

M E R I D I A N

147 S. CHERRY STREET, SUITE 200 | WINSTON-SALEM, NC 27101 | P 336.722.1986 | F 336.723.3173 | MERIDIANREALTY.COM

Development Opportunity

1014 Sedge Garden Road

Kernersville, NC 27284



2.19± AC | Corner of Union Cross Road & Sedge Garden Road | Easy Access to I-40

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FOR SALE: \$667,775.00
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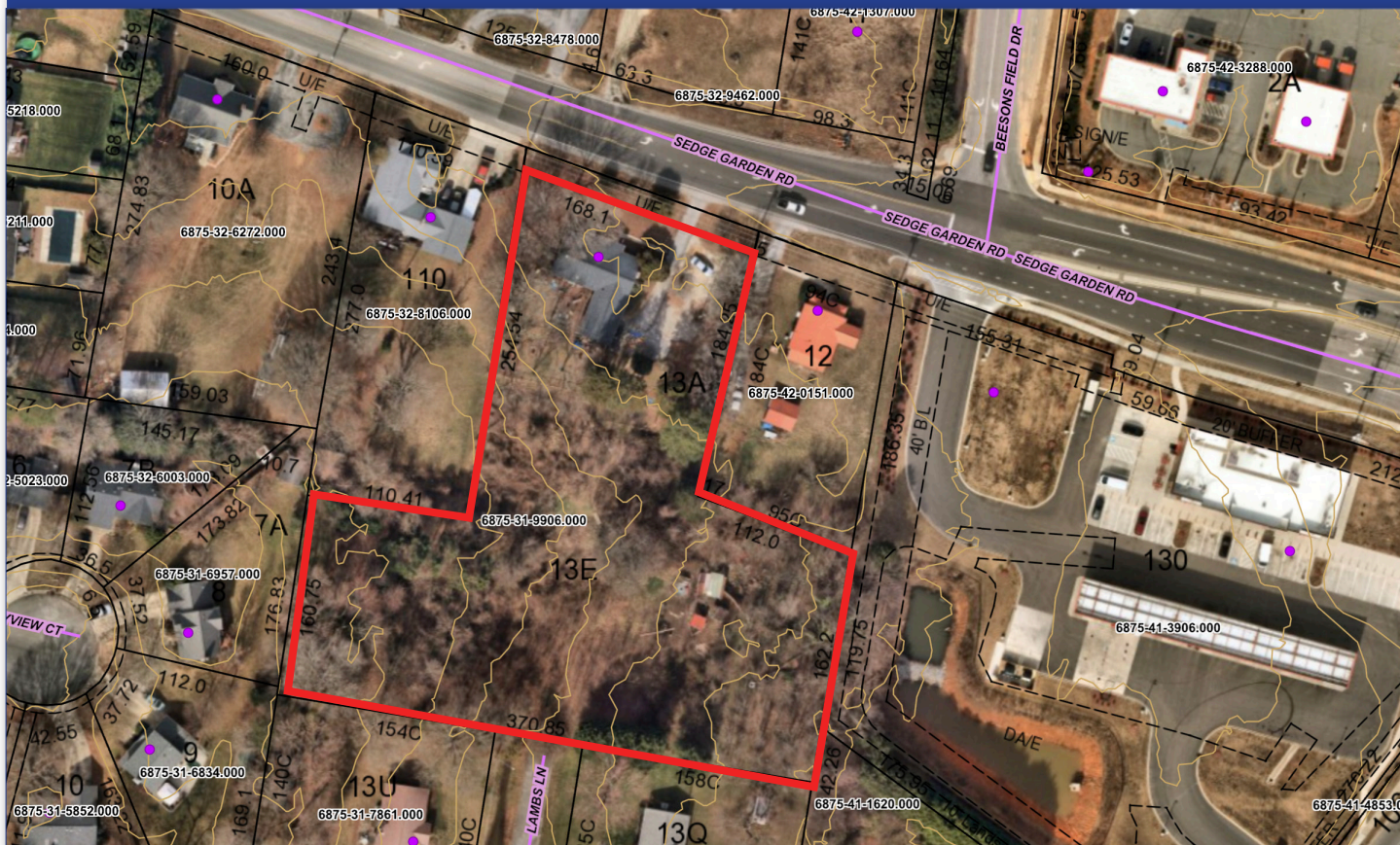


Development opportunity near Walmart Neighborhood Market, Food Lion, CVS, and more!

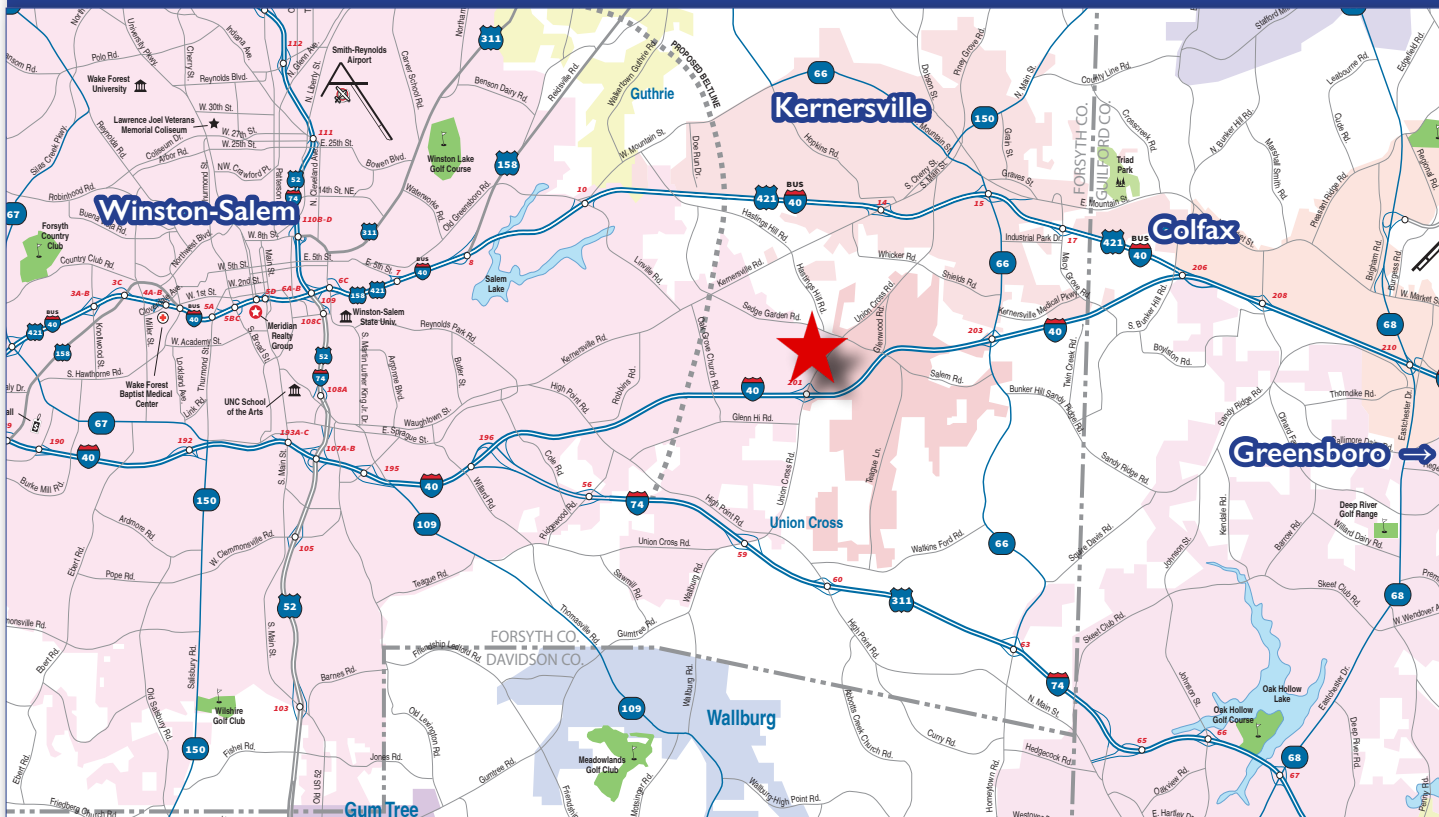
Exciting new development opportunity in the “Heart of the Triad” on Sedge Garden Road near Union Cross Road in Kernersville. Conveniently located near a Walmart Neighborhood Market, less than 1 mile from I-40, and with easy access to I-74, this well positioned site is less than 2 miles from Glenn High School. Union Cross Road has recently undergone a significant road expansion project that included the widening of six lanes and a new diverging diamond traffic pattern to accommodate both the current and future traffic demands of the area due to growth in retail, manufacturing, distribution, and residential sectors. Major employers in the area include Caterpillar (900,000± SF), Pepsi Bottling Plant (500,000± SF) and Liberty Hardware (689,000± SF) among others in the nearby Union Cross Business Park. Retail includes national name brands such as the new Walmart Neighborhood Market, Food Lion, CVS, Culvers, along with a Novant Health Family Medicine, and more. The immediate area has also recently seen a surge in residential housing growth, exemplified by both single family and multifamily developments like the Glennstone Subdivision and the 376± unit Reserve at Smith Crossing, one of the newest nearby upscale apartment communities. The area expects to see an increase in 5,000± more residential units within the next five years.

1014 Sedge Garden Road | Kernersville, NC 27284

2' TOPOGRAPHY



TRIAD MAP



DEMOGRAPHICS

5,602

Population



2,221

Households

1 mi

42.4

Median Age

\$80,235

Median Disposable Income

34,758

Population



14,847

Households

3 mi

42.5

Median Age

\$61,958

Median Disposable Income

67,995

Population



28,116

Households

5 mi

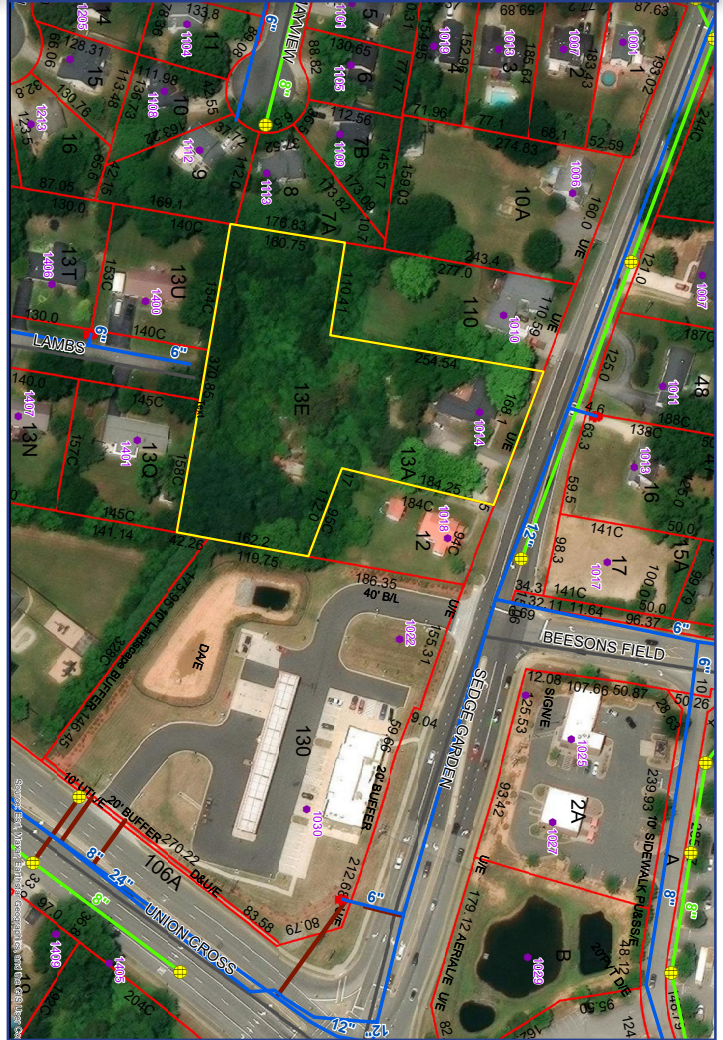
41.6

Median Age

\$58,752

Median Disposable Income

UTILITIES MAP



Property Details

- 2.19± AC
- Development opportunity
- Well positioned site
- Zoned: RS-9
- For Sale: \$667,775.00

Nearby Retail:

Walmart Neighborhood Market
CVS
Culvers
Food Lion
Bojangles
Sheetz
O'Reilly Auto Parts
Dairy Queen
Burger King

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