

# FREEMAN | COMMERCIAL REAL ESTATE



**FOR LEASE**

**1,400 +/- SF RETAIL AVAILABLE**  
1477 RIVER RIDGE DRIVE, CLEMMONS NC 27012

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## PROPERTY SUMMARY

1477 River Ridge Drive  
Clemmons, NC 27012

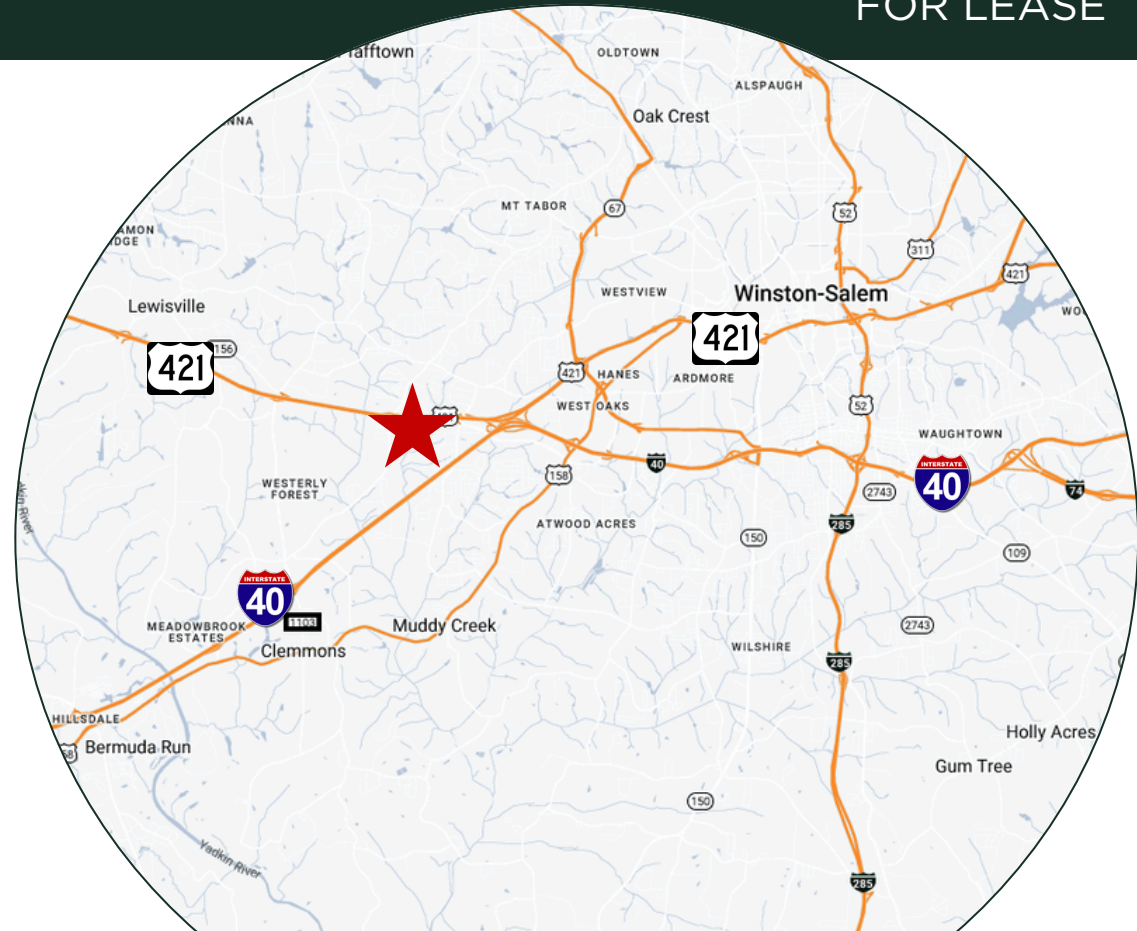
County: Forsyth

SF Available: +/-1,400 SF

Total Bldg Size: +/- 11,200 SF

Lease Rate: \$22.00/psf NNN

Bldg. Co-tenants: Ava's Cupcakes, River Ridge Tobacco, Paradise Nail & Spa, Full Moon Oyster Bar, Mario's Pizza



## HIGHLIGHTS

- High quality retail in high traffic Clemmons area
- Located 500' from Lewisville Clemmons Rd and Highway 421 Interchange
- Located in well anchored Food Lion power center
- Dedicated left-in turn lane off Lewisville Clemmons Rd. with access to signal @ Lewisville Clemmons Rd/Styers Ferry Rd.
- Nearby retailers include: Walgreens, Quality Mart, Farm Bureau, Food Lion, CVS, Bojangles, Circle K, Wendys, Subway, Three Bulls Chophouse

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	38,344	90,433	154,525
HOUSEHOLDS	16,321	38,075	65,782
AVG. HH INCOME	\$112,908	\$116,201	\$115,910
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For more information, please call:

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