

FREEMAN | COMMERCIAL REAL ESTATE



Gabe's
unbelievable!

McDonald's

BIG LOTS

Little RICHARD'S
MID-EASTERN BREADS & MORE

Krumpy Kreme
COURNAUTS

Biscuitville

AutoZone

FIVE GUYS
BURGERS AND FRIES

BURGER KING

TACO BELL

ULTA

Lowes
FOODS

ALDI

SUBWAY

Chick-fil-A

verizon wireless

Lewisville Clemmons Rd. 38,500 VPD

SITE

CLEMMONS PARCEL FOR LEASE/BUILD TO SUIT
6330 BREWER AVENUE | CLEMMONS, NC

LADD FREEMAN
336.768.4410
ladd@freemancommercial.com

BUILD TO SUIT/GROUND LEASE

6330 BREWER AVENUE CLEMMONS, NC 27012

- **Site Size:** 1.13 +/- Acres
 - **Current Zoning:** Highway Business
 - Build to Suit or Ground Lease Opportunity
 - Please call for transaction terms
- Neighboring businesses include Sonic, Qwik Lube, Five Guys, TRUIST Bank, Goodwill Store/Donation Center, NTB Natl Tire & Battery
 - Convenient to Lewisville Clemmons Rd. & I-40
 - Traffic Count Lewisville Clemmons Road: 38,500 VPD

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	31,829	77,451	144,020
HOUSEHOLDS	12,891	33,171	61,541
AVG. HH INCOME	\$118,695	\$107,142	\$107,563



