

High Growth Area



For further information contact:

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Property Features

Ideally located near high volume intersection, this 1.08 acre parcel is adjacent to the newly constructed OrthCarolina. Parcel is behind the new Publix in Peace Haven Village Shopping Center, and the new Clemmons Town Center.

- Zoning: GB-S
- Shovel ready site, good topography
- Utilities available to site



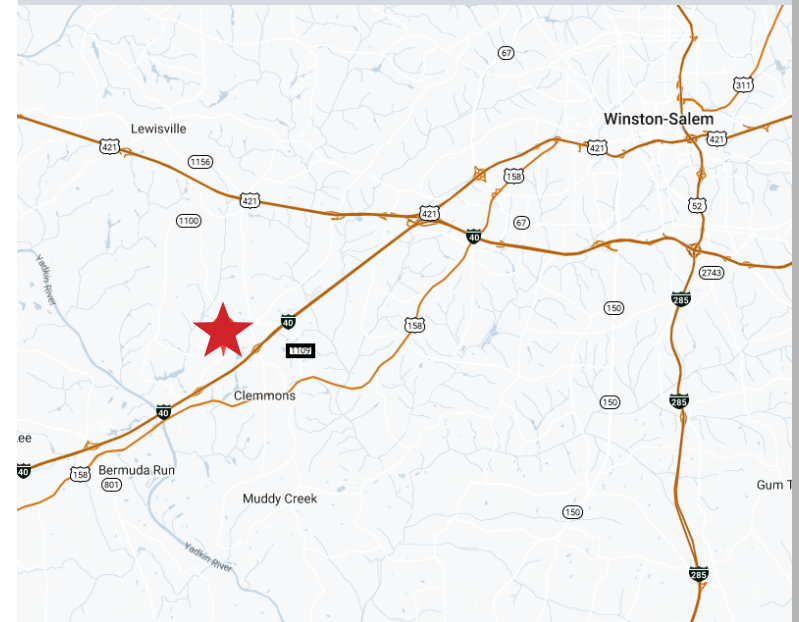
Demographics & Traffic

Traffic Counts:

Peace Haven Rd:	14,000 VPD
Lewisville Clemmons Rd:	23,500 VPD
I-40:	61,000 VPD

Demographics:

Population	4,557	30,431	76,898
Avg. HH Income	\$92,588	\$96,779	\$92,462
Total Businesses	391	966	2,776
Total Employees	3,770	9,612	26,798



Site Exhibit

