

FREEMAN | COMMERCIAL REAL ESTATE

FOR LEASE

WELL LOCATED OFFICE SPACE AVAILABLE

350-6,000 +/- SF AVAILABLE | CLEMMONS, NC 27012

3802 CLEMMONS RD. | CLEMMONS, NC 27012

CHARLIE FREEMAN

O: 336-768-4410

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SHAWN O'NEILL

O: 336-768-4410

shawn@freemancommercial.com

PROPERTY INFORMATION

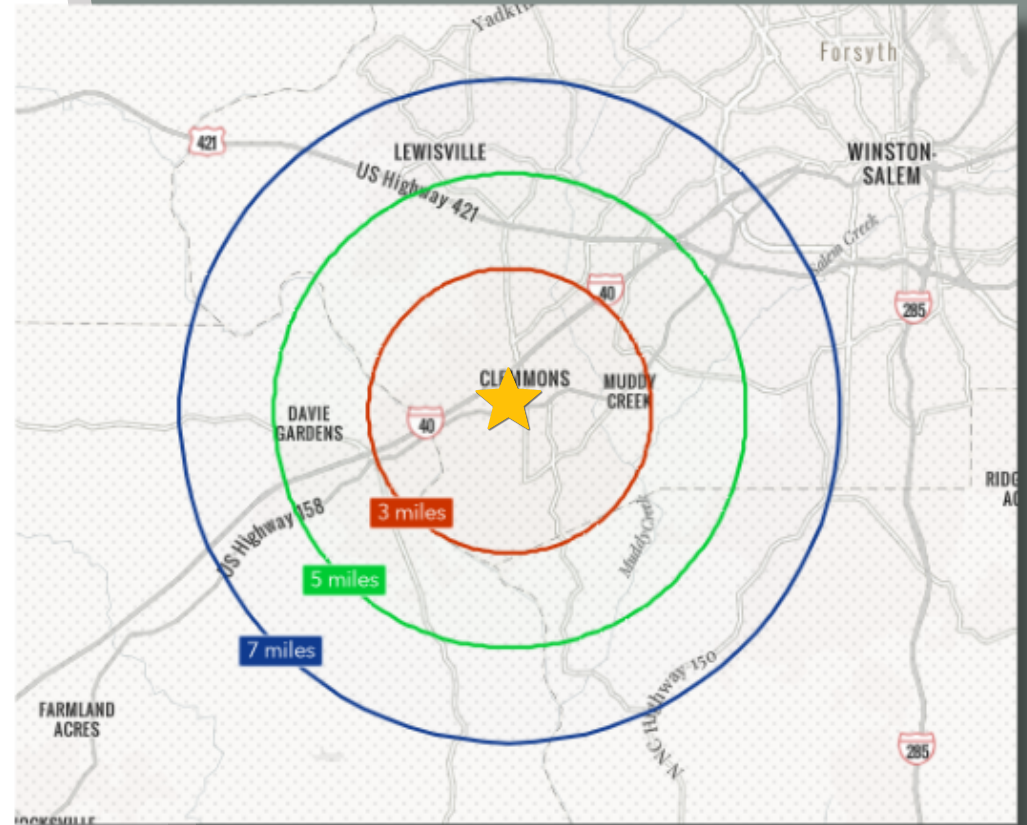
ADDRESS	3802 Clemmons Rd.
CITY, STATE, ZIP	Clemmons, NC 27028
COUNTY	Forsyth County
PIN	5882-99-4285
ZONING	GO-S (General Office)
AVAILABLE SF	350 +/- SF & Up, 2nd Floor
LEASE TYPE	Full Service
LEASE RATE	Beginning at \$350/month

HIGHLIGHTS

- + Well-maintained office property with a versatile floor plan
- + Prominent corner-lot location offering excellent visibility and convenient access. Conveniently located near a wide variety of retail, restaurants, and everyday amenities.
- + Easy access to Hwy 158, a major corridor connecting Clemmons, Winston-Salem, and surrounding Davie County
- + Well suited for a variety of professional, or service-oriented office users

DEMOGRAPHICS

	3 mi.	5 mi.	7 mi.
Population	30,304	66,318	136,190
Avg HH Income	\$133,101	\$122,041	\$119,402
Total Households	12,566	28,295	58,943





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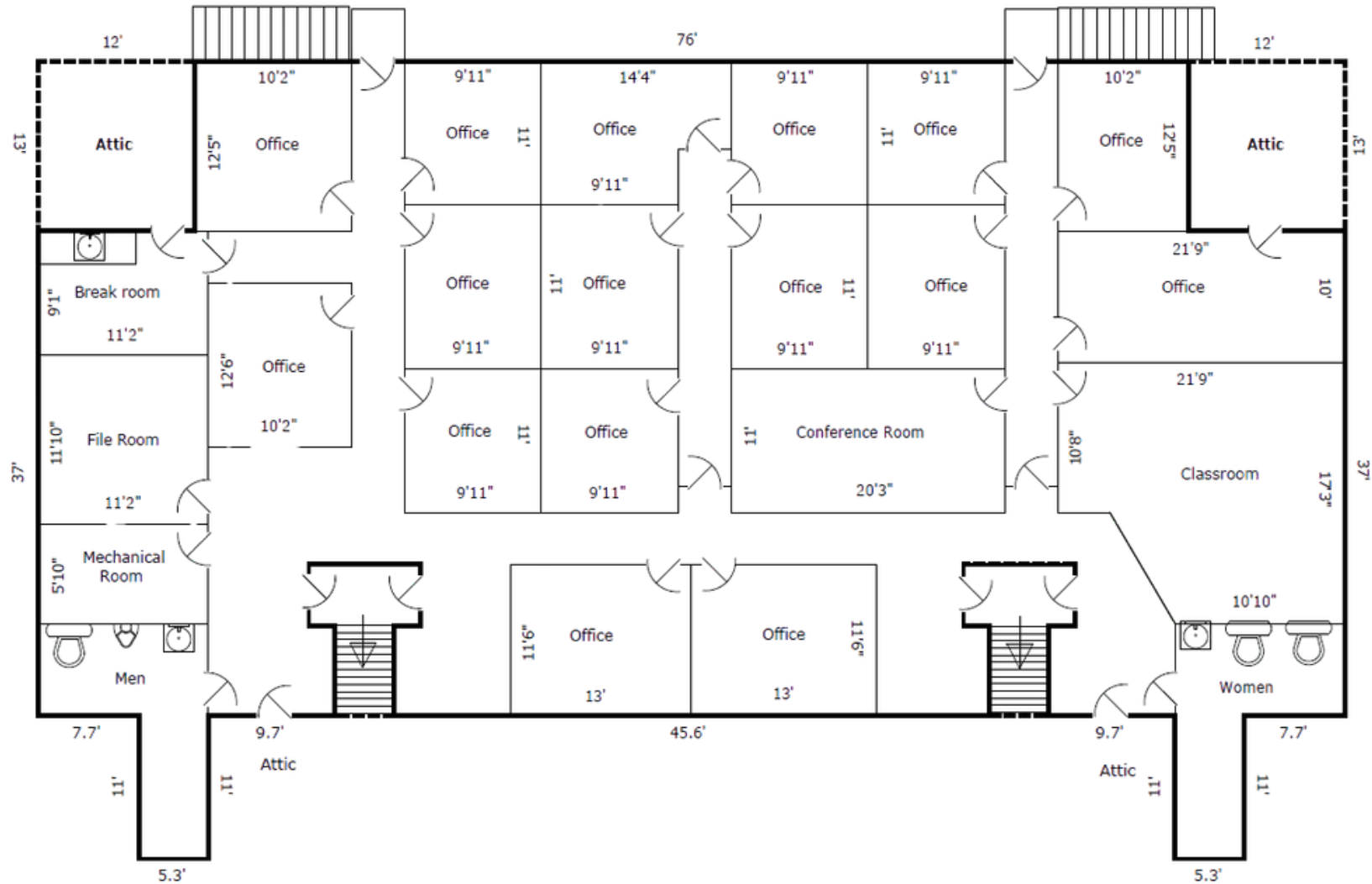
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FLOOR PLAN

3802 CLEMMONS ROAD | CLEMMONS, NC 27012

*Varying SF Available



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INTERSTATE
40

40

WAFFLE
HOUSE

DUTCH BROS

FIVE BELOW

ALDI

ULTA

ROSS
DRESS FOR LESS

verizon

Lowes
FOODS

STAPLES

SUBWAY

DOLLAR TREE

SONIC

Bojangles

Chick-fil-A

burger KING

AT&T

tropical CAFE
SMOOTHIE

STARBUCKS
COFFEE

Walgreens

CVS
pharmacy

Walmart
Neighborhood Market

FIVE GUYS
BURGERS and FRIES

BIG
LOTS!

Gabe's
Domino's

McDonald's

TAKE
5

Biscuitville
FRESH SOUTHERN

Krispy Kreme
DONUTS

18,000 VPD

Lewisville-Clemmons Rd.

Clemmons Rd.

15,000 VPD



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