



M E R I D I A N

147 S. CHERRY STREET, SUITE 200 | WINSTON-SALEM, NC 27101 | P 336.722.1986 | F 336.723.3173 | MERIDIANREALTY.COM

3.22± Acres Retail

Union Cross Road

Kernersville, NC 27284



- 3.22± acres
- Water and gas to site
- Sewer nearby
- Potential for retail or mixed use rezoning
- 16,500 VPD on Union Cross Road
- High growth area
- Adjacent to Caterpillar & Herbalife
- 433± feet road frontage
- Corner lot at light
- Located at traffic signal



FOR SALE: \$1,125,000

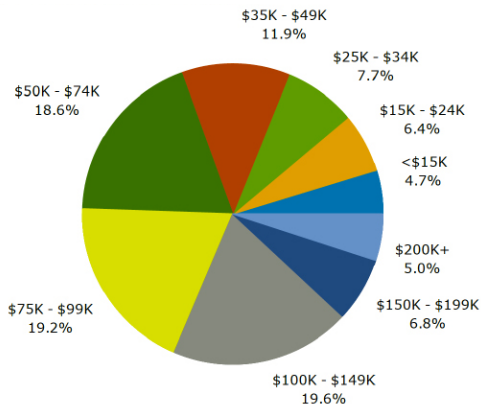
For more information:

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DEMOGRAPHICS

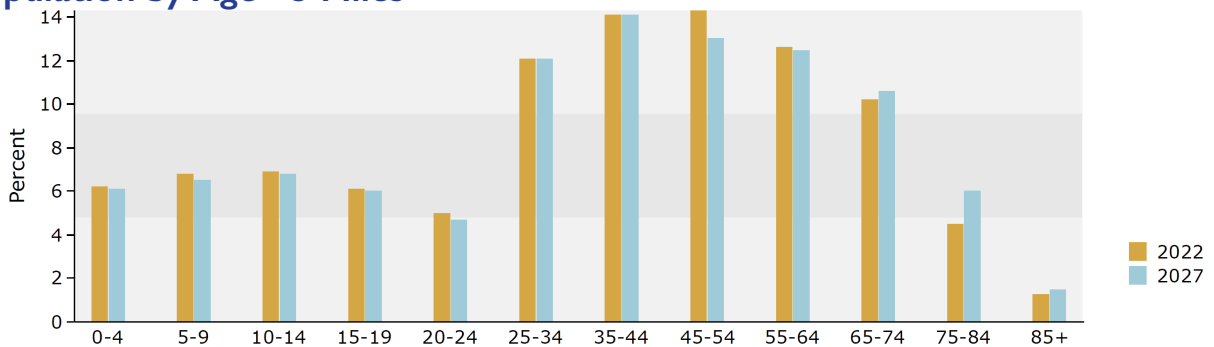
Household Income - 3 Miles



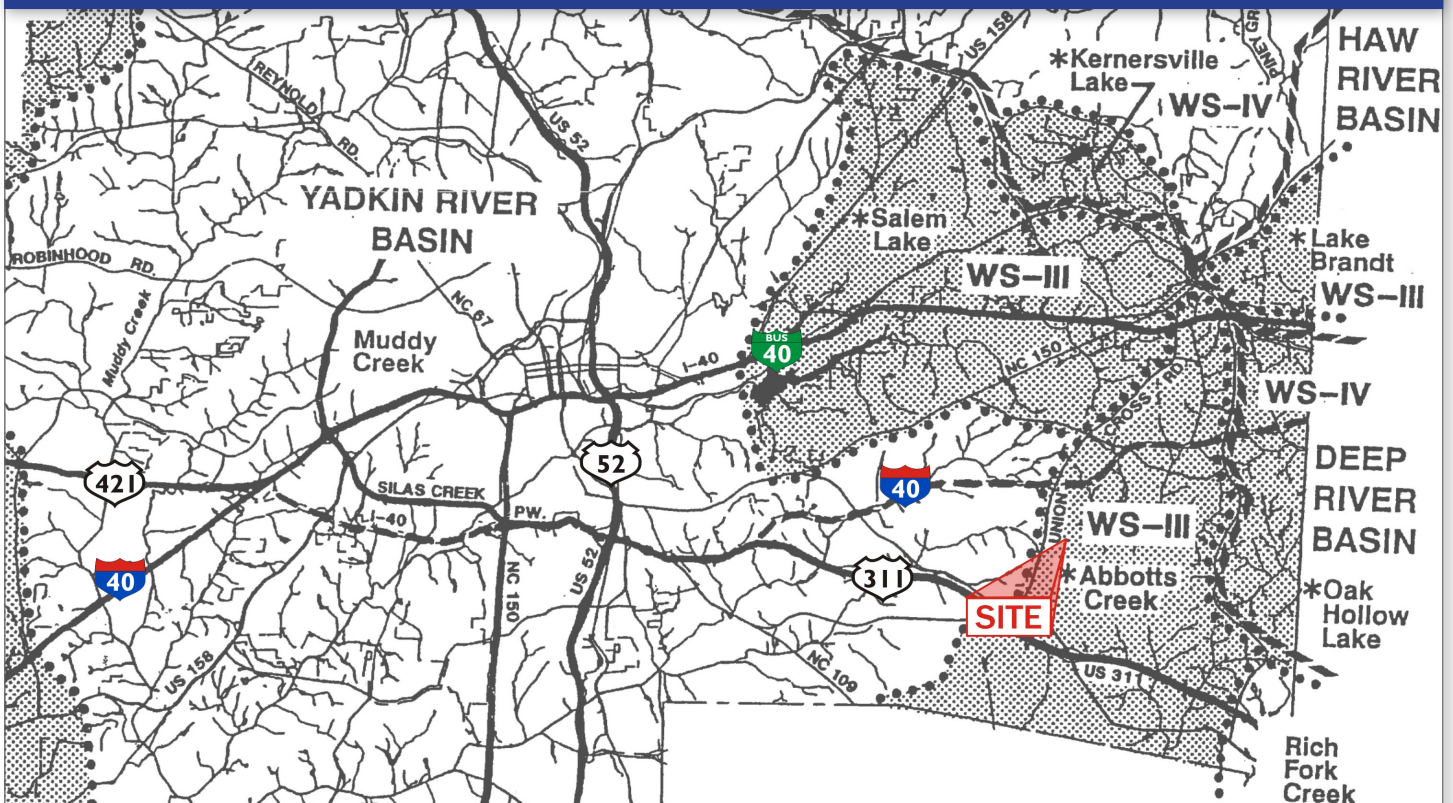
Household Income

2022	1 mile	3 mile	5 mile
Population	1,981	23,883	62,881
Total Households	810	9,613	25,792
Median HH Income	617	6,933	17,457
Average HH Income	2.45	2.48	2.43
Renter Occupied	177	2,079	8,325
Owner Occupied	633	7,534	17,467

Population by Age - 3 Miles



WATERSHED MAP



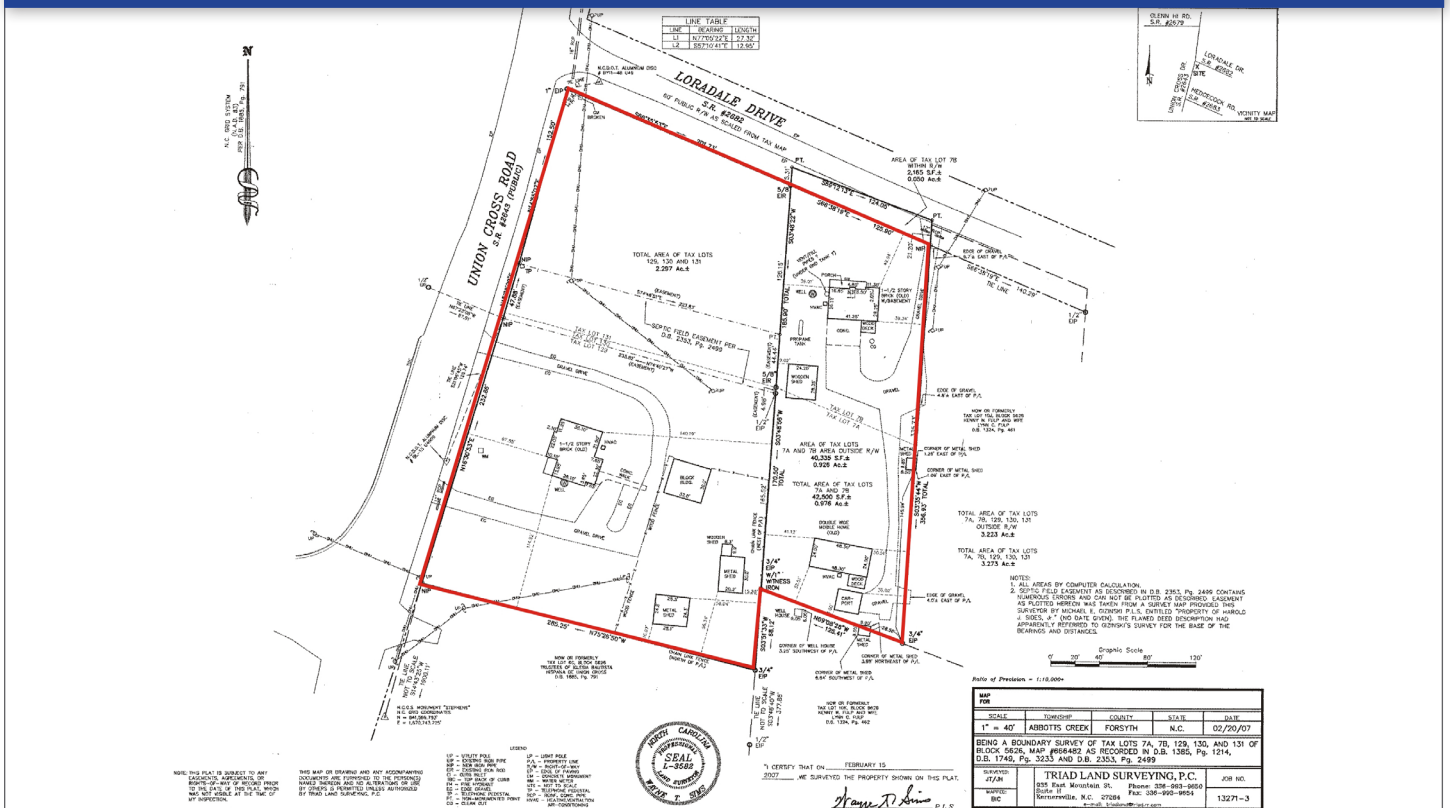
TOPOGRAPHY & UTILITIES



LEGEND

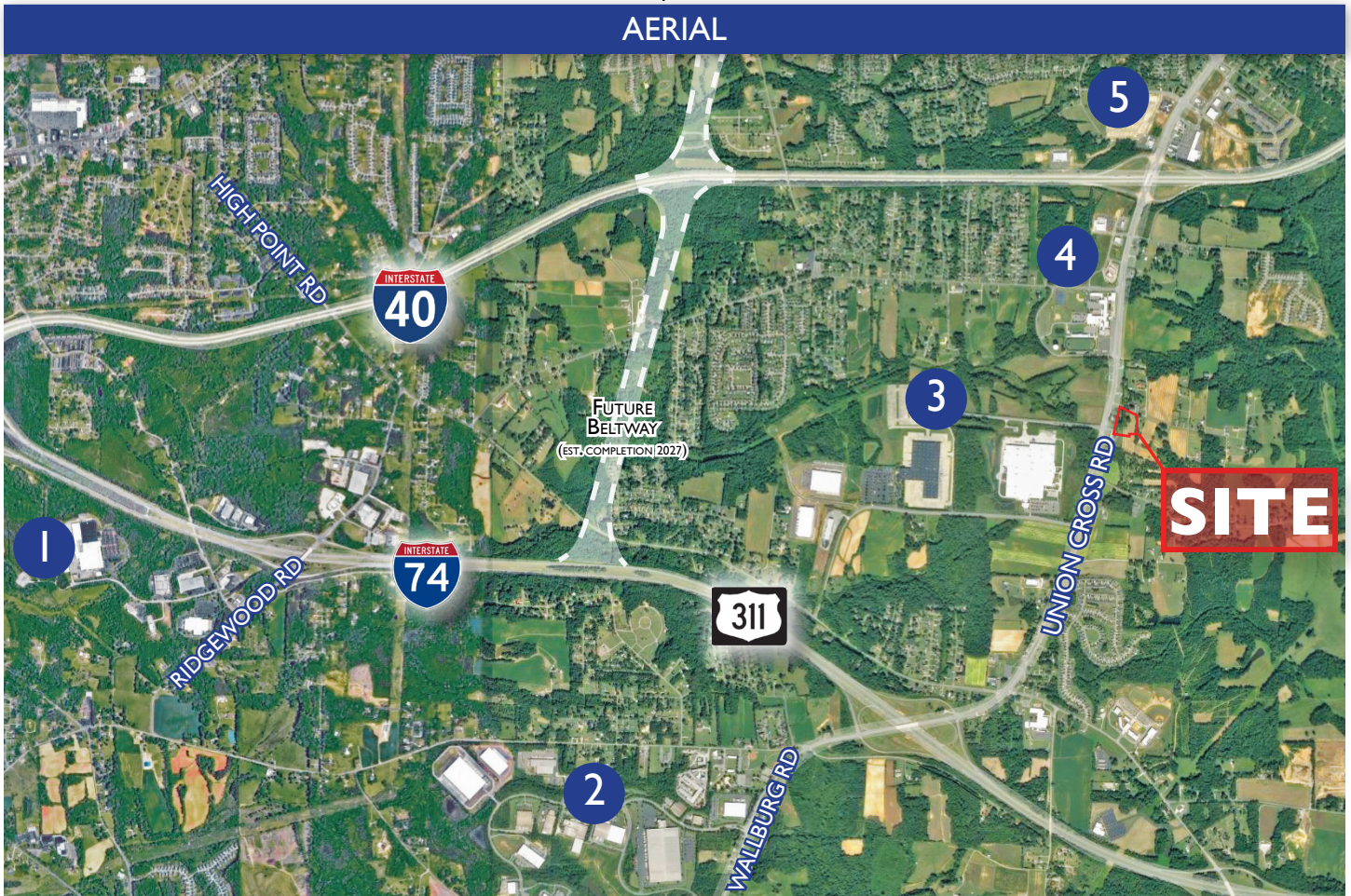
- WATER
- SEWER
- GAS

SURVEY



Union Cross Road at Loradale Drive | Kernersville, NC 27284

AERIAL



1

2

3

4

5

Center 311 Business Park

Corning Cable Plant
 Modern Machine & Metal
 Avid Solutions
 Krispy Kreme
 Tarheel Paper Supply

Union Cross Business Park

Pepsi Bottling Ventures
 ORBIS RPM
 Liberty Hardware MFG
 Waste Management
 BekaertDeslee

Winston-Salem Alliance Technology Park

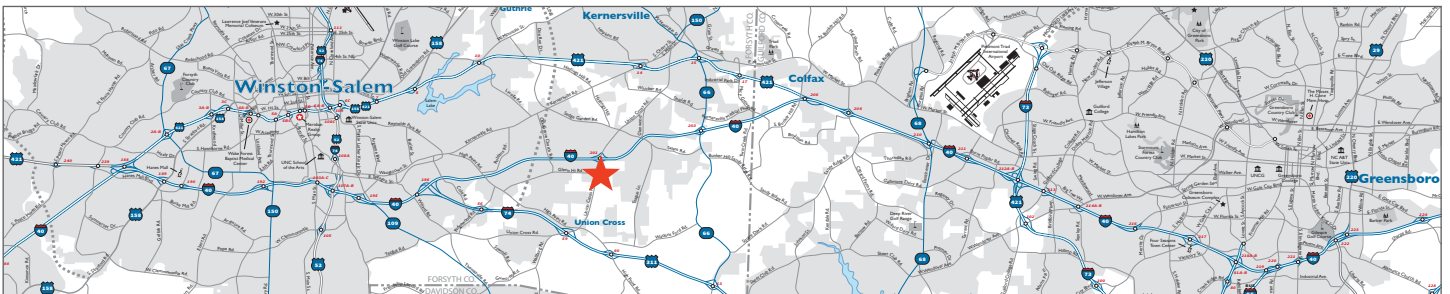
Ziehl Abegg (2024)
 Caterpillar
 Herbalife
 Bunzl
 Southern Carlson
 Piedmont Hoist & Crane

Glenn Crossing

FAST FOOD SHEETZ
 Chick-fil-A Bojangles
 O'Reilly AUTO PARTS
 TSC TRACTOR SUPPLY CO

Smith Crossing

Chick-fil-A Culver's
 McDonald's Starbucks bp
 Dunkin' Donuts DQ
 FOOD LION



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