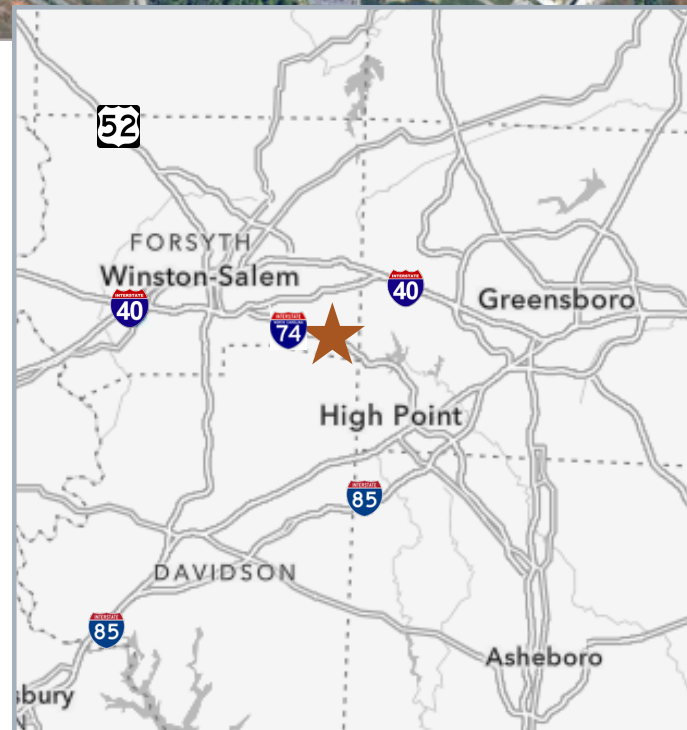




3.02 +/- ACRES, FOR SALE I-74 & UNION CROSS RD., KERNERSVILLE FORSYTH COUNTY

Kernersville, the “Heart of the Triad,” is strategically positioned between Winston-Salem, Greensboro and High Point. With direct access to I-40, Business 40 and I-74 the area offers excellent regional connectivity. The Union Cross corridor features new residential, schools, churches, retail, office, and mixed-use development. Kernersville’s vibrant commercial base, historic downtown, and proximity to major employment centers create a dynamic environment for investment.

- 3.02 +/- acres, possible retail/restaurant
- Current zoning: RS-20 (Use subject to zoning)
- Access to High Point Rd, Union Cross Rd. and I-74
- Please call for pricing



DEMOGRAPHICS & LOCATION

FOR SALE

I-74 & UNION CROSS ROAD
KERNERSVILLE, NC 27284
FORSYTH COUNTY
SIZE: 3.02 +/- ACRES



DEMOGRAPHICS

	3 MI.	5 MI.	7 MI.
POPULATION	19,743	65,054	146,363
HOUSEHOLDS	8,035	26,669	58,651
AVG HH INCOME	\$111,824	\$98,413	\$93,898

BOB ANDERSON

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FREEMAN | COMMERCIAL REAL ESTATE

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