

1780 Pecan Ln

Presented By:
Iron Hand Realty

1780 Pecan Ln, Kernersville, NC 27284



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NEW CULVERS RESTAURANT
KERNERSVILLE STRIP CENTER
FACADE OPTIONS

OLLMANN ASSOCIATES ARCHITECTS
200 South State Street
Brevard, NC 27815
815-544-7750 Phone

3D IMAGES
MULTIPLE TOWERS
NOTE: THOUGH THESE IMAGES HAVE PHOTO REALISTIC QUALITIES,
THE ACTUAL BUILDING MATERIALS MAY VARY IN APPEARANCE.

Date: 10/22/2024

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Property Details

This is your chance to build and thrive with ease. The land in Kernersville comes with a significant advantage – the storm water system is already in place. Say goodbye to complex construction processes and hello to streamlined development. With this essential infrastructure already taken care of, your focus can remain squarely on bringing your vision to life. Don't miss out on this remarkable opportunity to build efficiently and effectively.

Prime Land Lease Opportunity or Build-to-Suit Available in Kernersville NC – A Thriving Upcoming Exit Location

Positioned conveniently near Interstate 40, this exceptional land lease opportunity or build-to-suit venture awaits in Kernersville, one of the most rapidly growing exits in the area. Nestled right off the bustling interstate, this property enjoys a strategically advantageous location at a busy intersection enriched with a plethora of dining choices, fuel stations, shopping centers, and vibrant neighborhoods on both sides of the exit.

What sets this location apart is its immersion in a corridor that is currently undergoing dynamic development phases, signifying the promising potential for growth and footfall. Additionally, the rear of the property is set to welcome upcoming condominiums, further enhancing the attractiveness of the locale.

Price: \$21.00 /SF/YR

- Build to suit
- Prominent Visibility Along Interstate 40 Adjacent to Recognizable Brand Franchise

View the full listing here: <https://www.loopnet.com/Listing/1780-Pecan-Ln-Kernersville-NC/32628643/>

Rental Rate:	\$21.00 /SF/YR
Min. Divisible:	2,500 SF
Property Type:	Office
Building Class:	C
Rentable Building Area	5,860 SF
:	
Year Built:	2026
Construction Status:	Proposed
Walk Score ®:	43 (Car-Dependent)
Rental Rate Mo:	\$1.75 /SF/MO

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Listing space

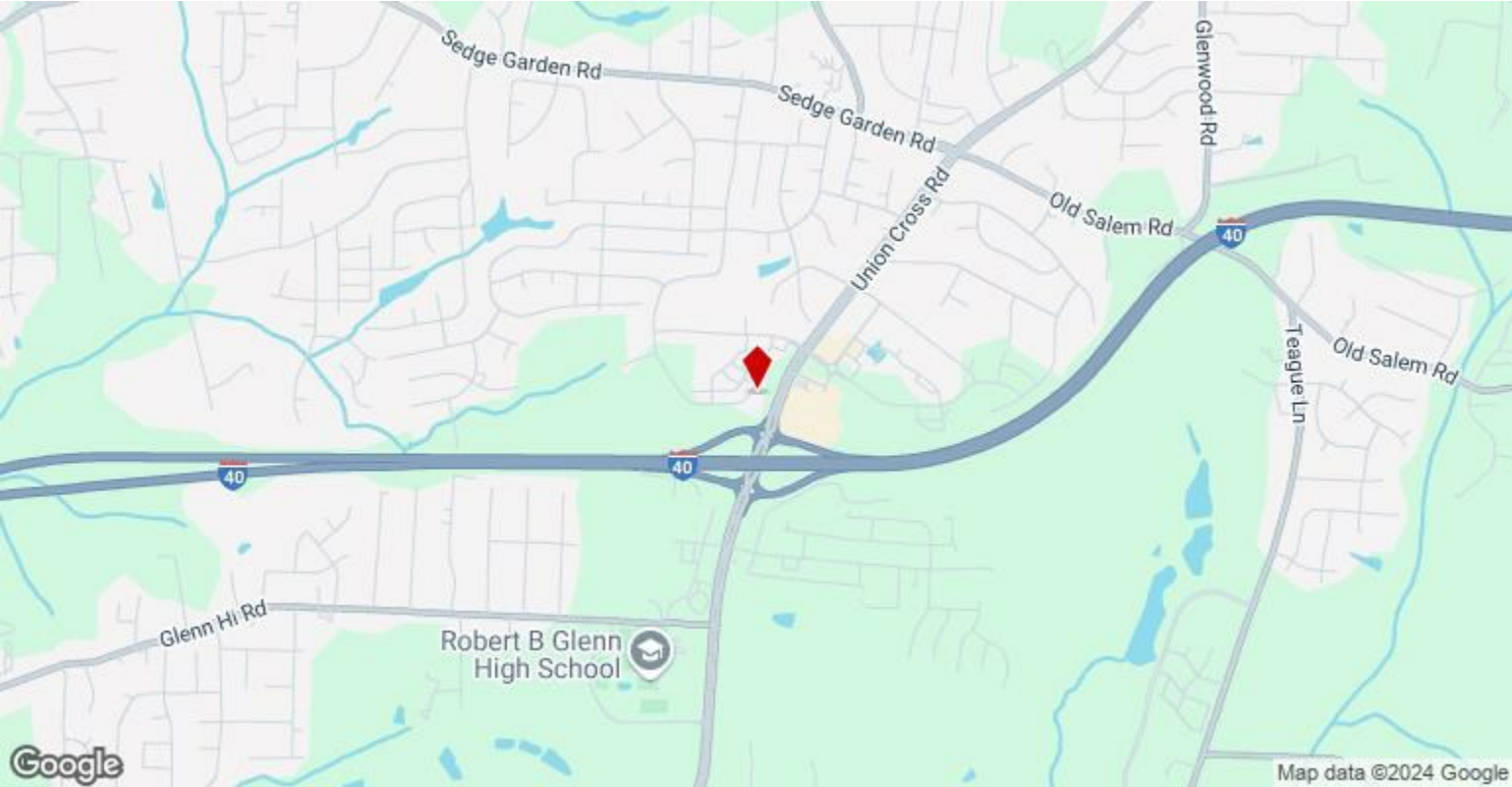
1st Floor	Space Available:	2,500 - 5,860 SF
	Rental Rate:	\$21.00 /SF/YR
	Date Available:	Now
	Service Type:	TBD
	Space Type:	New
	Space Use:	Office/Retail
	Lease Term:	Negotiable

Iron Hand Realty proudly introduces a unique Build-to-Suit opportunity featuring a customizable 5,860 sqft of prime retail space in Kernersville! This versatile property can be divided into three sections ranging from 2,500 sqft to 5,860 sqft, available for \$21/SF, plus \$5 CAM ideal for a variety of businesses including oil change facilities, exclusive food concepts (with a deed restriction excluding competition with Culver's) car rental services, sales ventures, and more. Leasable term is negotiable. Don't miss out on establishing your business in this high-traffic area with exceptional growth potential. Contact us today to explore how your vision can thrive in this dynamic Kernersville setting!

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Location



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Property Photos



Screenshot 2024-11-20 at 2.57.27?PM



Screenshot 2024-11-20 at 2.57.13?PM

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Property Photos



Building Photo

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Gurvinder Singh
smartbuytriad@gmail.com
(336) 456-4178

Iron Hand Realty
1293 New Garden Rd
Greensboro, NC 27410