

FREEMAN | COMMERCIAL REAL ESTATE



PRICE REDUCED!!

RE-DEVELOPMENT OPPORTUNITY
+/- .57 AC, 2,385 SF | CLEMMONS, NC

CHARLIE FREEMAN
O: 336-768-4410
charlie@freemancommercial.com

PROPERTY SUMMARY

2558 Lewisville Clemons Road

Clemmons, NC 27012

County: Forsyth

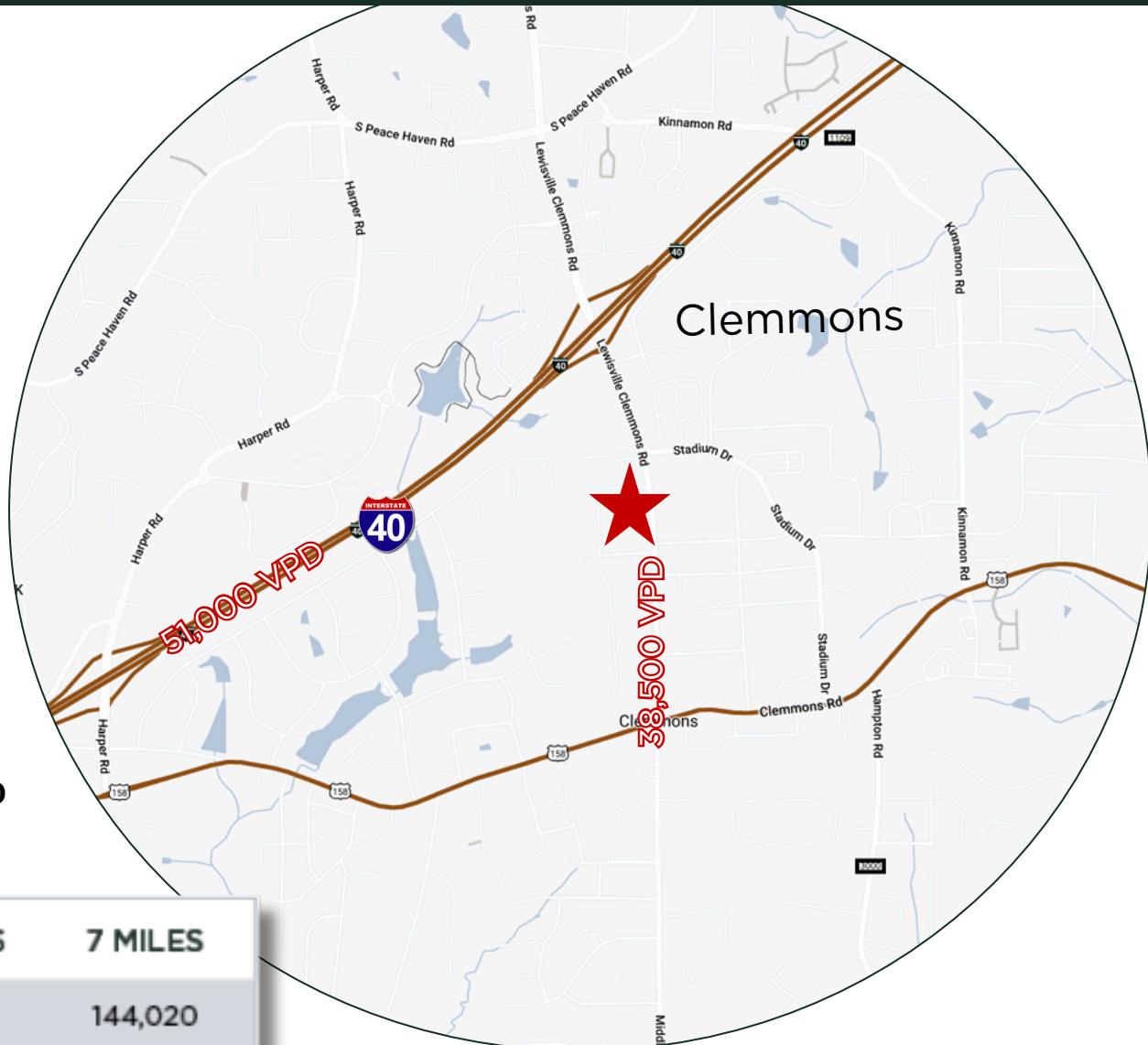
Size: +/- .57AC

Building Size: +/- 2,385 SF

Zoning: HB

HIGHLIGHTS

- Additional long term income from onsite billboard
- Excellent redevelopment opportunity
- Potential to remodel existing building for new use (restaurant, oil change, etc.)
- Lease Rate: \$6,000/month

Sale Price: ~~\$995,000~~ **REDUCED \$799,000**

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

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FOR MORE INFORMATION PLEASE CALL:

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