

# FREEMAN | COMMERCIAL REAL ESTATE

Bishop  
McGuiness  
High School

CONE HEALTH  
MedCenter Kernersville

Wake Forest  
Baptist Health

DOLLAR GENERAL

WELDEN  
VILLAGE  
385-acre  
Mixed Use  
Development

18,000 VPD

Clemmons Rd.

30,000 VPD

INTERSTATE  
40

INTERSTATE  
40

RARE LOT ALONG FAST GROWING CORRIDOR  
HIGHWAY 66 | KERNERSVILLE, NC

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## 1510 Abbotts Creek Circle

Kernersville, NC 27284

Acreage: .97 AC  
 Zoning: General Business  
 Sale Price: \$650,000  
 Condition: Rough Graded

### Property Highlights

- 450' frontage off Interstate 40 ramp
- Full access with dedicated turning lanes
- Rough graded with General Business zoning
- Located in the heart of the Triad (Kernersville, NC), one of the fastest growing markets in the state
- Some improvements in place reducing development costs

### Demographics

|                       | 1 Mile   | 3 Miles  | 5 Miles  |
|-----------------------|----------|----------|----------|
| 2022 Total Population | 1,992    | 24,512   | 66,765   |
| 2022 Avg. HH Income   | \$87,068 | \$84,146 | \$95,587 |
| 2022 Total Businesses | 168      | 1,510    | 2,420    |
| 2022 Total Employees  | 2,114    | 15,582   | 30,697   |

For More Information:

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## Location





