

FOR SALE

7.25 +/- AC, HWY 66 & I-40
KERNERSVILLE, NC



74,248 VPD



DOLLAR GENERAL

28,675 VPD

Hwy 66



7.25 +/- AC



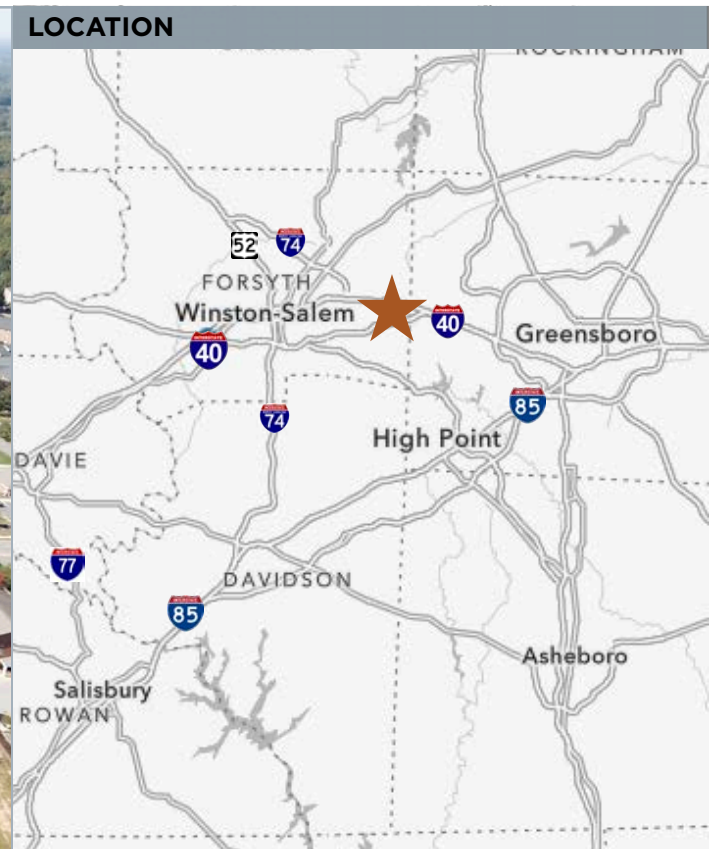
FREEMAN | COMMERCIAL REAL ESTATE

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1616-1620 HWY 66
KERNERSVILLE, NC 27284

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 US 421 the area offers excellent regional connectivity. The town benefits from steady population growth and favorable demographics that support 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.

- Address: 1616/1620 Highway 66
Kernersville, NC 27284
Forsyth County
- Current zoning: RS-20
- 300 +/- ft road frontage, Hwy 66
- Property Size: 7.25 +/- AC
- Utilities - County water and sewer available
- Offered at \$1,999,000



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	26,233	70,781	135,737
HOUSEHOLDS	11,964	29,719	56,511
AVG HH INCOME	\$96,771	\$110,181	\$108,739

