3 mi. - 31,153
5 mi. - 79,049



AVG. HH INCOME

1 mi. - \$101,893
3 mi. - \$117,390
5 mi. - \$104,356



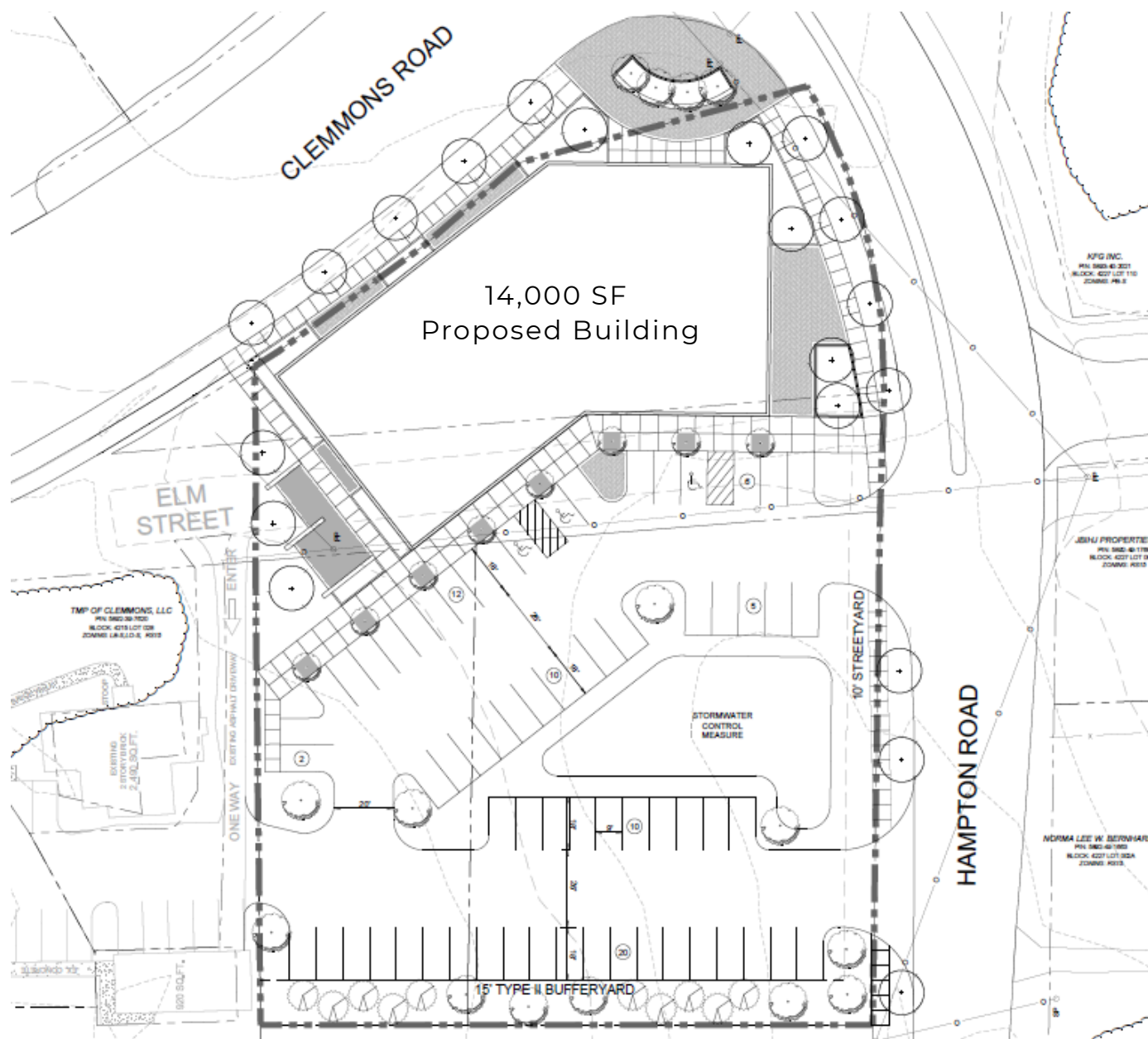
TOTAL BUSINESSES

1 mi. - 397
3 mi. - 1,035
5 mi. - 3,064



TOTAL EMPLOYEES

1 mi. - 3,115
3 mi. - 9,902
5 mi. - 32,494



**LEGEND**

- | | |
|-----------------------|---|
| A. Existing Buildings | E. Non-residential Uses within a Single-Family Residential Form |
| B. Gateway Treatment | F. Parking |
| C. Green | G. New Single-Family |
| D. Walk-up Apartments | H. Non-residential Uses |