

FREEMAN | COMMERCIAL REAL ESTATE



1.25 AC, UNION CROSS INTERCHANGE

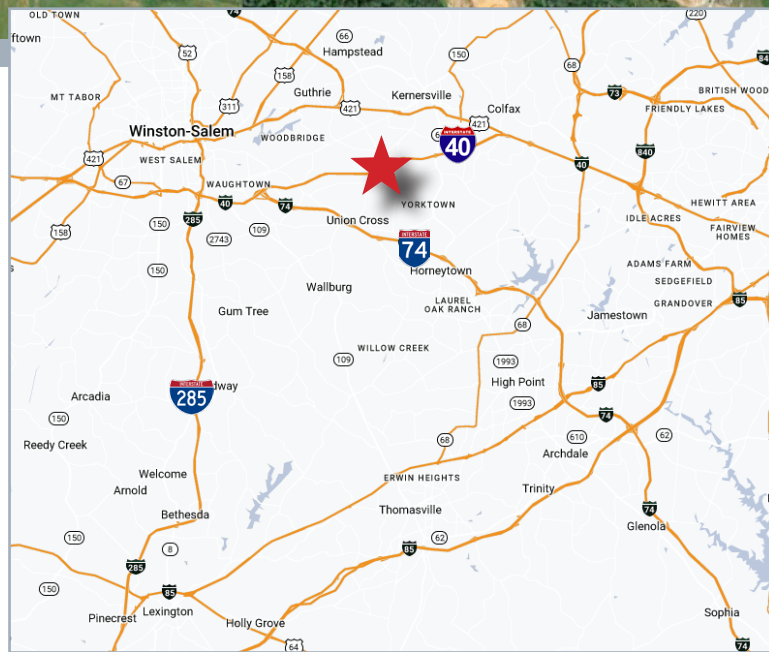
Union Cross Rd. & I-40
Kernersville, NC 27284

Property Highlights

- +/- 1.25 Acres on growing I-40 interchange.
Surrounding area has seen an influx with residential planned over the next five years
- RS-20 zoning
- Traffic Counts:
I-74: 30,000 VPD
Union Cross Rd.: 14,500 VPD
- Offered at \$525,000

Demographics

	3 Mi.	5 Mi.	7 Mi.
Population	27,526	66,277	144,033
Avg. HH Inc.	\$100,687	\$91,746	\$86,733
Median Age	40.4	39.9	39.5

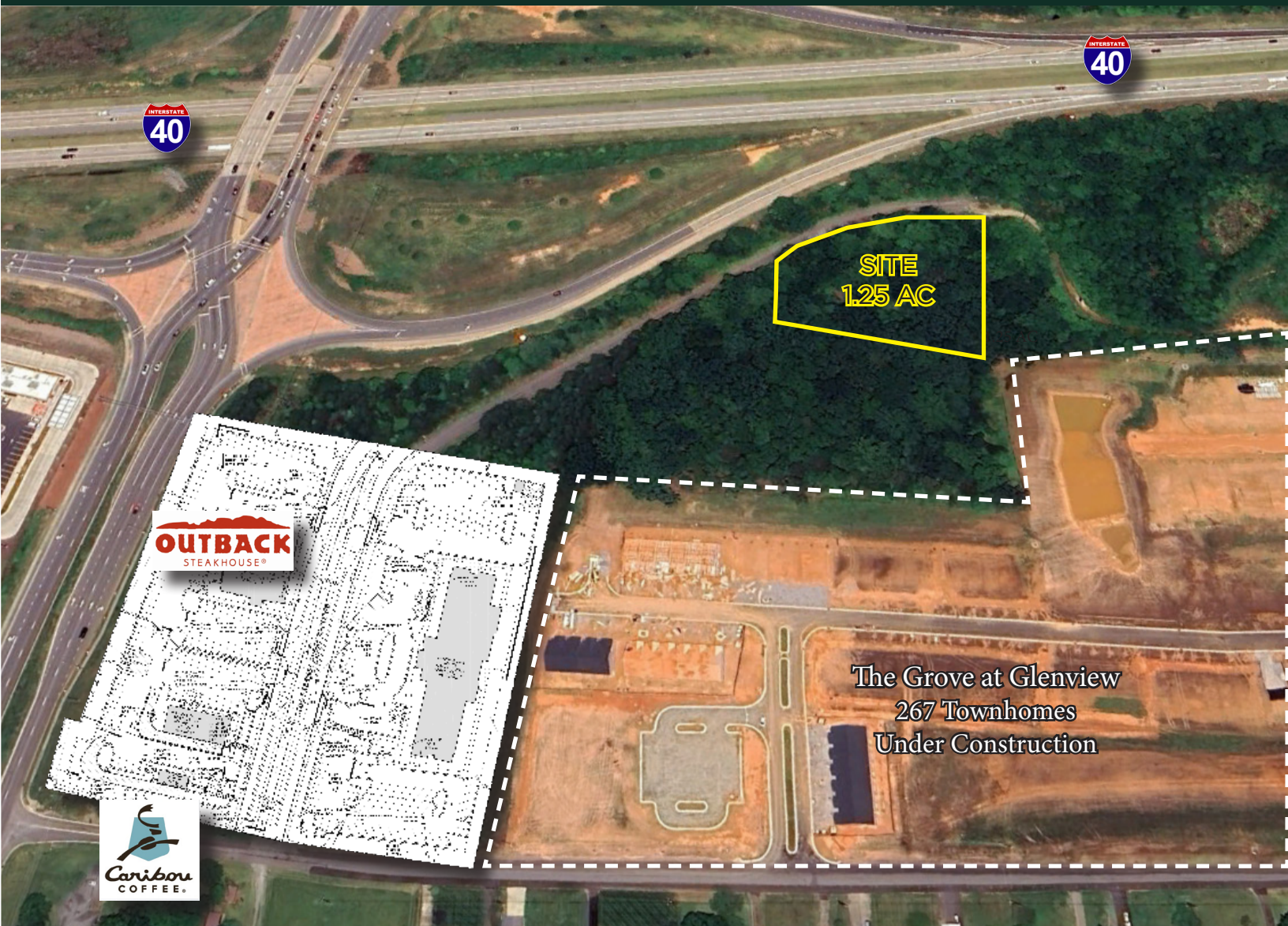


For More Information:

Bob Anderson

O: 336-768-4410

bob@freemancommercial.com



Planned Development

The featured 1.25 acre site is surrounded by new development including 267 townhouse development, 4.5 acre retail/restaurant development and a new recreation center center opening August 2024. Current tenants within planned development include Caribou Coffee and Outback Steakhouse.

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