



FREEMAN | COMMERCIAL REAL ESTATE

FOR LEASE

WELL LOCATED OFFICE SPACE AVAILABLE

1,541 +/- SF AVAILABLE | CLEMMONS, NC 27012

3802 CLEMMONS RD. | CLEMMONS, NC 27012

CHARLIE FREEMAN

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SHAWN O'NEILL

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PROPERTY INFORMATION

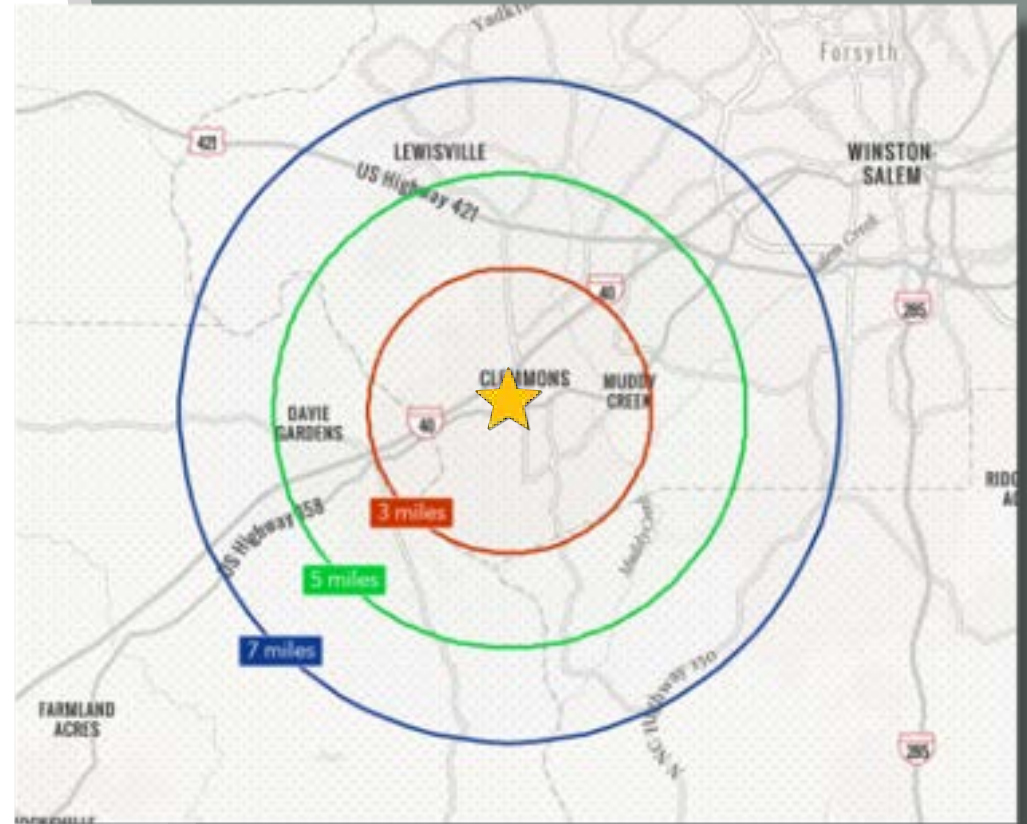
ADDRESS	3802 Clemmons Rd.
CITY, STATE, ZIP	Clemmons, NC 27028
COUNTY	Forsyth County
PIN	5882-99-4285
ZONING	GO-S (General Office)
AVAILABLE SF	1,541 +/- SF, 1st Floor
LEASE TYPE	Full Service
LEASE RATE	\$21.00/PSF

HIGHLIGHTS

- + Well-maintained first level 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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FLOOR PLAN

3802 CLEMMONS ROAD | CLEMMONS, NC 27012



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Waffle House
Dutch Bros
Five Below
Verizon
Alto's
Ross
AT&T
Lowes
Staples
Subway
Dollar Tree
Tropical Cafe
Chick-fil-A
Huggs
Taco Bell
Baskin-Robbins
Sonic Drive-Ins

Big Lots
Gabe's
Domino's
McDonald's
Piscuitville
Arby's

FIVE GUYS
Burgers and Fries

18,000 VPD

Lewisville-Clemmons Rd.

15,000 VPD

Clemmons Rd.

Walmart

Walmart
Neighborhood Market

CVS
pharmacy

Starbucks



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