

FREEMAN | COMMERCIAL REAL ESTATE



Market Center Dr.

verizon

WAFFLE HOUSE

DUTCHBROS

Ramada Dr.

37,000 VPD

WELL POSITIONED RETAIL AVAILABLE LEWISVILLE-CLEMMONS CORRIDOR

1,568-2,877 +/- SF AVAILABLE, VILLAGE SQUARE
MEADOWBROOK MALL CT. | CLEMMONS, NC 27012

SHAWN O'NEILL & CHARLIE FREEMAN

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FOR LEASE

VILLAGE SQUARE

ADDRESS	6000 Meadowbrook Mall Ct.
CITY, STATE, ZIP	Clemmons, NC 27012
COUNTY	Forsyth County
ZONING	PB-S
AVAILABLE UNITS	Suite 6B: 1,568sf (\$20.00/sf NNN) Suite 22/24: 2,877 sf (\$18.00/sf NNN)

SUITE 6B:

- + 1,568 +/- sf retail space with ample parking
- + Potential uses include restaurant, coffee, financial services
- + Lease Rate: \$20.00/sf, NNN

SUITE 22:

- + 2,877 +/- sf office/retail space well-suited for a variety of uses
- + Potential uses include physical therapy, wellness/fitness, service-oriented or client-facing office
- + Lease Rate: \$18.00/sf, NNN

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35k

VPD - Lewisville Clemmons Rd.

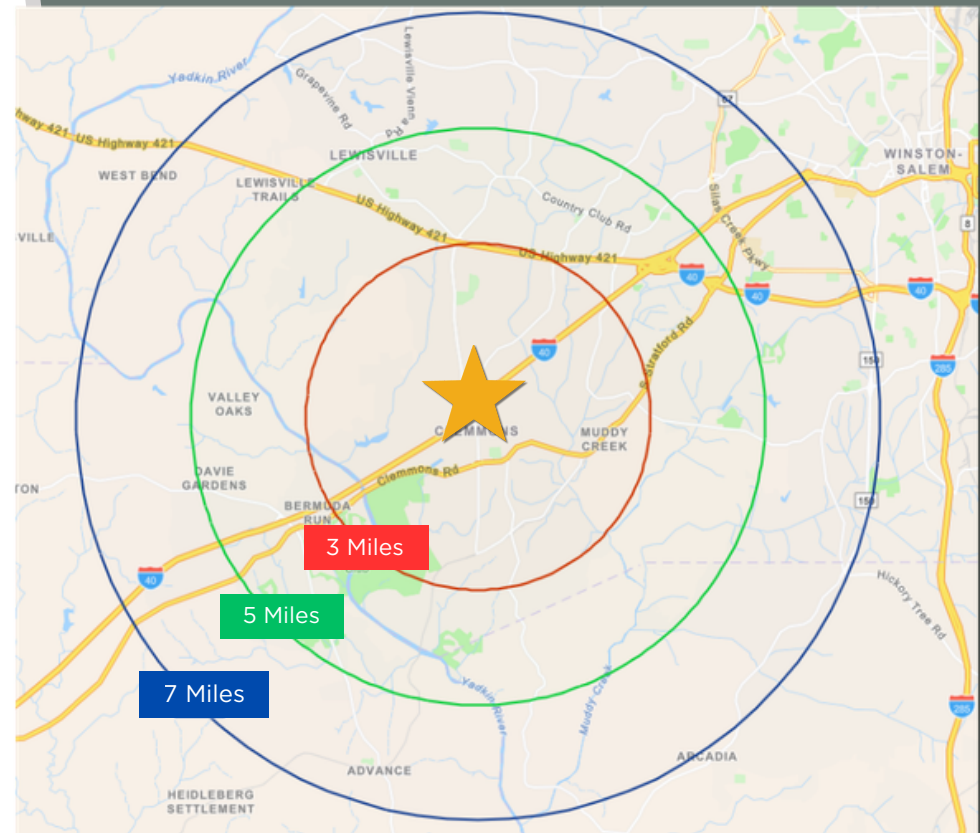
\$125k

Avg. HH Income (5 mil.)

43.1

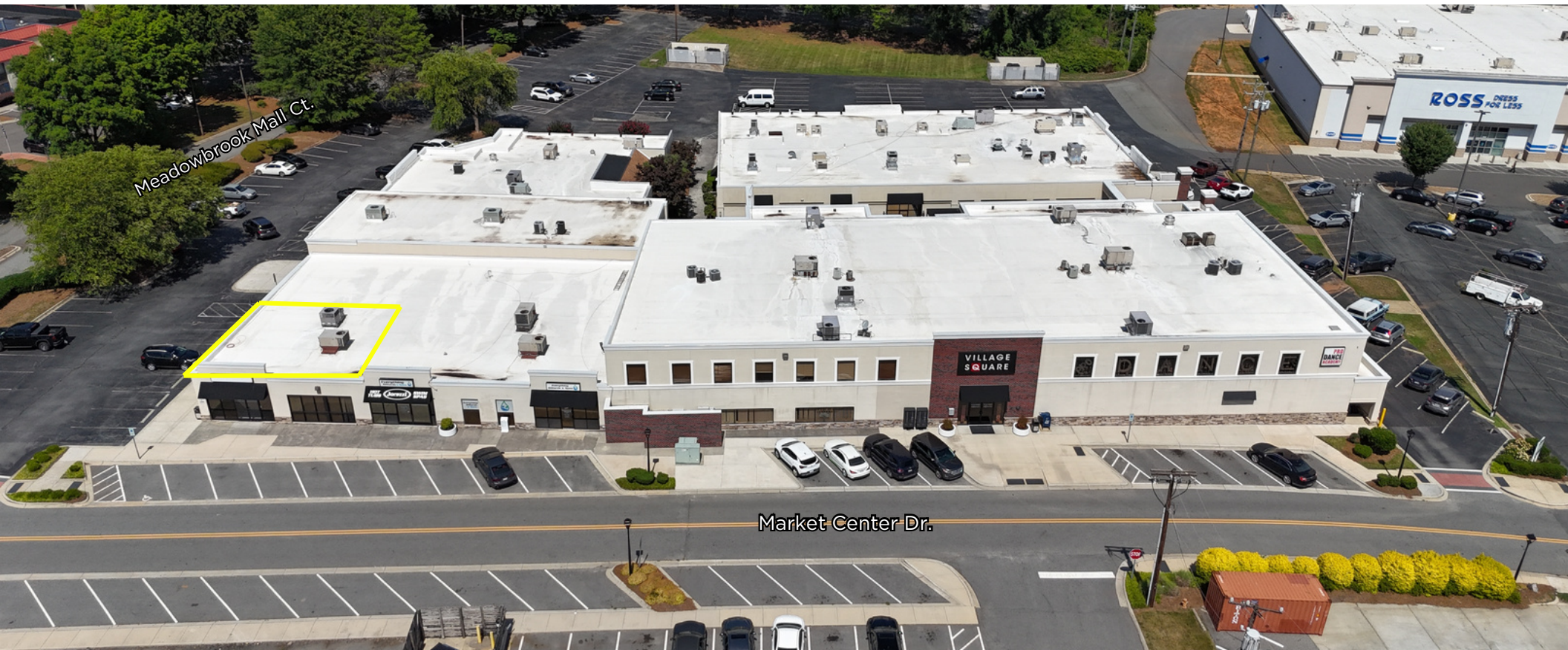
Median Age (5 mil.)

2026	3 mi.	5 mi.	7 mi.
Population	33,811	82,494	151,966
Avg HH Income	\$125,231	\$119,108	\$122,689
Total Households	13,891	36,062	66,216



FOR LEASE

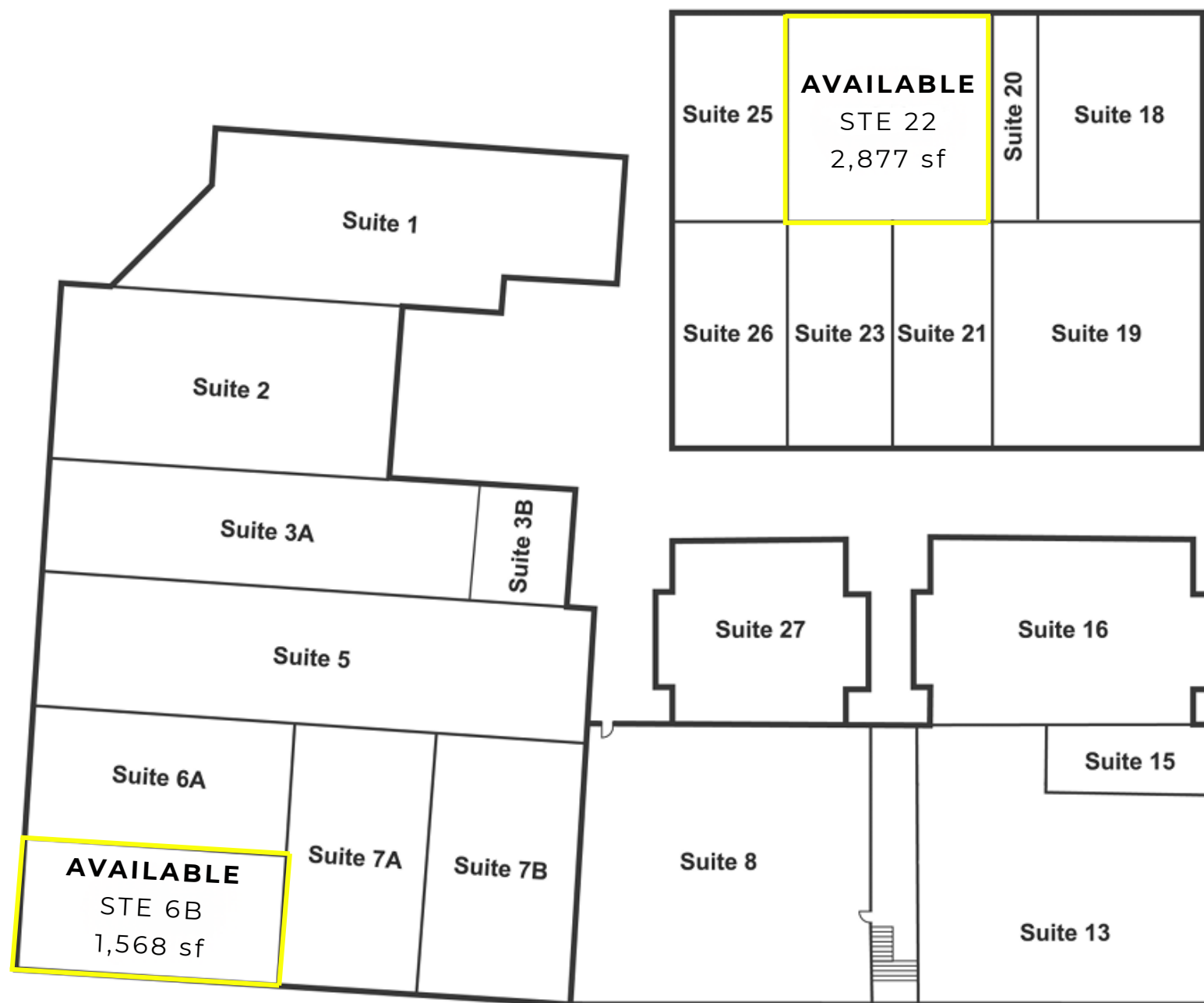
VILLAGE SQUARE I SUITE 6B - 1,568 +/- SF



FOR LEASE

VILLAGE SQUARE I SUITE 22 - 2,877 +/- SF





FOR LEASE

Winston-Salem



Meadowbrook Mall Ct.

Market Center Dr.

Canada Dr.

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