

FREEMAN

COMMERCIAL REAL ESTATE

New Development
150 +/- Unit Multi-family
& Retail

Clemmons
Town Center
312 Unit
Luxury
Apartments



FOR LEASE
PRIME CLEMMONS RETAIL,
NEW CONSTRUCTION
1,250-6,000 SF AVAILABLE
CLEMMONS TOWN CENTER | CLEMMONS, NC



PROPERTY SUMMARY

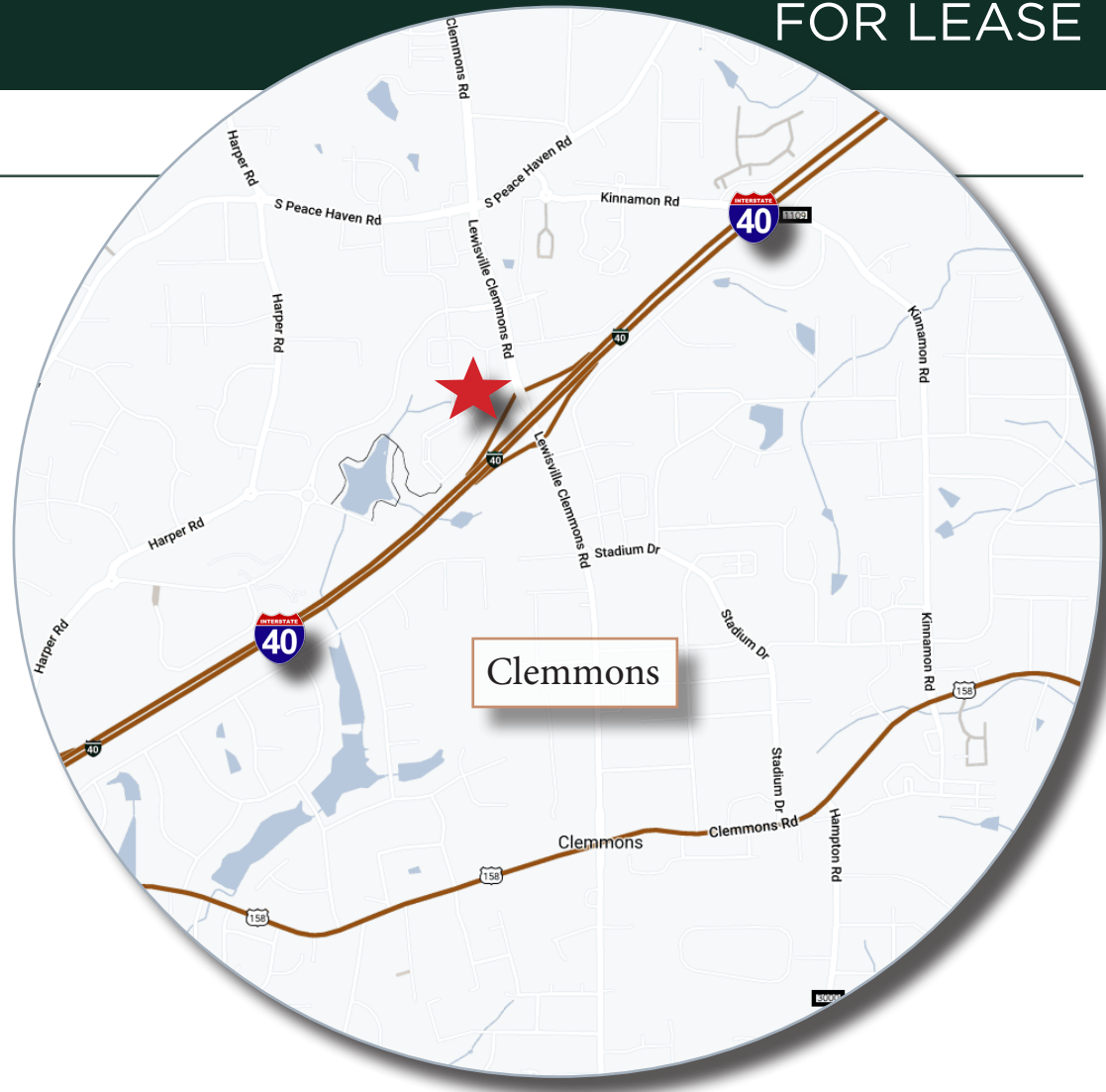
3487 GENTRY LANE
CLEMMONS, NC 27012

BLDG SIZE: 10,000 +/- SF
LAND AREA: 1.35 +/- AC
ZONING: HB

HIGHLIGHTS

- 1,250 - 6,000 SF new construction in high traffic hotspot Clemmons Town Center
- 312 luxury apartments within walking distance, 150+/- more planned on Village Point Drive
- Tenant uses: Retail, Restaurant, Office
- Available Q3 2025

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	33,468	79,131	144,122
HOUSEHOLDS	13,547	33,828	61,637
MEDIAN AGE	44.2	43.1	42.7
AVG. HH INCOME	\$119,140	\$113,617	\$114,761



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PROPOSED RENDERINGS

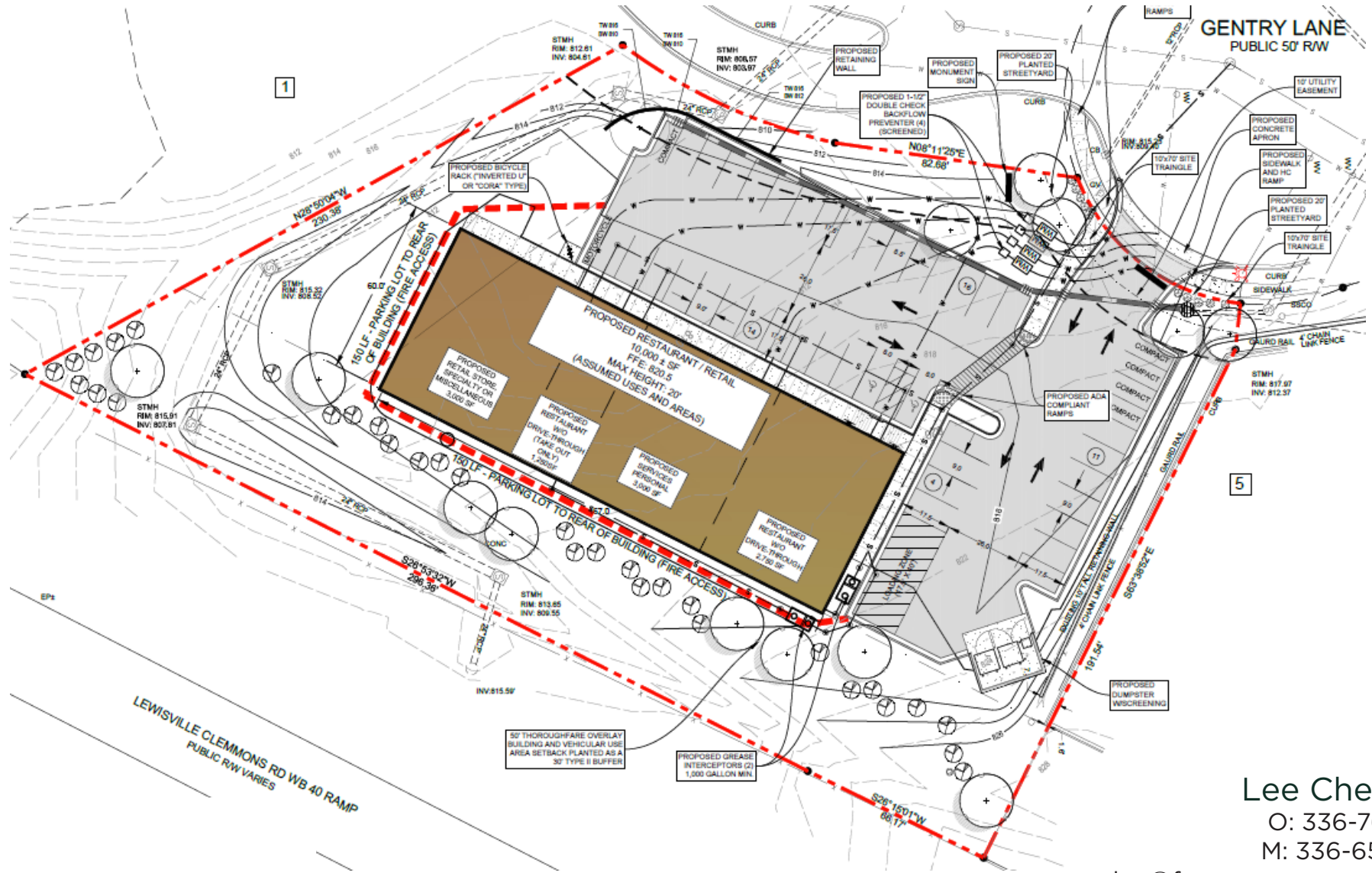


1255 CREEKSHIRE WAY SUITE 200 WINSTON-SALEM NC 27103 | WWW.FREEMANCOMMERCIAL.COM

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PROPOSED BUILDING LAYOUT

*Possible Build to Suit



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Village of Clemmons Overview



Discover Clemmons, a charming village in Forsyth County, NC, nestled in the picturesque Piedmont Triad just 10 miles southwest of Winston-Salem. Steeped in history, Clemmons was established in 1802 and later incorporated in 1986. The Village of Clemmons operates under a Council/Manager form of government, ensuring efficient and responsive governance.

With a thriving population of 21,823, Clemmons offers a vibrant and diverse community and is home to highly acclaimed public schools as well as the largest high school in Forsyth County. Clemmons' robust and growing economy embraces a rich and diverse faith community, thriving retail establishments and a healthy array of restaurants. Situated in the Northwestern Piedmont section of NC, Clemmons is an integral part of the Greensboro/Winston-Salem/High Point Standard Metropolitan Statistical Area.



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