

RETAIL SPACE FOR LEASE

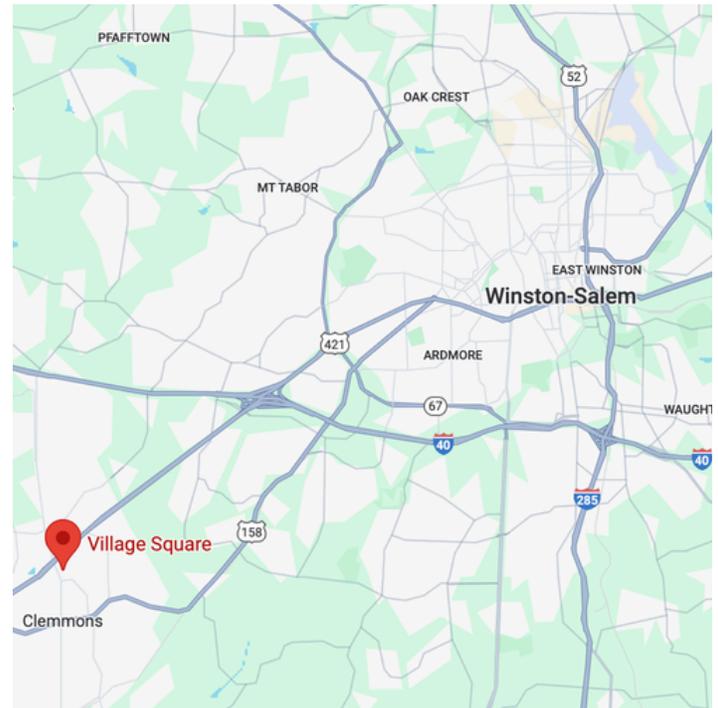
VILLAGE SQUARE SHOPS & OFFICE SUITES

6000 Meadowbrook Mall Ct. Clemmons, NC 27012



PROPERTY HIGHLIGHTS:

- **Retail suites & individual office suites available.**
Office suites have shared amenities (kitchen & break room)
- Surrounding retailers, **within ½ mile radius:** Publix, Lowes Foods, Aldi, Chick-fil-A, Five Below, Ulta Beauty, Ross, McDonald's, Bojangles, Verizon, Taco Bell & Chicken Salad Chick.
- High **Median Household Income in Clemmons: \$84,326**
- Located at a major intersection that sees more than **37,000 Vehicles Per Day.**
- Great visibility & ample parking.
- Right off I-40 exit 184. 15 minutes to downtown Winston-Salem.



Wells Conway
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VILLAGE SQUARE

6000 Meadowbrook Mail Ct. Clemmons, NC 27012

±62,740 SF SHOPPING CENTER

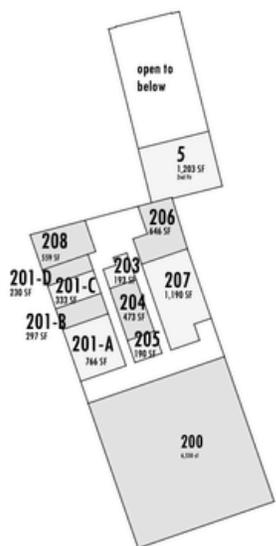




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2nd Level



TENANT

TENANT	SF
1. Kingdom Bookstore	1,821
2. 4 Jacks Saloon	1,909
3A&B. Maximized Living Chiropractic	2,662
5. Tru Tae Kwon Do	5,054
6A. Paparazzi Hair Salon	1,567
6B. AVAILABLE	1,568
7A&B. Everything Billiards	3,599
8. Lindley Habilitation Services	8,235
11, 12 & 16. Village Tap House	9,583
17. Mandarin Chinese Restaurant	3,824
18. Tanning Studios Sun Spa	2,883
20. Hillside Property Management	404
21. Forsyth Driving School	1,288

TENANT

TENANT	SF
22. AVAILABLE	2,877
23 & 25. KZ Hospitality Services	2,581
26. Fitness Edge Gym	1,371
200. Pro Dance Academy	6,550
201A. Benchmark Custom Homes, Inc.	766
201B. Math Advantage	297
201C. Clemmons Financial Group	333
201D. AVAILABLE	230
202. Power Nutrition Tax Services	1,190
203. AVAILABLE	193
204. On Track Press	473
206. Hampton Investments	646
208. AVAILABLE	559

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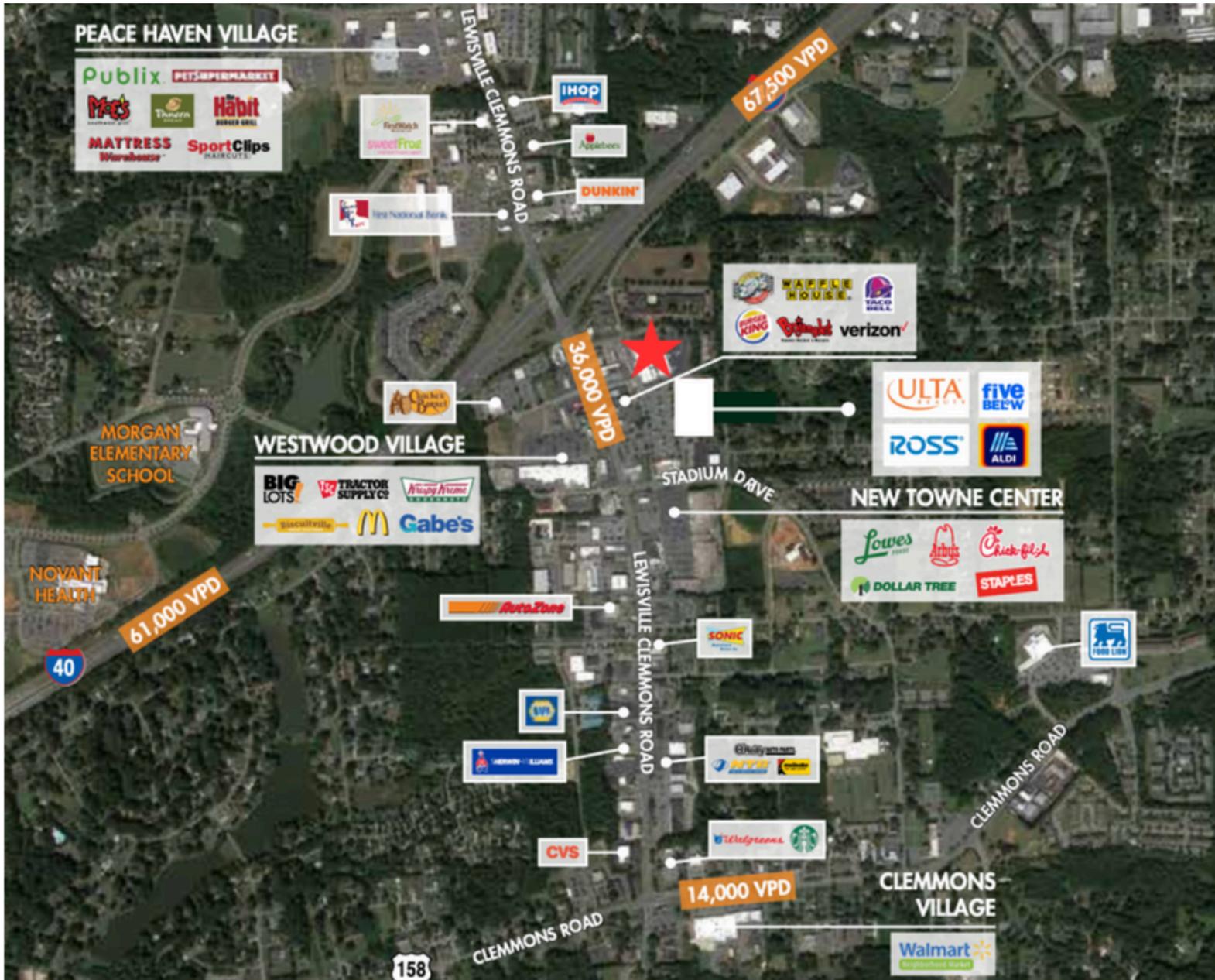


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Clemmons, NC

Population Total	22,786
Household Median Income	\$84,326
Avg. Household Income	\$113,157

Winston Salem, NC

Population Total	250,320
Household Median Income	\$57,673
Avg. Household Income	\$60,637

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