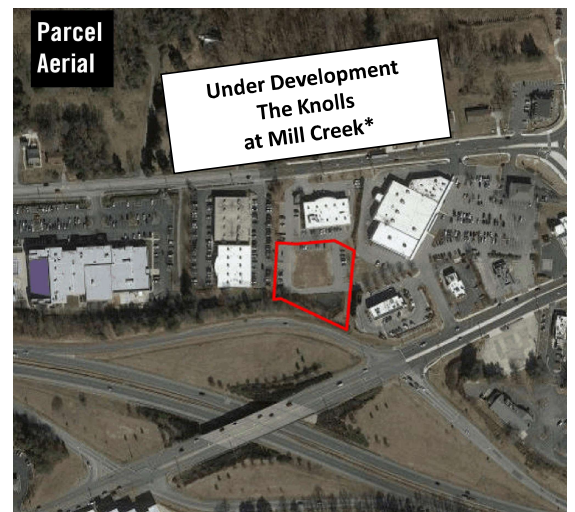


PROPERTY HIGHLIGHTS

- Site: 1.24 Acres
- Sales Price: \$425,000 **Reduced**
- Zoning: GB-S
- Retail / Office / Medical Pad site ready to go with retention pond and infrastructure in place.
- Site can support up to 10,000 SF building depending on use and parking.
- Easy access to I-40.



*gated community of 51 single family homes, 47 townhomes. & 72 apartments



LEARN MORE ABOUT THIS PROPERTY

Cindy Christopher

Cindy@ChristopherCommercialNC.com

336.926.1411



Site For Sale
 & Development Opportunity
 843 Old Winston Road
 Kernersville, NC 27284

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	4,122	26,274	50,830
Average Household Income	\$70,557	\$64,224	\$68,883

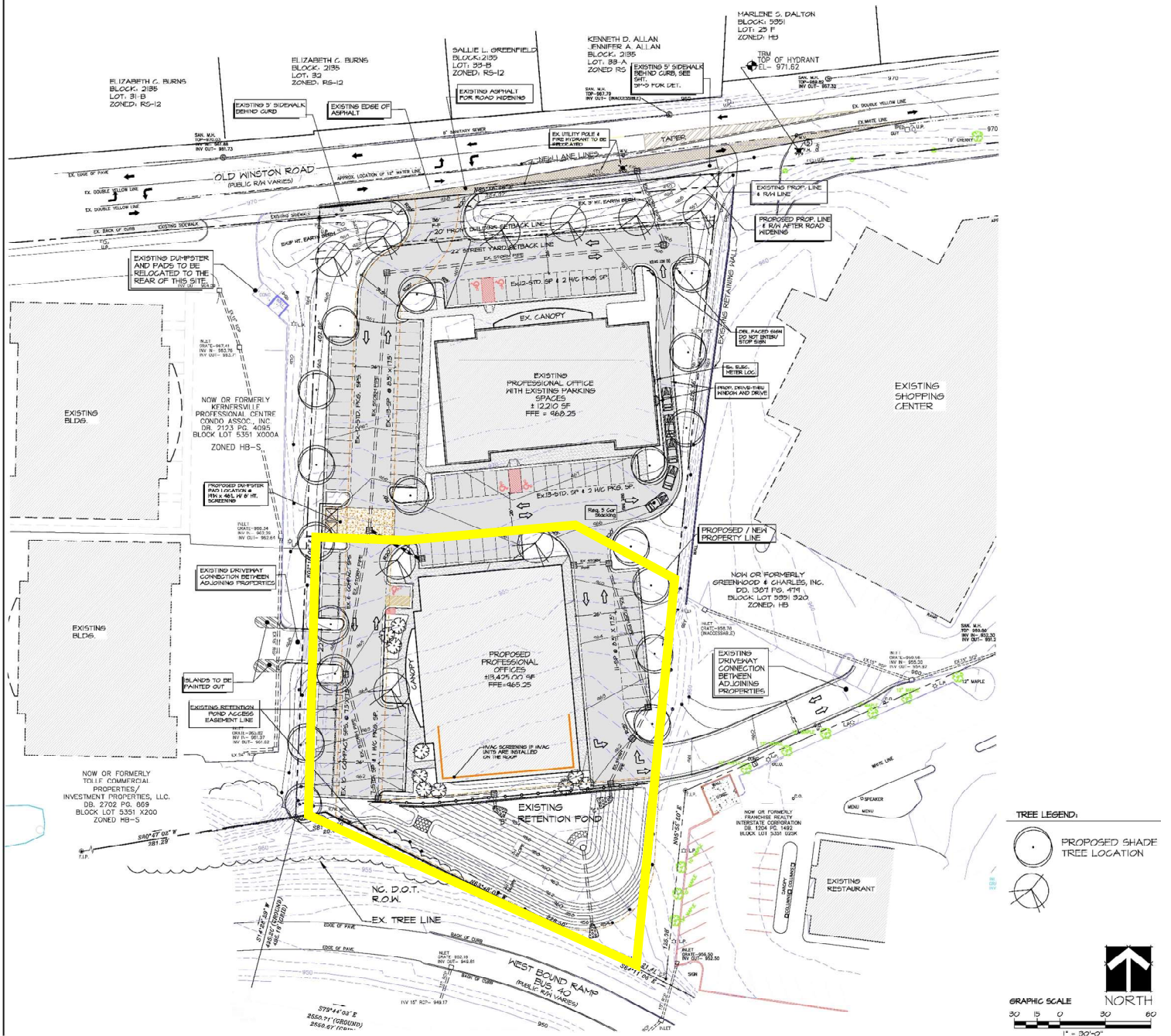
Data per Catylist Research

TRAFFIC COUNTS

Intersection	Cars per Day
S Main St & I-40 Business	34,000
S Main St & Cherry St	26,000
Old Winston Rd & Cherry St	15,000

2017 Data per NCDOT





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