



PRICE REDUCTION

FULLY ENTITLED OUTPARCEL,
IN PLANET FITNESS ANCHORED
CLEMMONS TOWN CENTER

- + 1.34 +/- AC shovel-ready site, HB zoning
- + Well located in high traffic hot spot, Clemmons Town Center
- + Neighboring 312+/- unit luxury apartments
- + Uses: Retail, Take-Out, Office, Professional Services, Healthcare

3487 GENTRY LANE | CLEMMONS, NC

LEE CHEWNING

M: 336.655.8063

lee@freemancommercial.com

FOR SALE

PROPERTY OVERVIEW

3487 GENTRY LANE
CLEMMONS, NC 27012
FORSYTH COUNTY

- 1.34 +/- AC, shovel ready site
- HB zoning
- FULLY ENTITLED with engineered building plans for a 10,000 SF build
- Well-located in growth corridor along I-40
- Dynamic mixed-use lifestyle project with neighboring banks, medical, retail, food service, fitness and multi-family
- **Reduced Price: \$950,000**

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	33,468	79,131	144,122
HOUSEHOLDS	13,547	33,828	61,637
MEDIAN AGE	44.2	43.1	42.7
AVG. HH INCOME	\$119,140	\$113,617	\$114,761



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1255 CREEKSHIRE WAY WINSTON-SALEM, NC 27103 | 336.768.4410 | www.freemancommercial.com

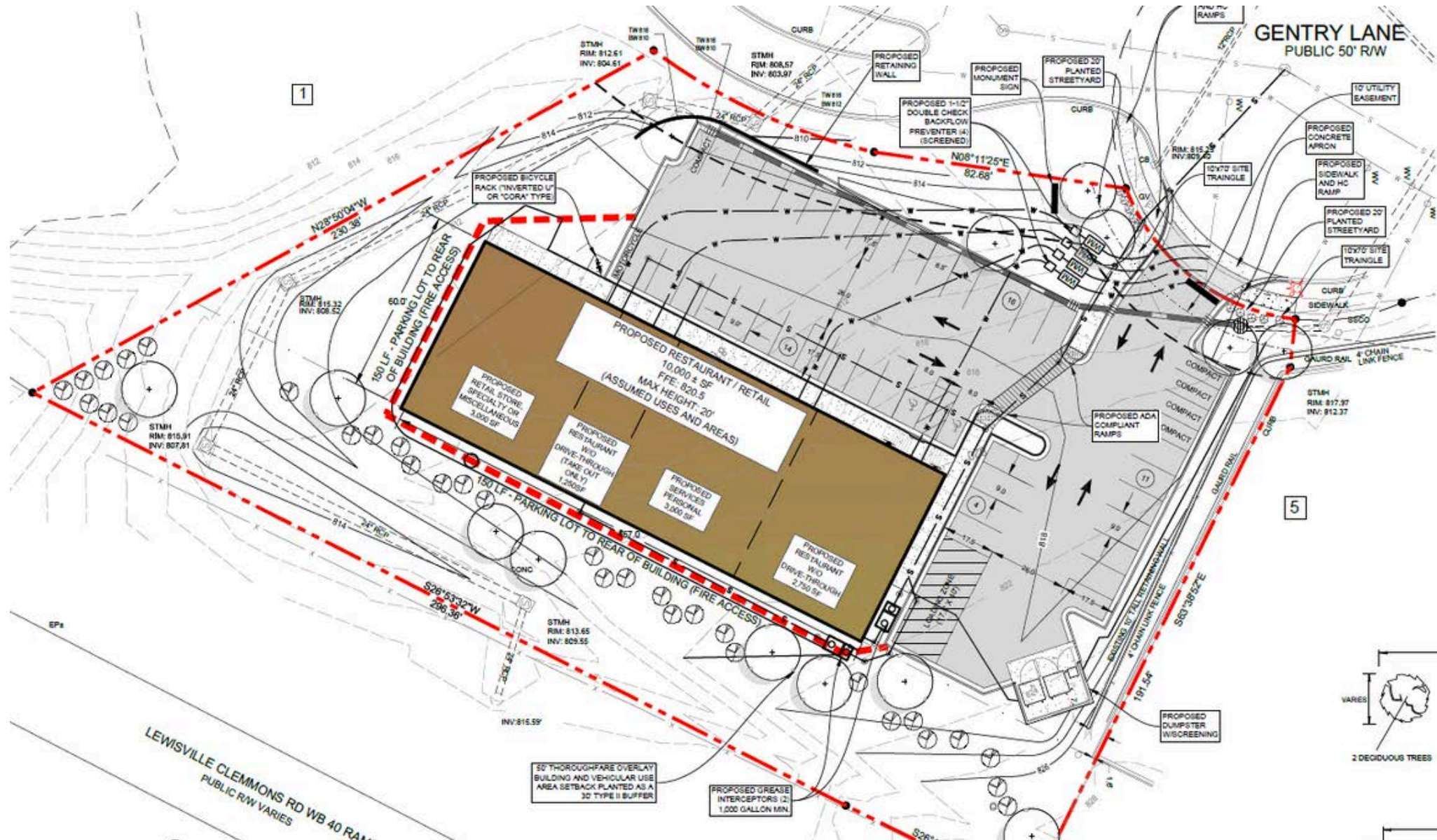
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APPROVED SITE PLAN

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CLEMMONS TOWN CENTER CLEMMONS, NC

With a thriving population of 21,823, Clemmons offers a vibrant and diverse community and is home to highly acclaimed public schools as well as the largest high school in Forsyth County. Clemmons' robust and growing economy embraces a rich and diverse faith community, thriving retail establishments and a healthy array of restaurants. Clemmons is an integral part of the Greensboro/Winston-Salem/High Point Standard Metropolitan Statistical Area.

Clemmons Town Center is a vibrant mixed-use development located at the intersection of I-40/Lewisville-Clemmons Rd., offering a lively village-like atmosphere. The center features a wide array of conveniences—including a Publix supermarket, casual dining spots like Panera Bread, Mossy's Eats Ales Spirits, East Coast Wings & Grill, Dairio —as well as services such as a pet store, salon, dental clinic, and fitness center. On-site residential apartments provide upscale 1-3 bedroom units with amenities like a resort-style pool, fitness center, dog park, and movie theater, while a Holiday Inn Express caters to visitors. Office spaces and available outparcels for future retail development support continued growth, and the complex's proximity to Tanglewood Park and local greenways enhances its appeal. With its walkable layout, comprehensive amenities, and easy highway access, Clemmons Town Center is a convenient, community-focused hub ideal for living, dining, shopping, and working.



NEIGHBORING BUSINESSES:

OrthoCarolina



dairio

PET SUPERMARKET

CORELife

NOVANT HEALTH



MATTRESS FIRM



Publix





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