



Union Cross Rd.

Sedge Garden Rd.

23,201 VPD

14,923 VPD

CVS
pharmacy

Walmart+



FOR LEASE

NEW CONSTRUCTION, WALMART OUTPARCEL ON PRIME RETAIL CORRIDOR

1,250 - 2,500 +/- SF, BEASON'S CROSSING
1388 UNION CROSS ROAD | KERNERSVILLE, NC 27284



CHARLIE FREEMAN & SHAWN O'NEILL

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LOCATION

ADDRESS 1388 Union Cross Rd.
CITY, STATE, ZIP Kernersville, NC 27284
COUNTY Forsyth County

PROPERTY INFORMATION

PIN 6875-52-0510
ZONING NSB-S (Neighborhood Shopping Center Business - Special Use)
LOT SIZE .84 +/- AC
AVAILABLE SF 1,250-2,500 +/- SF (Contiguous)
LEASE TYPE NNN
LEASE RATE \$25.00/psf

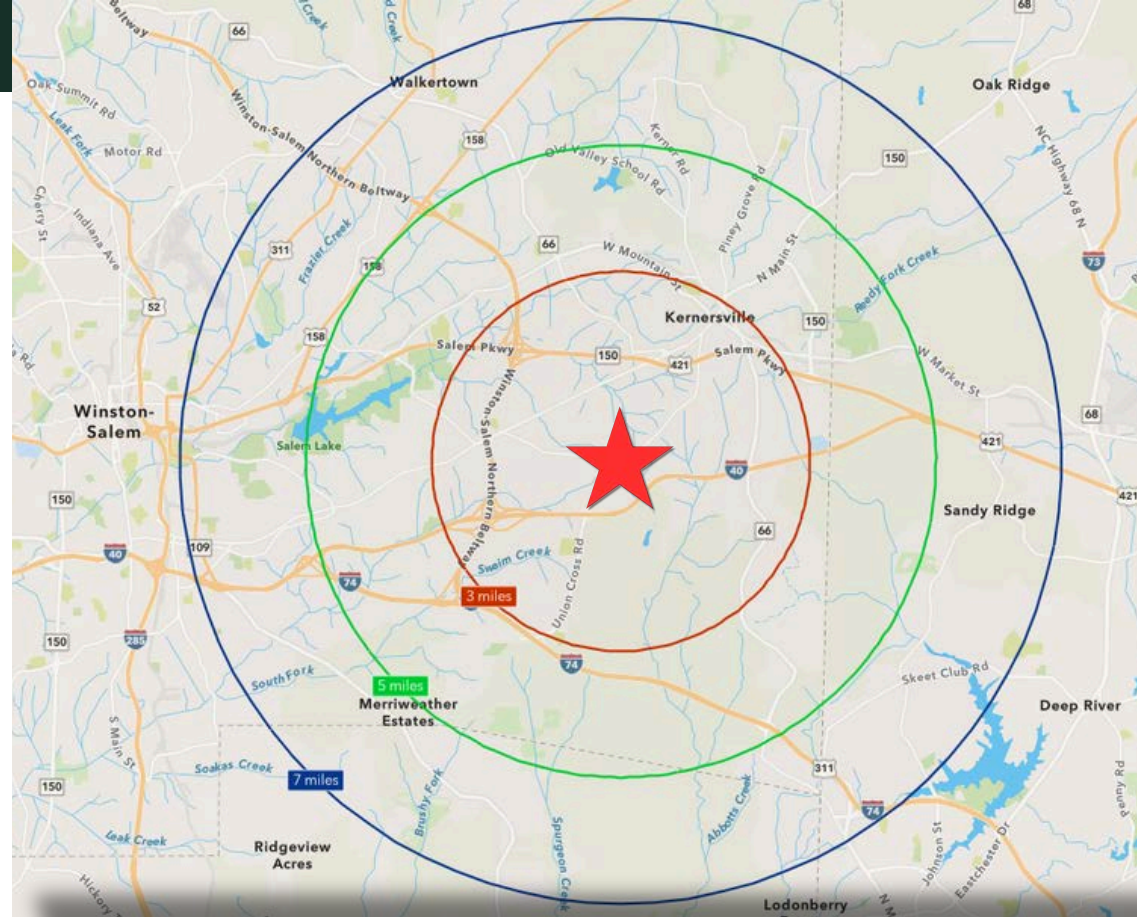
- + New Construction on prime retail corridor at Beason's Crossing
- + Adjacent to national tenants Walmart/CVS
- + (2) 1,250 SF spaces available and ready for tenant upfit, may be combined
- + Advantageous retail/restaurant site

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DEMOGRAPHICS



POPULATION

3 mi. - 35,338
5 mi. - 69,165
7 mi. - 138,279



AVG. HH INCOME

3 mi. - \$104,615
5 mi. - \$101,616
7 mi. - \$100,018

TOTAL HOUSEHOLDS

3 mi. - 15,415
5 mi. - 29,239
7 mi. - 55,791



TOTAL EMPLOYEES

3 mi. - 15,814
5 mi. - 24,807
7 mi. - 41,945

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FREEMAN | COMMERCIAL REAL ESTATE

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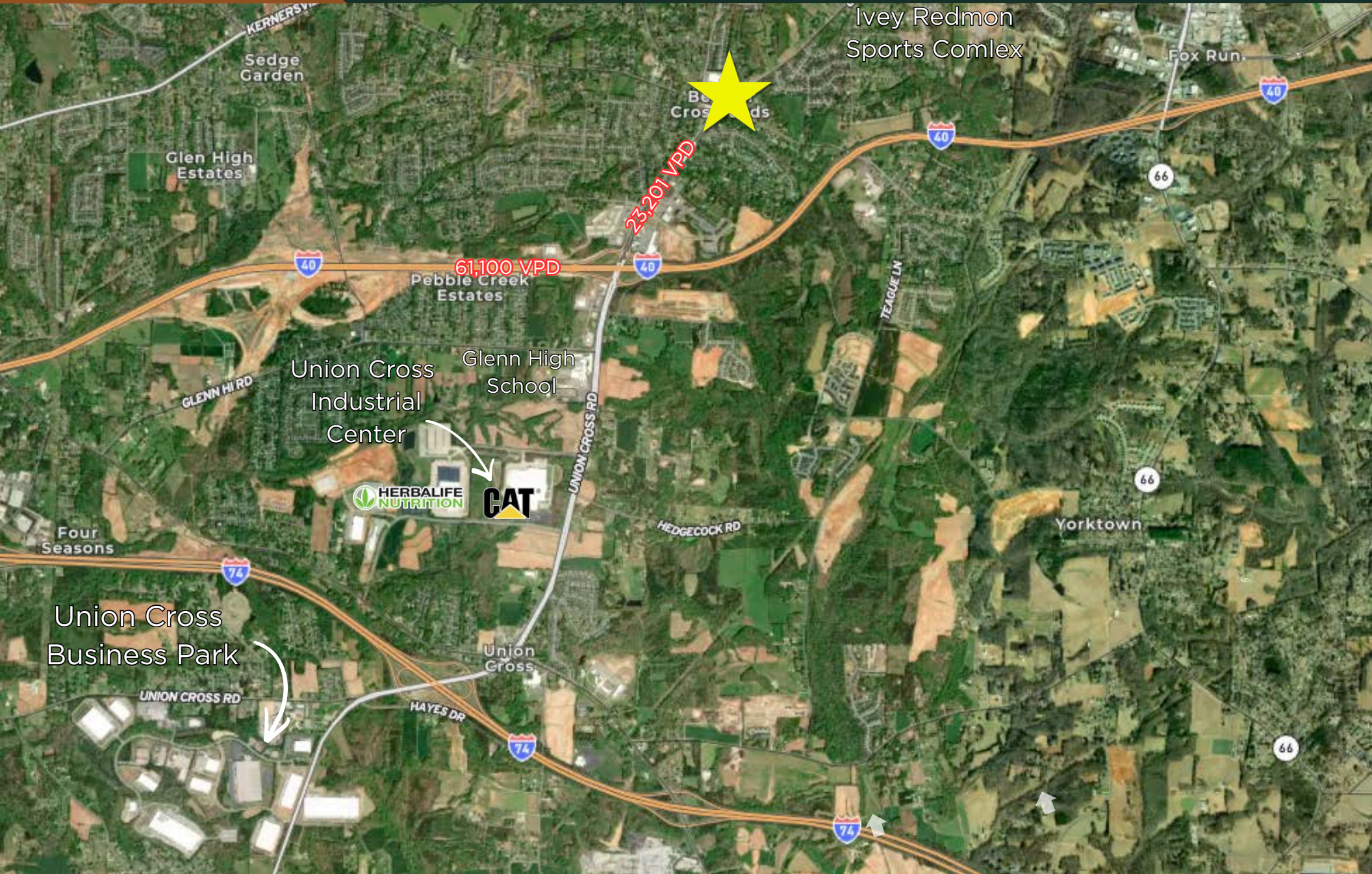
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