

Kinnamon Village:

Pie Guys Pizza
Sweet Repeat Consignment
Chameleon Kids
Tri Pillar Fitness
Salon Indaco
Lavish Nail Spa
Phenom Fitness



8,900 VPD

Kinnamon Rd.



18,500 VPD

Clemmons Rd.

1 ACRE

Hawk Ridge
Apartments
168 Units

RARE ZONED, SIGNALIZED CORNER
3405 CLEMMONS RD. | CLEMMONS, NC 27012

Charlie Freeman
O: 336-768-4410
charlie@freemancommercial.com

3405 Clemmons Rd.

Clemmons, NC 27012
Forsyth County

The featured 1 acre site fronts Hwy 158 on a signalized corner across from Food Lion anchored, Kinnamon Village. The parcel is zoned PB-S, with high traffic counts and adjacent to 168 unit Hawk's Ridge Apartments.

Property Highlights

- 1 AC
- Zoning: PB-S (See Conceptual Site Plan page 4)
- Daily Traffic Counts:
 - 18,500 VPD - Clemmons Rd.
 - 8,900 VPD - Kinnamon Rd.
- Build-to-Suit option
- Please call for pricing

Demographics

	1 Mile	3 Miles	5 Miles
2022 Total Population	4,015	31,756	84,887
2022 Avg. HH Income	\$80,494	\$108,529	\$98,417

For More Information:

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