

FREEMAN | COMMERCIAL REAL ESTATE



STAPLES



FIVE GUYS
BURGERS and FRIES

Lewisville Clemmons Rd. 38,500 VPD

FOR SALE/LEASE

INCOME PRODUCING CAR WASH
+/- .57 AC, 2,385 SF | Clemmons, NC

CHARLIE FREEMAN
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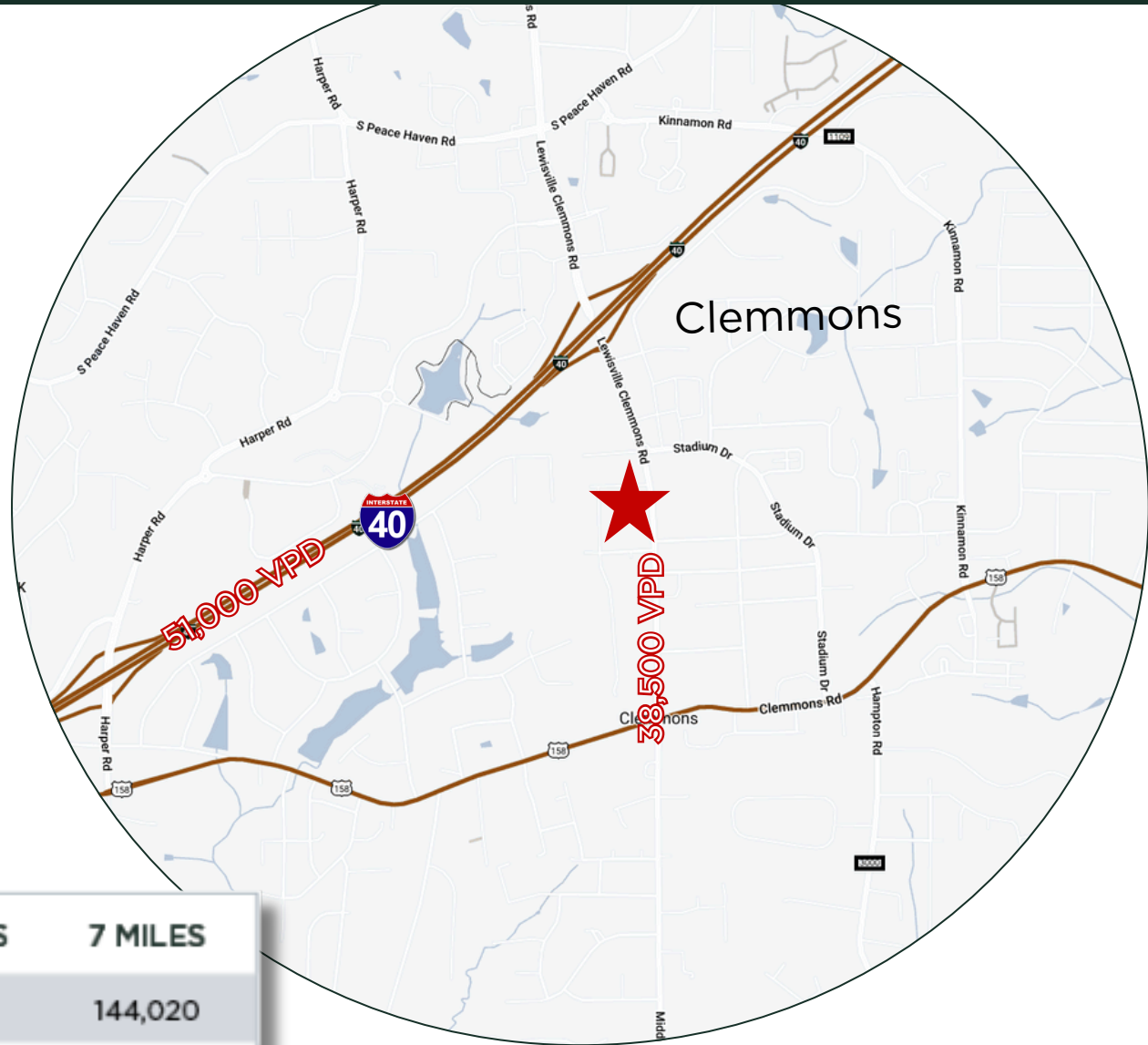
PROPERTY SUMMARY

2558 Lewisville Clemmons Road
Clemmons, NC 27012

County: Forsyth
Size: +/- .57AC
Building Size: +/- 2,385 SF
Zoning: HB

HIGHLIGHTS

- Operational car wash with income
- 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



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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