



PROPERTY HIGHLIGHTS

- Now available, 80,000 SF new Retail & Restaurant space with patios for outdoor dining
- Rate: \$26.00 PSF plus TICAM estimated at \$3.50 PSF
- Tenant Improvement Allowance up to \$50 PSF depending on term & credit
- Part of a dynamic mixed-use project including banking, and medical offices as well as several types of food service, fitness, and retail
- 100+ Room hotel opening in June, across from available retail spaces
- 585 On-site parking spaces
- Located in the heart of Clemmons, strategically placed in the growth corridor along I-40.



LEARN MORE ABOUT THIS PROPERTY

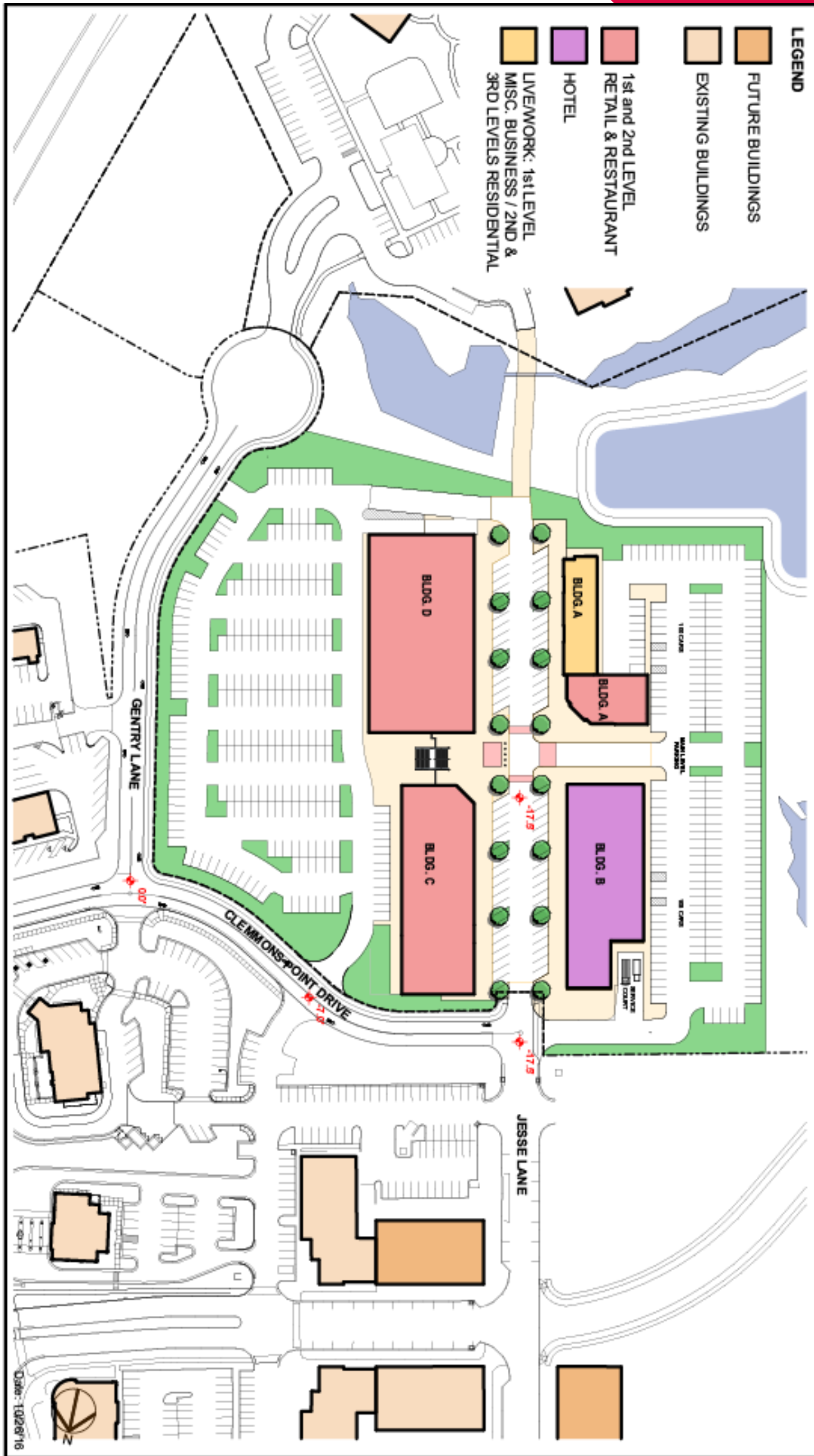


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Hankins Companies LLC



CLEMMONS TOWN CENTER
 Clemmons, North Carolina

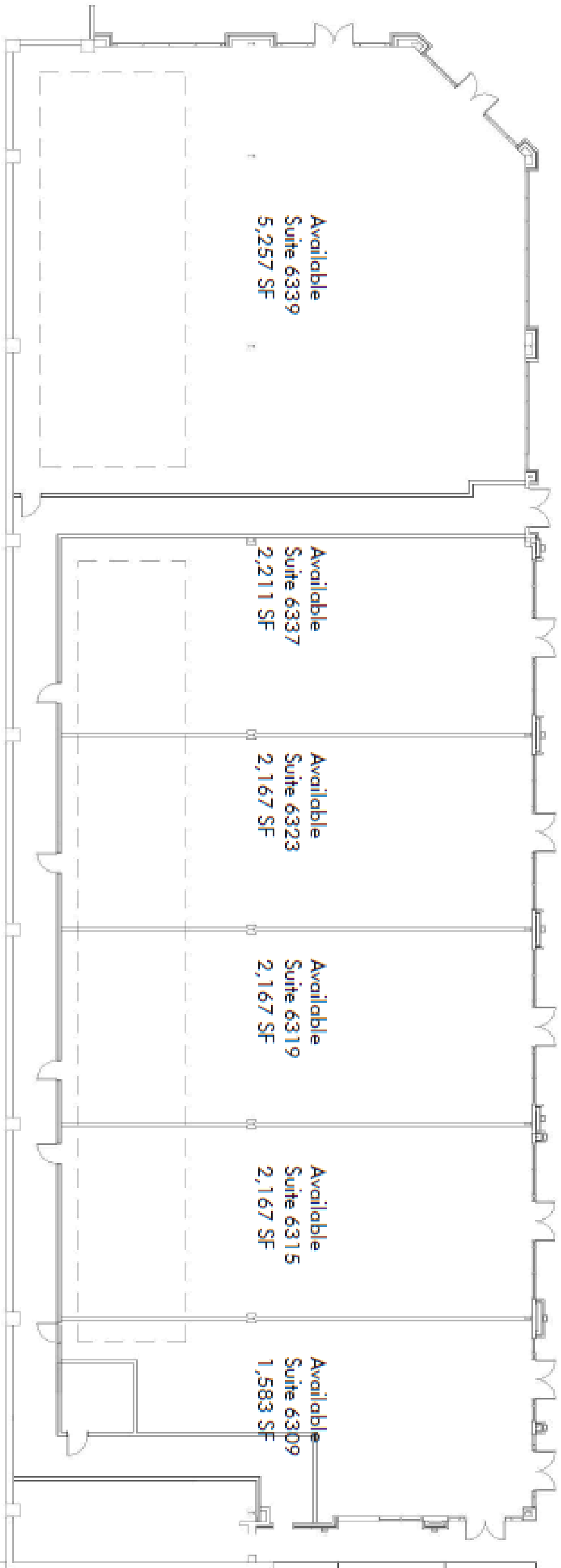
GILLONDESIGN
 architecture planning interiors

Site Plan

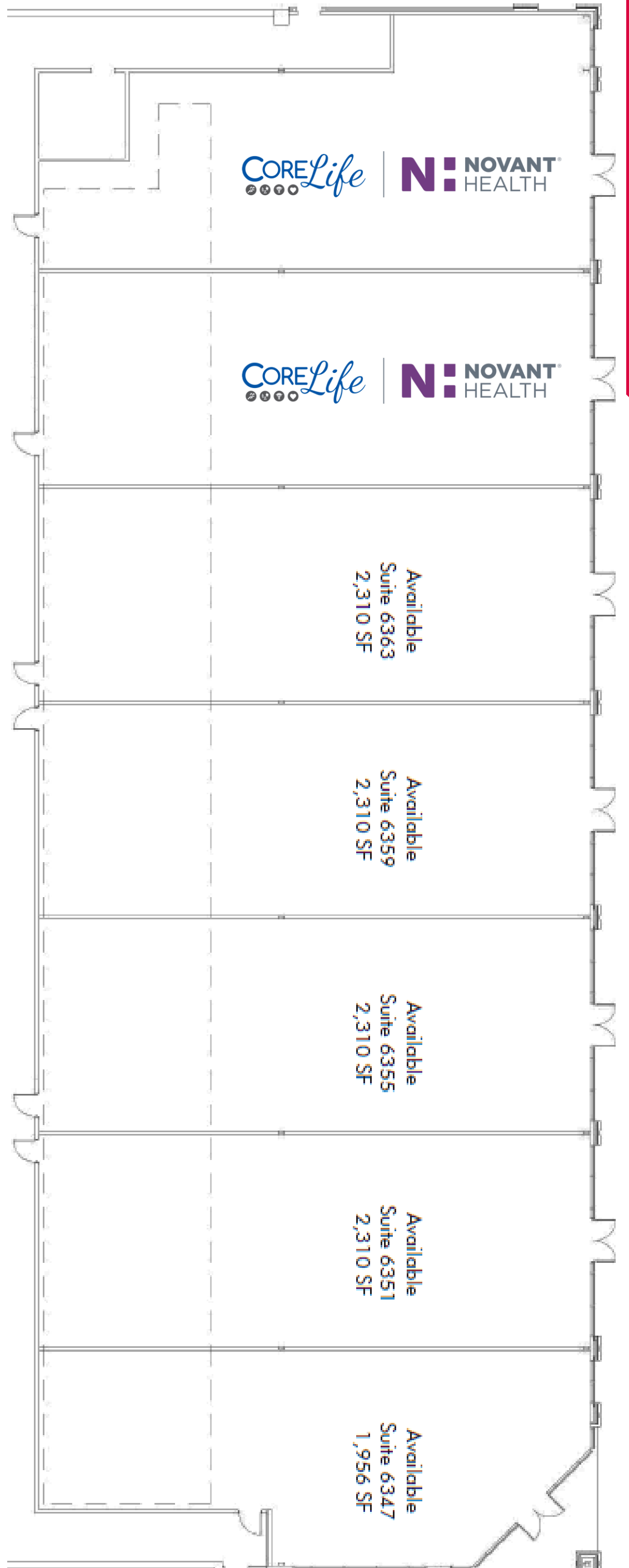
03/16/18

CURRENT TENANTS INCLUDE

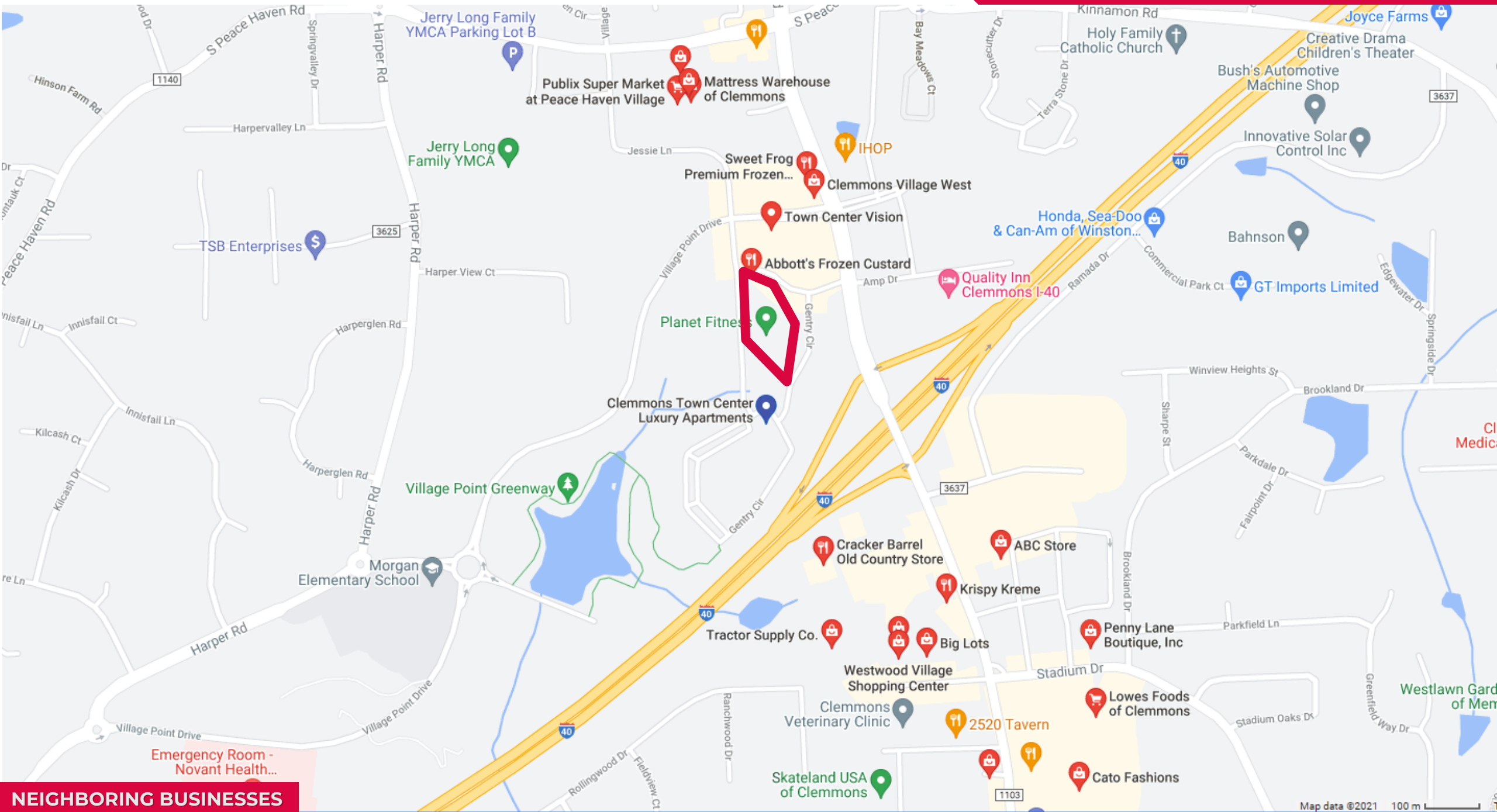




BUILDING #3



BUILDING #4



NEIGHBORING BUSINESSES



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	2,126	12,577	32,463
Average Household Income	\$84,967	\$95,154	\$92,822

TRAFFIC COUNTS

Intersection	Cars per Day
Lewisville Clemmons Rd, at CTC South Entrance	36,500
I-40 at Lewisville Clemmons Exit	61,000



Christopher Commercial makes no warranty or representation to the accuracy of the information contained herein. The information is deemed to be reliable, however, is subject to verification prior to purchase or lease.

**Christopher
Commercial**

**For Lease
Clemmons Town Center
Clemmons, NC 27012**



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