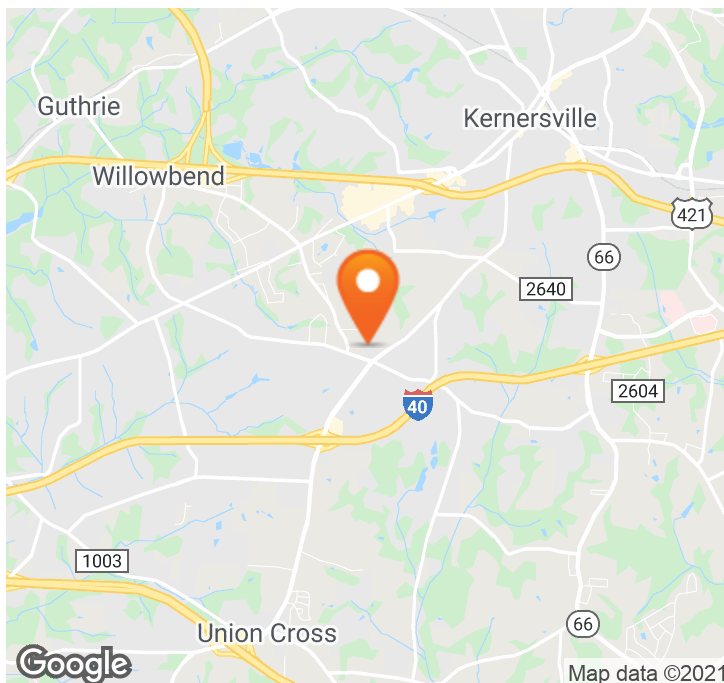


# WALMART #6828 - EXCESS LAND

1035 Beesons Field Drive, Kernersville, NC 27284

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

Anchored by Walmart Neighborhood Market

## PROPERTY HIGHLIGHTS

- Lot 1 - Size TBD
- Traffic Counts: Union Cross Rd - 13,000 AADT, Sedge Garden Rd - 13,000 AADT

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2020 Population Density	4,940	32,338	66,810
2020 Daytime Population	1,300	15,455	28,334
2020 Average HH Income	\$85,500	\$74,930	\$72,056

## EXCLUSIVE AGENT(S)

MICHAEL SILVERMAN • michael.silverman@tscg.com • 843.723.3054

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## SITE PLAN



### EXCLUSIVE AGENT(S)

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