



TWO -BUILDING PORTFOLIO AVAILABLE, GROWING KERNERSVILLE MARKET

- + 305 Pineview Drive - 2,800 +/- SF, fully leased
- + 309 Pineview Drive - 4,200 +/- SF, recently renovated

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PROPERTY SUMMARY

LOCATION

ADDRESS	305-309 Pineview Drive
CITY, STATE, ZIP	Kernersville, NC 27284
COUNTY	Forsyth County

PROPERTY INFORMATION

ZONING	GB (General Business)
COMBINED LOT SIZE	.85 +/- AC
PURCHASE PRICE	\$860,000

DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,436	29,242	57,284
HOUSEHOLDS	3,897	15,259	28,909
MEDIAN AGE	\$59,905	\$74,223	\$83,137
AVG. HH INCOME	\$75,851	\$101,344	\$108,271



305 Pineview Dr.
2,800 +/- SF



309 Pineview Dr.
4,200 +/- SF

FOR SALE

305 PINEVIEW DRIVE, KERNERSVILLE NC

- + Building Size: 2,800 +/- SF
- + Two 10 x 10 roll up doors & loading dock
- + 20 parking spaces
- + Existing lease in place, \$1,450/per mo. plus utilities



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FOR SALE

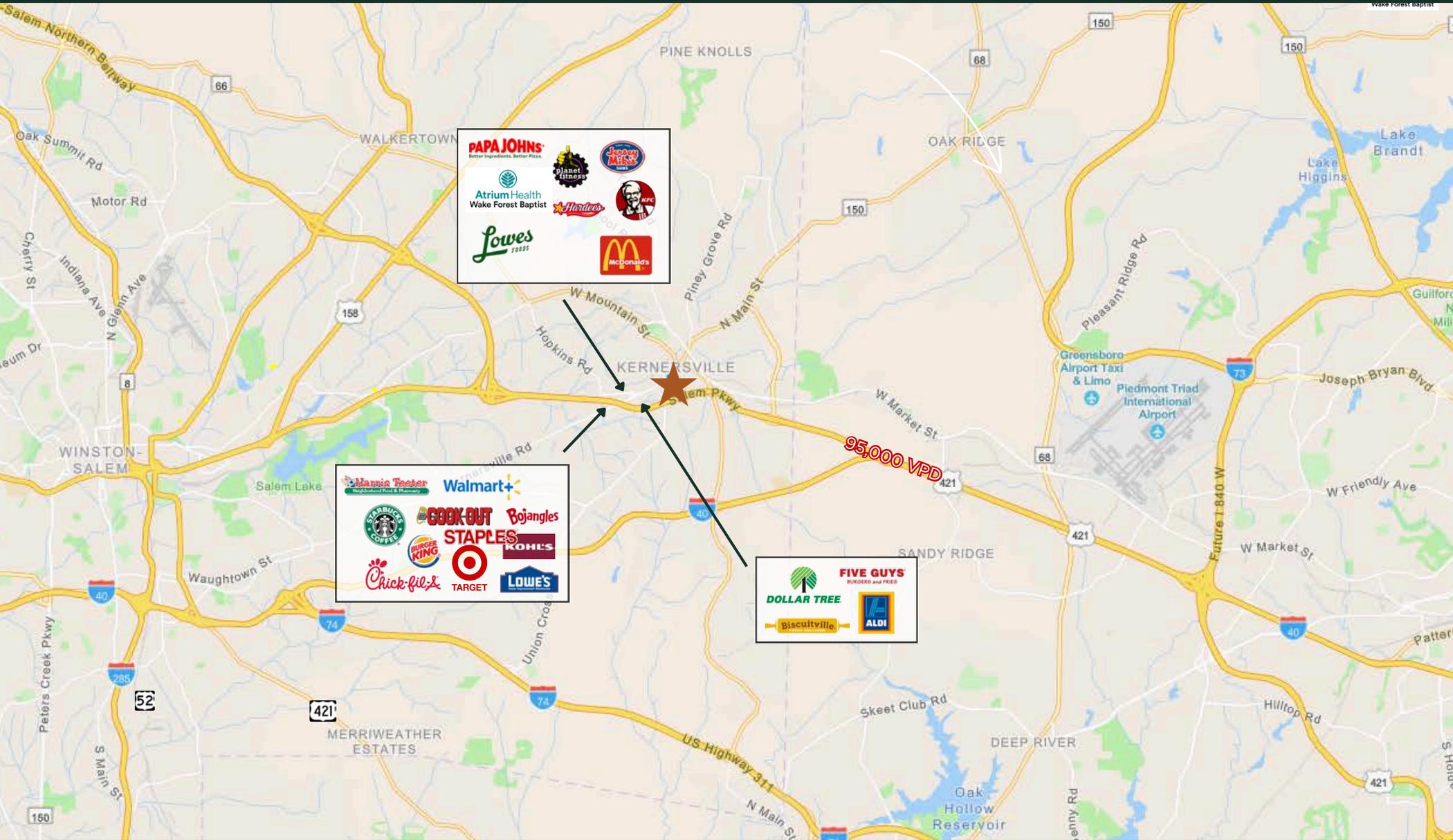
309 PINEVIEW DRIVE, KERNERSVILLE NC

- + Building Size: 4,200 +/- SF
- + Recently renovated with NEW HVAC, plumbing and electrical
- + Open floor plan with two restrooms
- + 34 Parking spaces



FOR SALE

PINEVIEW DRIVE, KERNERSVILLE NC



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