

133 N MAIN STREET KERNERSVILLE, NC

PREMIER DOWNTOWN DEVELOPMENT OPPORTUNITY



HEART OF DOWNTOWN

Located in the Historic District surrounded by shops, restaurants, offices & community amenities.



FLEXIBLE USES

Retail, office, mixed-use, condos & more. Apartment use may be considered with Town approval.



NO OFF-STREET PARKING

Requirement + two adjacent public parking lots for ultimate convenience.



DEVELOPMENT READY

Approved impervious area of 10,528 SF (without retention) on a .52-acre parcel.



CENTRAL KERNERSVILLE OVERLAY DISTRICT

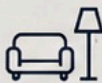
An exciting opportunity to create a signature project in one of the Triad's most charming & growing downtowns.

Rendering for illustrative purposes only.

POTENTIAL MIXED-USE DEVELOPMENT
RETAIL ON FIRST FLOOR | LIVING ABOVE



GROUND FLOOR
RETAIL / OFFICE



UPPER LEVEL
LIVING AREA



WALKABLE TO
SHOPS, DINING
& SERVICES



NO OFF-STREET
PARKING
REQUIREMENT



STRONG INVESTMENT
IN A GROWING
DOWNTOWN



RARE MIXED-USE OPPORTUNITY IN THE HEART OF KERNERSVILLE.
CONSULT WITH THE TOWN OF KERNERSVILLE PLANNING DEPARTMENT
FOR APPROVALS & DEVELOPMENT GUIDELINES.

BUILD THE FUTURE OF DOWNTOWN.

Invest. Develop. Thrive.



SNR

LISA NGUYEN - BROKER
NC & SC REALTOR

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\$275,000

PROPERTY HIGHLIGHTS

VACANT LAND

- .52 ACRES IN THE HISTORIC DISTRICT
- APPROVED IMPERVIOUS AREA: 10,528 SF (WITHOUT RETENTION)
- 15' DUKE POWER EASEMENT ON BACK SIDE
- NO OFF-STREET PARKING REQUIREMENT
- TWO PUBLIC PARKING LOTS ADJACENT TO SITE
- DEVELOPMENT REQUIRES CIVIL PLANS & BUILDING PERMITS
- CENTRAL KERNERSVILLE OVERLAY DISTRICT