



FREEMAN | COMMERCIAL REAL ESTATE

Community Gateway, High Profile Corner
Hampton Rd. & Hwy 158, Clemmons NC

Area Retailers



CVS
pharmacy



Walgreens

WAL-MART
Neighborhood Market

Hampton Road Clemmons, NC 27012

Property Highlights

- +/- 1.42 Acres with 201 feet fronting Hwy 158 and 325 feet fronting Hampton Road
- Front parcel zoned HB. Entire site in Clemmons Area Plan for PB, Pedestrian Business
- Former abandoned road to be closed
- Sale Price: \$650,000



| 2024 Demographics | 1 Mi. | 3 Mi. | 5 Mi. |
|-------------------|-----------|-----------|-----------|
| Population | 4,051 | 29,470 | 62,672 |
| Avg. HH Income | \$131,613 | \$130,126 | \$118,637 |

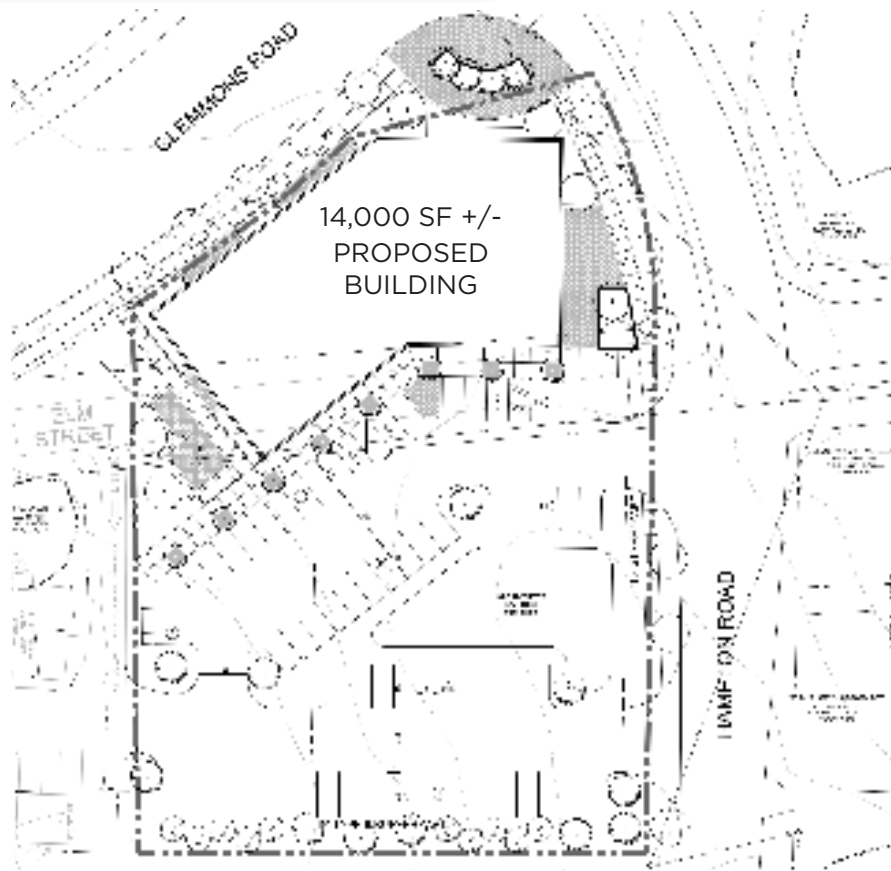
For More Information:

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Site Plan



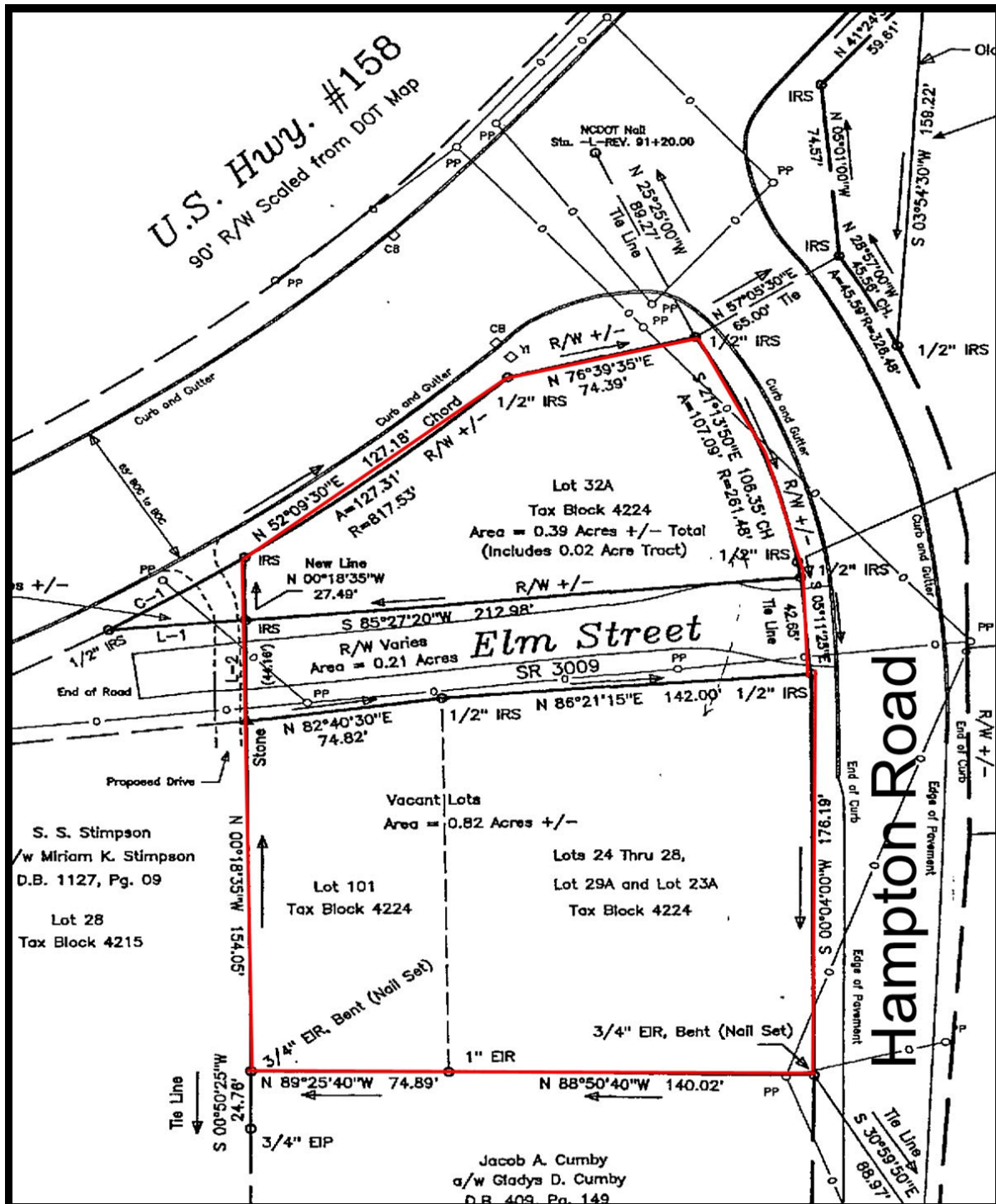
Clemmons Area Plan



LEGEND

- A. Existing Buildings
- B. Gateway Treatment
- C. Green
- D. Walk-Up Apartments
- E. Non-residential uses within a Single-Family Residential form
- F. Parking
- G. New Single-Family
- H. Non-Residential uses

Survey



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