

FREEMAN | COMMERCIAL REAL ESTATE



NORTH MAIN CROSSING OUTPARCEL AVAILABLE

4.5 +/- AC | NORTH MAIN CROSSING

NEW MACY GROVE RD. EXTENSION/N. MAIN STREET, KERNERSVILLE

BOB ANDERSON

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FOR SALE

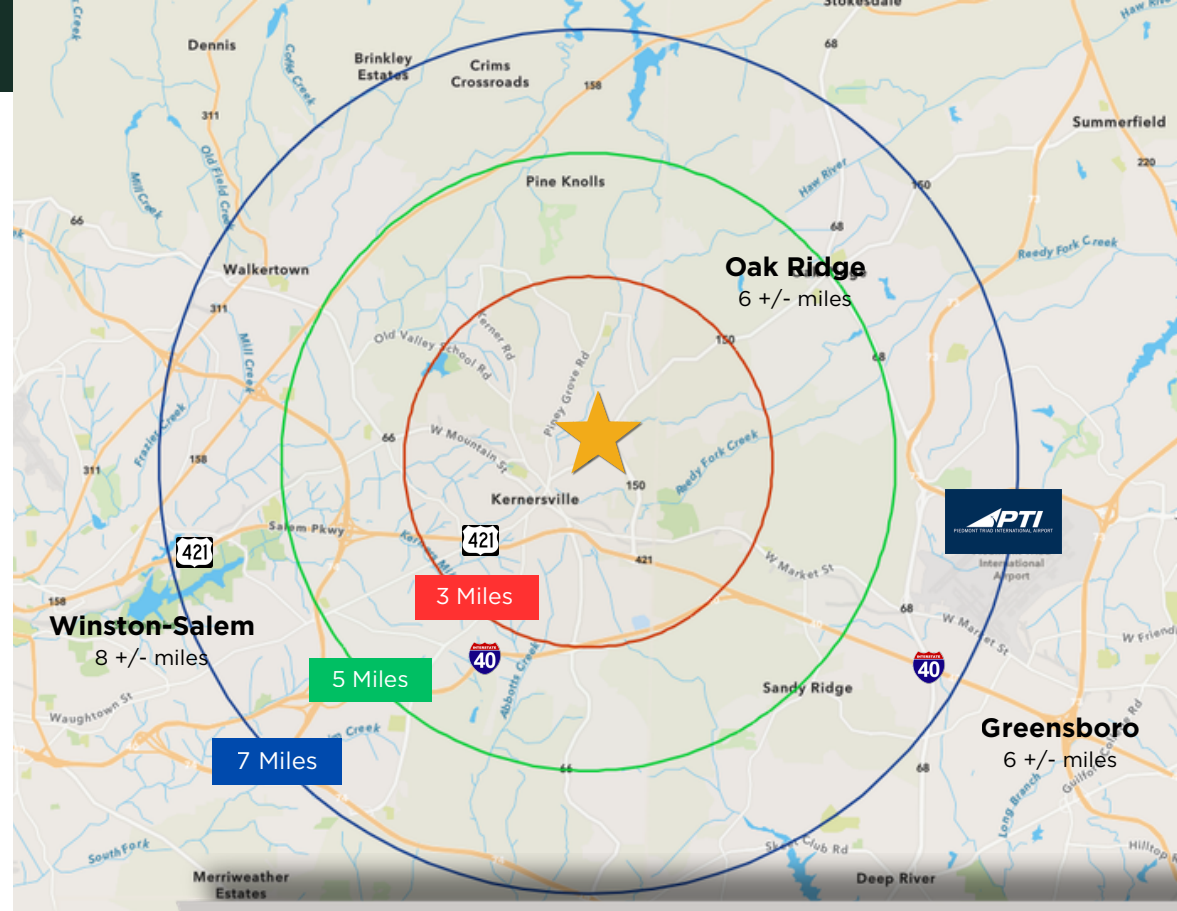
LOCATION

ADDRESS	800 N Main Street
CITY, STATE, ZIP	Kernersville, NC 27284
COUNTY	Forsyth County

PROPERTY INFORMATION

PIN	6886-77-7759
ZONING	LB-S
LOT SIZE	4.5 +/- AC
UTILITIES	Available
STORMWATER	Off-site
SALES PRICE	Please call for pricing

- + Strong visibility and frontage on N Main Street
- + Located less than a mile from Macy Grove Road Extension in Kernersville. These recent improvements extend Macy Grove Rd. into a multi-lane corridor with a direct connection to Hwy 421/I-40 interchanges
- + The Macy Grove / North Main corridor has been one of Kernersville's more active growth areas due to:
 - New residential subdivisions
 - Continued commercial development
 - Proximity to major employment hubs
 - Easy access toward Winston-Salem, Greensboro, and the Triad logistics market



DEMOGRAPHICS



POPULATION

3 mi. - 27,330
5 mi. - 61,458
7 mi. - 108,820



AVG. HH INCOME

3 mi. - \$102,922
5 mi. - \$113,248
7 mi. - \$116,286



TOTAL BUSINESSES

3 mi. - 1,714
5 mi. - 2,453
7 mi. - 3,645



TOTAL EMPLOYEES

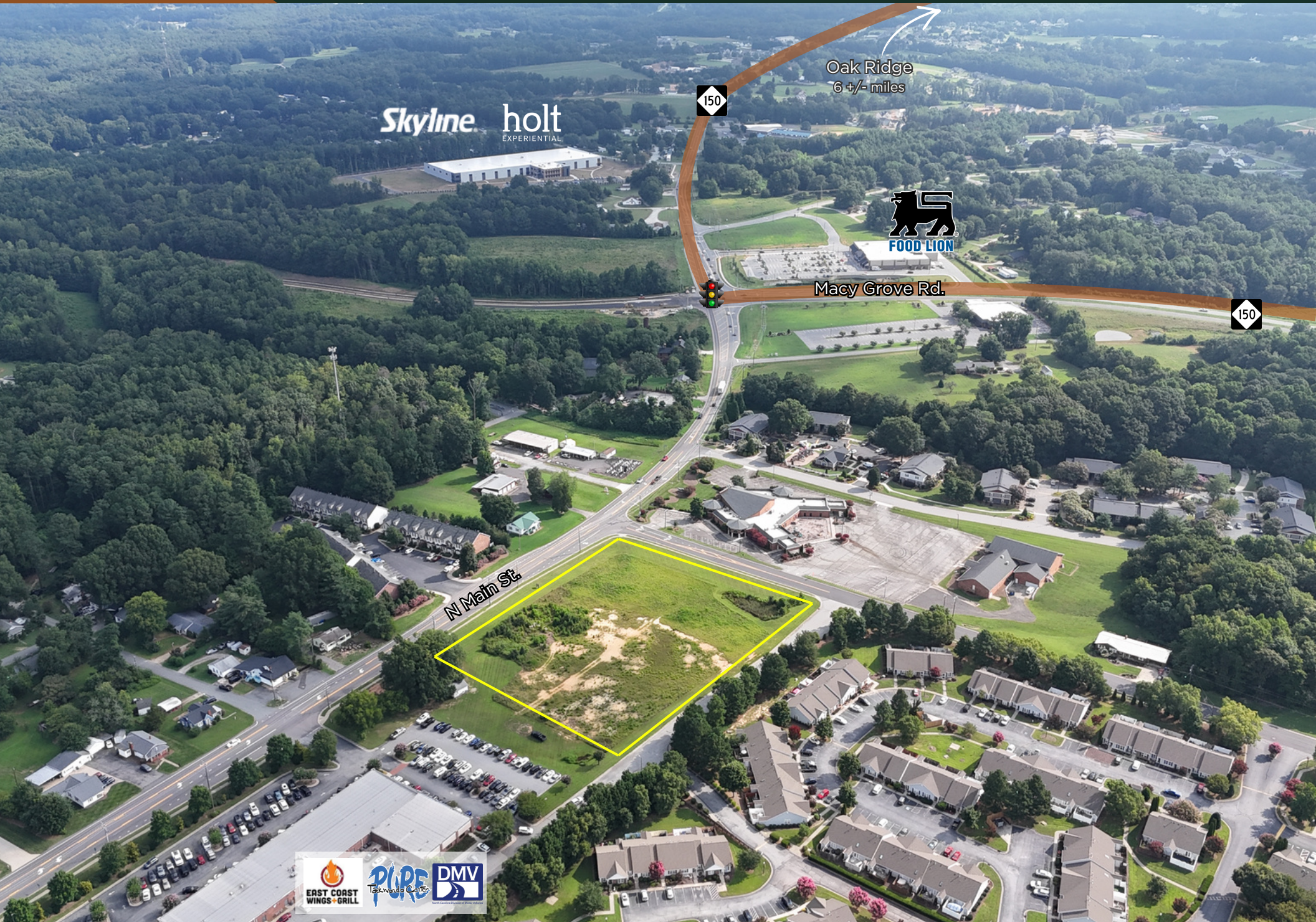
3 mi. - 17,916
5 mi. - 26,105
7 mi. - 48,020

TRAFFIC COUNT

- + North Main St., Kernersville: 15,000 VPD

FOR SALE

800 N. MAIN STREET | KERNERSVILLE, NC



Skyline holt
EXPERIENTIAL

Oak Ridge
6 +/- miles



Macy Grove Rd.

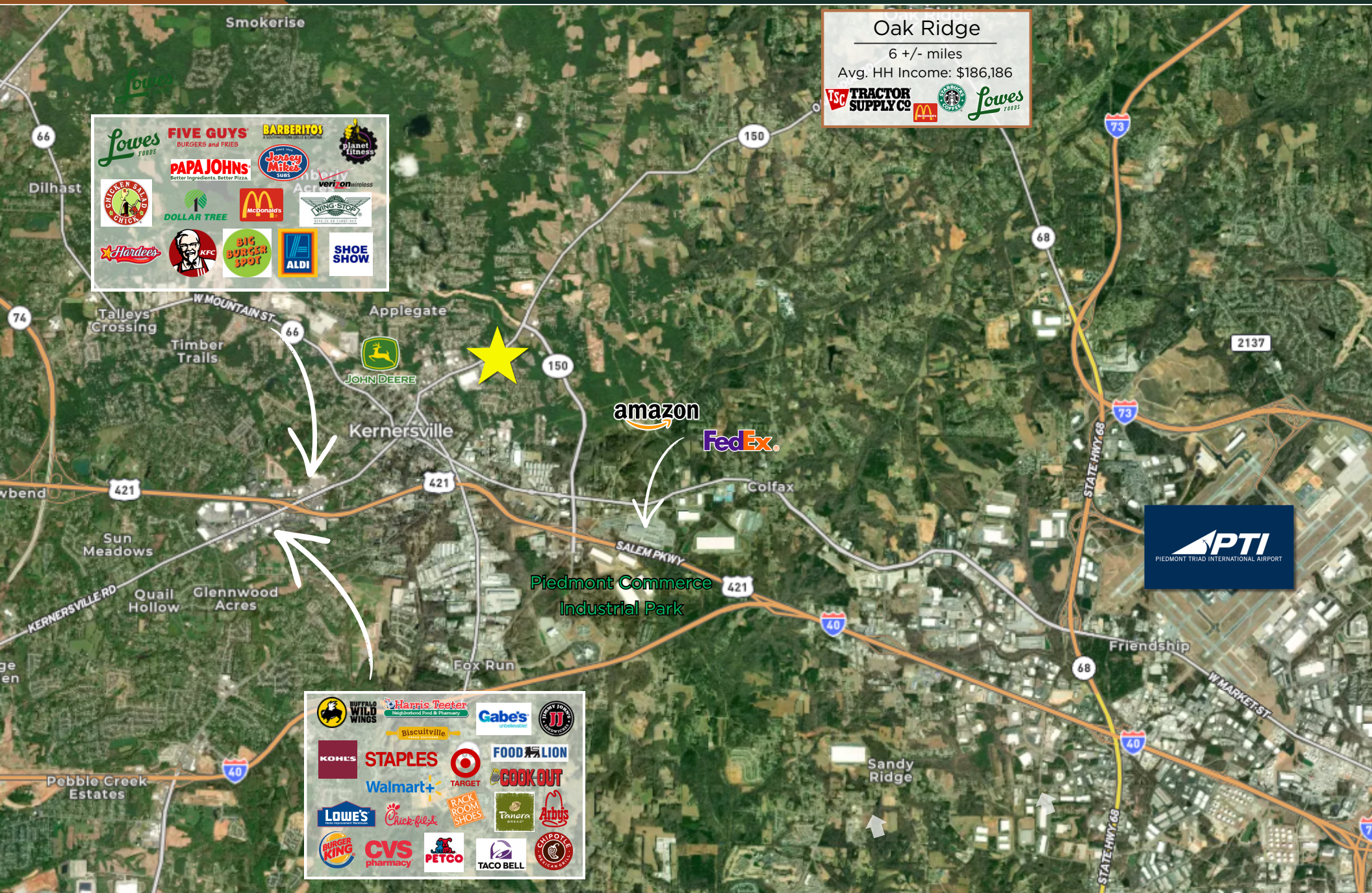
N Main St



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