

KINNAMON VILLAGE

4320 KINNAMON VILLAGE CLEMMONS, NC 27012

2 PARCELS AVAILABLE FOR SALE



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KINNAMON VILLAGE

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PROPERTY SUMMARY

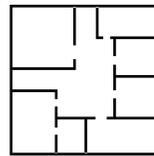
ADDRESS	4320 KINNAMON VILLAGE CLEMMONS, NC 27012
ZONING	NSB-S COMMERCIAL/INDUSTRIAL
PIN ID	5893 40 4940 000 5893 41 2133 000
LOT SIZE	+/- 4.07 ACRES
PRICE	CALL FOR PRICING
LOT AVAILABLE	LOT 1 - 2 AC LOT 2 - 2.07 AC



UP TO 17,000
CARS PER DAY

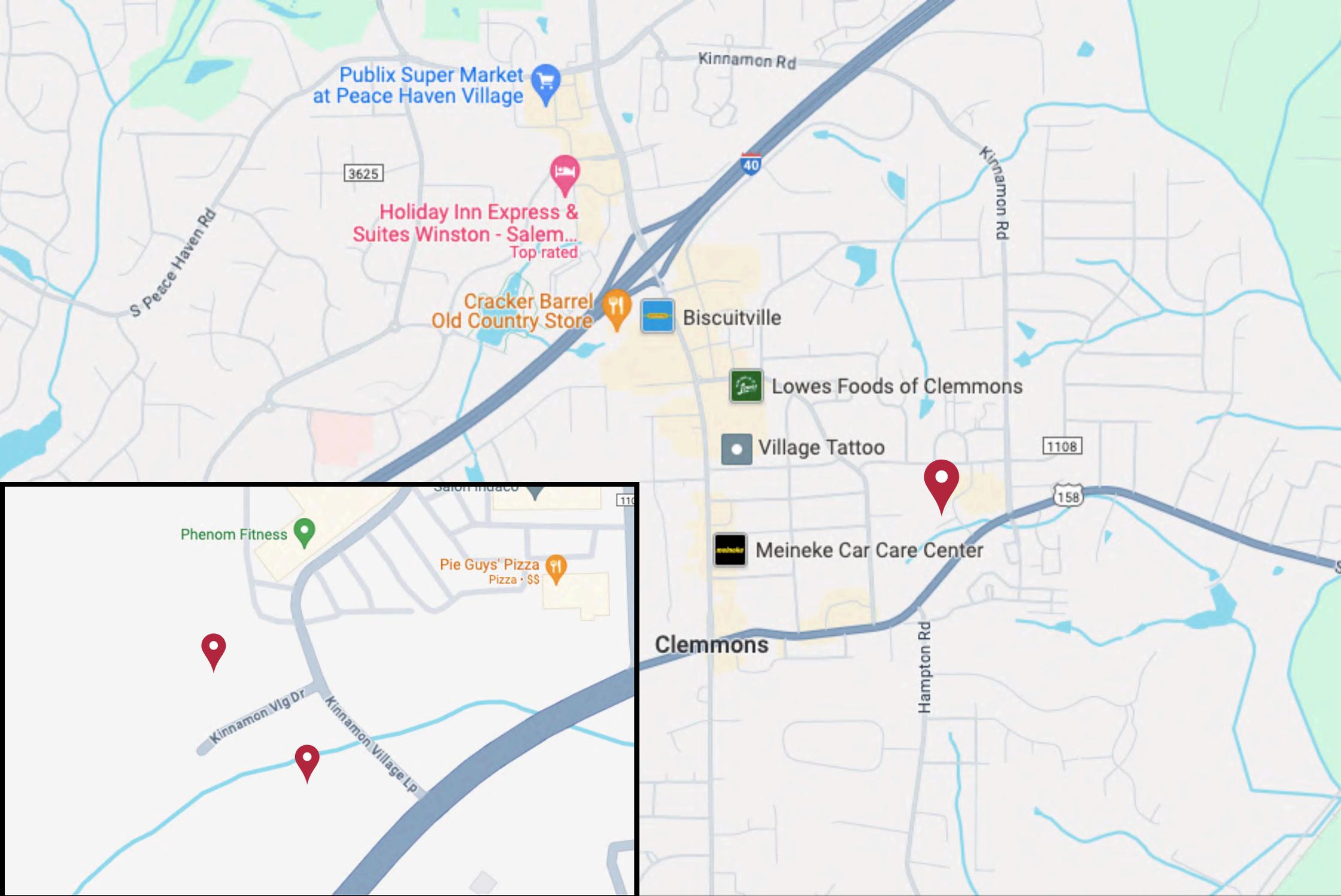


HIGHLY VISIBLE
LOCATION



+/- 4.07 AC
AVAILABLE





Publix Super Market
at Peace Haven Village

3625

Holiday Inn Express &
Suites Winston - Salem...
Top rated

Cracker Barrel
Old Country Store

Biscuitville

Lowes Foods of Clemmons

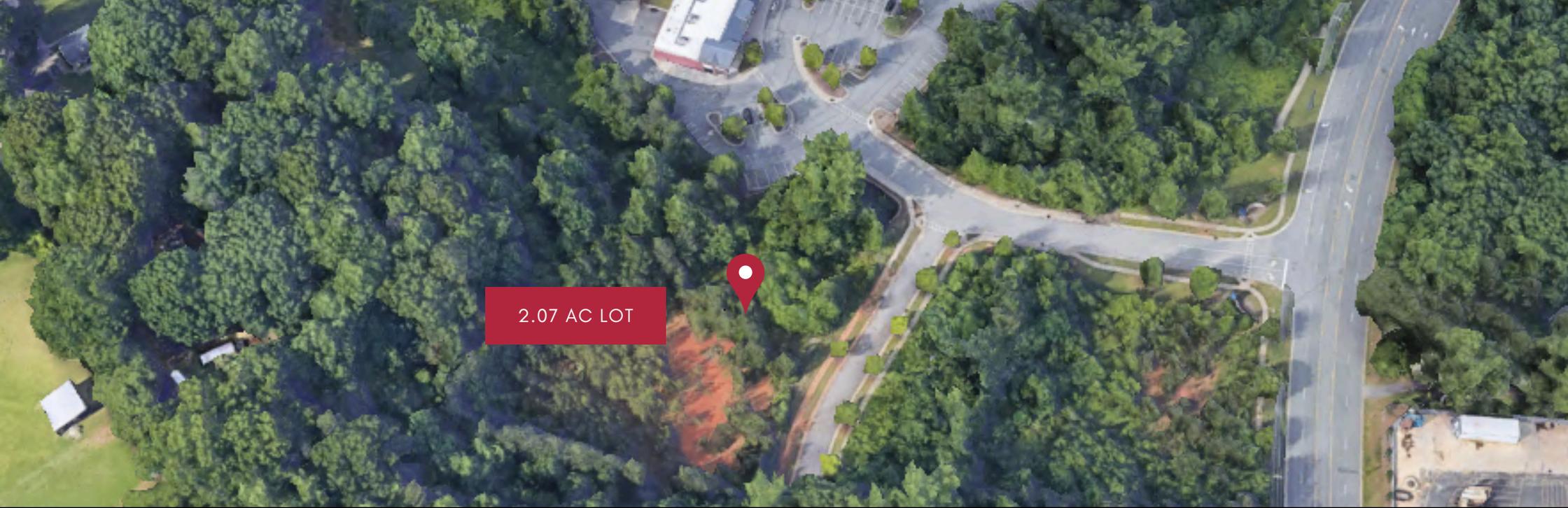
Village Tattoo

Meineke Car Care Center

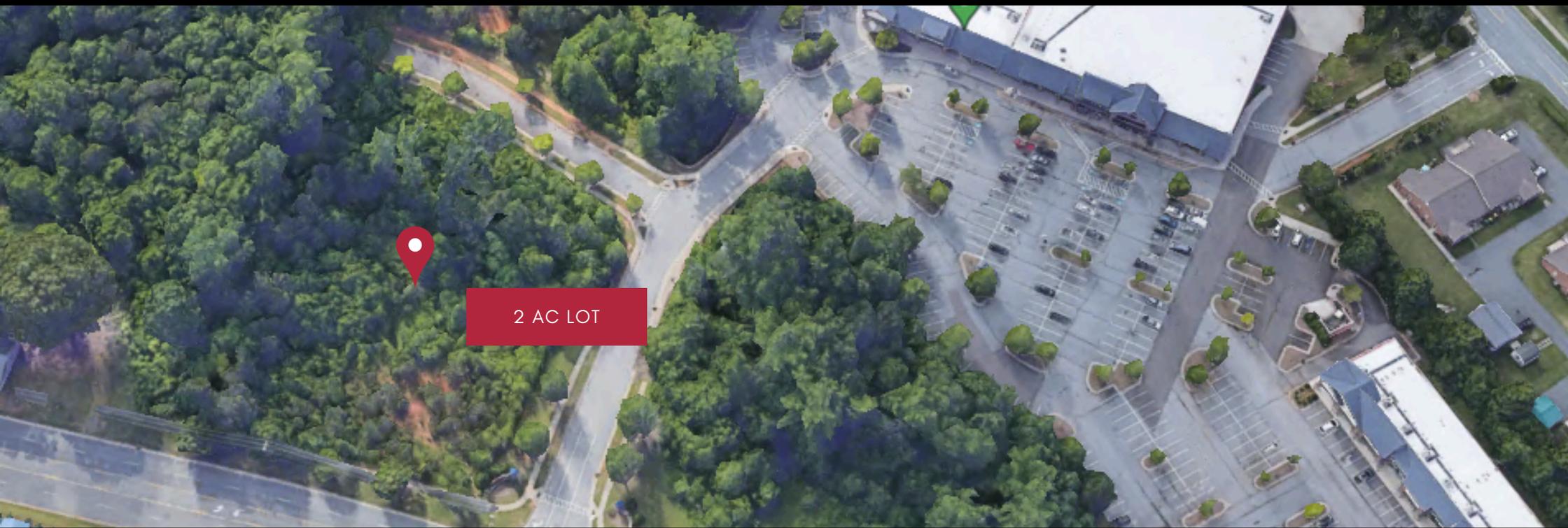
Clemmons

Phenom Fitness

Pie Guys' Pizza
Pizza • \$\$



2.07 AC LOT



2 AC LOT

Panera BREAD
Publix
Pet Super market

IHOP

planet fitness



ALDI
ROSS DRESS FOR LESS
ULTA BEAUTY

Arby's
DOLLAR TREE
Lowes FOODS
Chick-fil-A

BIG LOTS! MCDONALD'S
Gabe's
Biscuitville FRESH SOUTHERN
Krispy Kreme DOUGHNUTS

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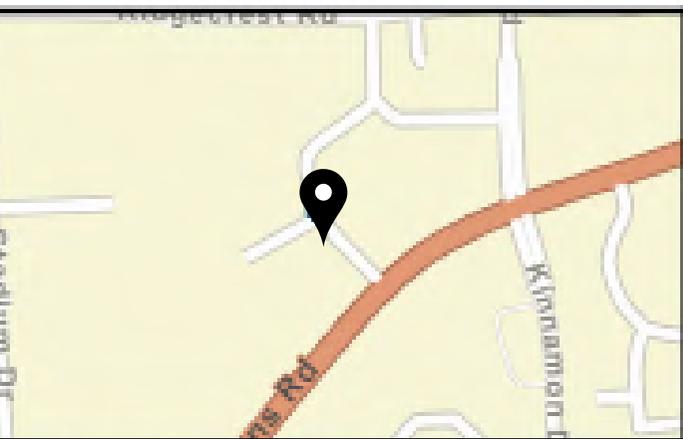
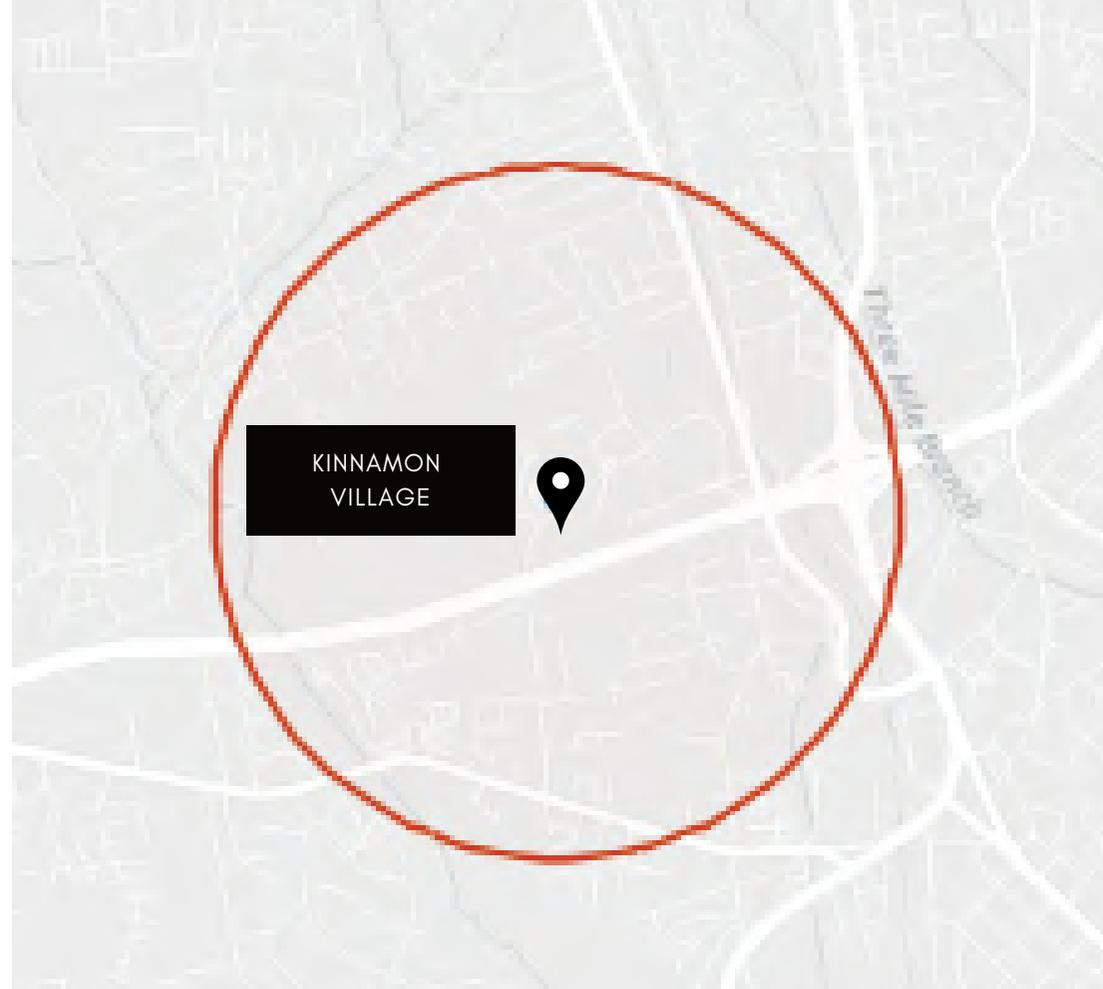
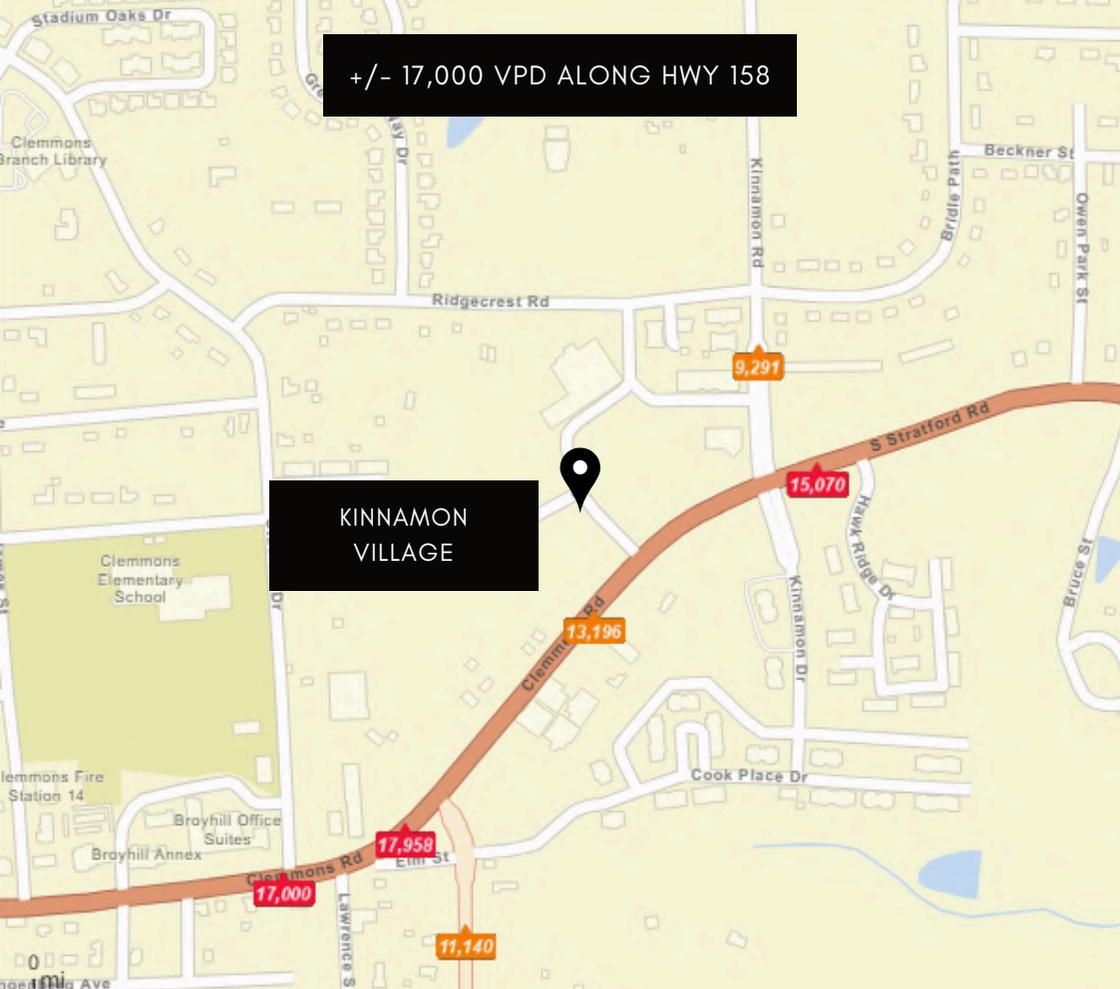


Muddy Creek

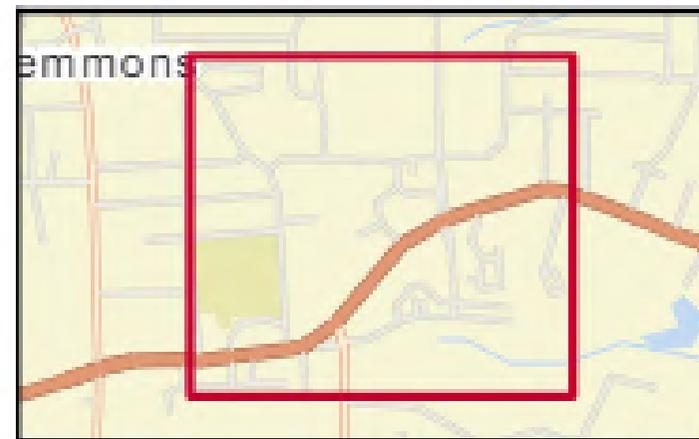
FOOD LION

Clemmons

Walmart
Walgreens
STARBUCKS COFFEE



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).



\$258,669

Median Home Value



\$77,073

Median HH Income



4.7%

No High School Diploma



19.6%

High School Graduate

3.4

Home Value to
Income Ratio



29.3%

Some College/ Associate's
Degree



46.5%

Bachelor's/Grad/ Prof
Degree

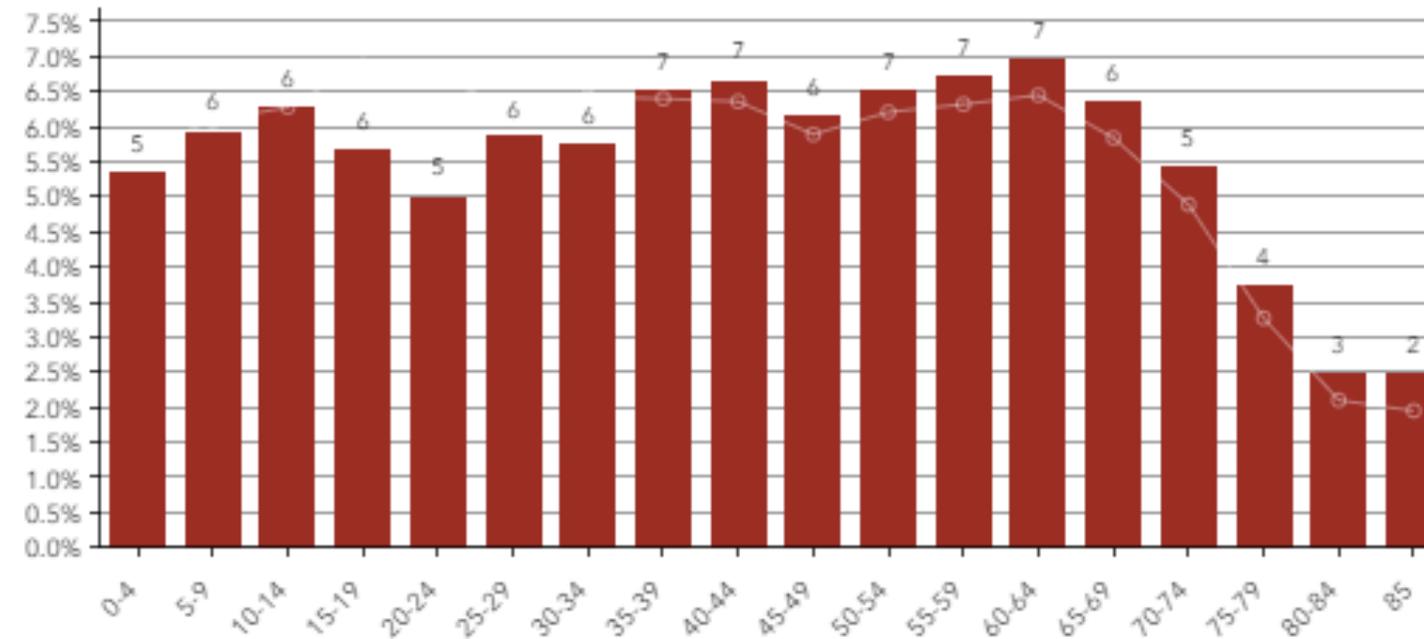
42.7

Median Age

22,460

Households

Age Profile



Segment	Households	HHS%	% US HHS	Index
Affluent Estates (L1)	3,700	16.47%	10.00%	165
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	4,215	18.77%	7.63%	246
GenXurban (L5)	7,287	32.44%	11.26%	288
Sprouting Explorers (L7)	19	0.08%	7.20%	1
Middle Ground (L8)	5,477	24.39%	10.79%	226
Senior Styles (L9)	730	3.25%	5.80%	56
Rustic Outposts (L10)	976	4.35%	8.30%	52
Midtown Singles (L11)	56	0.25%	6.16%	4
Hometown (L12)	0	0.00%	6.01%	0
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0

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