

# FREEMAN | COMMERCIAL REAL ESTATE

Bishop McGuiness High School



385-AC Mixed Use Dev.

**.97 +/- AC**



**17,401 VPD**



**65,178 VPD**

**FOR SALE**

## CORNER LOT, HIGH TRAFFIC CORRIDOR HWY 66/I-40 | KERNERSVILLE, NC

- + .97+/- acre corner lot surrounded by growing residential
- + 450+/- ft road frontage, Highway 66
- + Partially cleared and rough graded

**CHARLIE FREEMAN**  
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ADDRESS	1510 Abbotts Creek Circle
CITY, STATE, ZIP	Kernersville, NC 27284
COUNTY	Forsyth County
PIN	6885-50-3855
LOT SIZE	.97 +/- AC
ZONING	General Business
SALE PRICE	\$650,000



### TRAFFIC COUNTS

17,401 VPD: Highway 66  
65,178 VPD: Interstate 40



### ACCESSIBILITY

Full access from Hwy 66 corridor with direct access to I-40. Site is well-located in between Hwy 421 and I-74.



### POPULATION

3 mi. - 26,023  
5 mi. - 70,390  
7 mi. - 135,910



### AVG HH INCOME

3 mi. - \$95,973  
5 mi. - \$110,266  
7 mi. - \$109,278

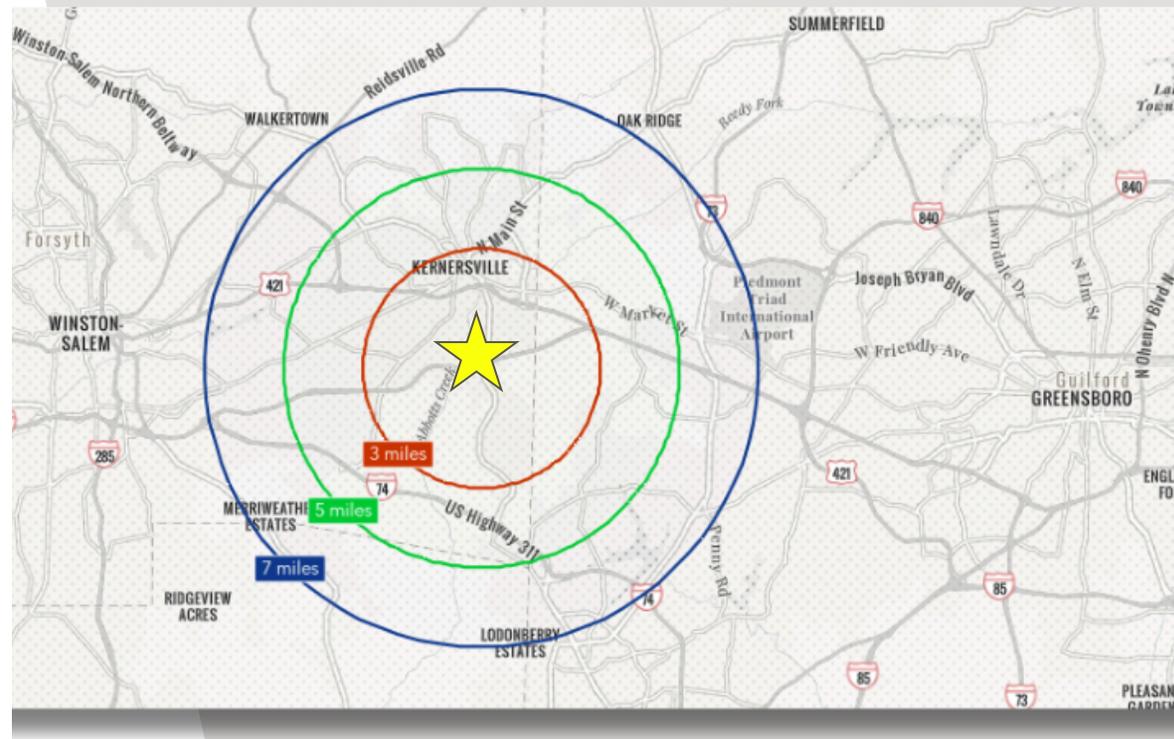


### MEDIAN AGE

39.6

## HIGHLIGHTS

- 450' frontage just off Interstate 40 ramp
- Full access from heavily traveled Highway 66 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 are in place reducing the cost of development



FOR SALE



65,178 VPD

**BW** | Best Western  
Hotels & Resorts



17,401 VPD

**.97 +/- AC**

Abbotts Creek Circle

**DOLLAR GENERAL**



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1255 CREEKSHIRE WAY, SUITE 200  
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