

TANGLEWOOD COMMONS

RETAIL SPACE AVAILABLE

4182 Clemmons Road
Clemmons, NC 27012



Property Highlights

- 1,385 SF currently occupied by The UPS Store - available immediately
- Join Jersey Mike's, PetSense & Allstate
- Harris Teeter Outparcel
- Monument signage along Clemmons Rd (US 158)
- 4.9:1000 parking ratio
- Will be provided as a Vanilla Box
- Adjacent to Tanglewood Park

Lease Rate

\$20.00/SF, NNN

TICAM: \$5.36/SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	3,245	25,448	52,276
Daytime Population	2,644	24,673	53,661
Median HH Income	\$85,647	\$87,355	\$82,520
Median Age	53.1	48.5	45.6
Median Home Value	\$269,608	\$269,997	\$258,202

Traffic Counts

15,500 VPD on US 158

BUILDING PLAN



