



KEY FEATURES

- ±4.18 Acres zoned HB/RS-15 with buildings totaling ±12,800 SF
- Property consists of 2 retail centers and 2 single family homes
- HB zoning allows for a variety of uses including retail & commercial
- Current long term tenants
- Purchase as an investment and/or redevelop to meet market demand
- \$1,200,000

±4.18 ACRES INVESTMENT OR REDEVELOPMENT

FOR SALE

3810 CLEMMONS ROAD

Clemmons, NC 27012



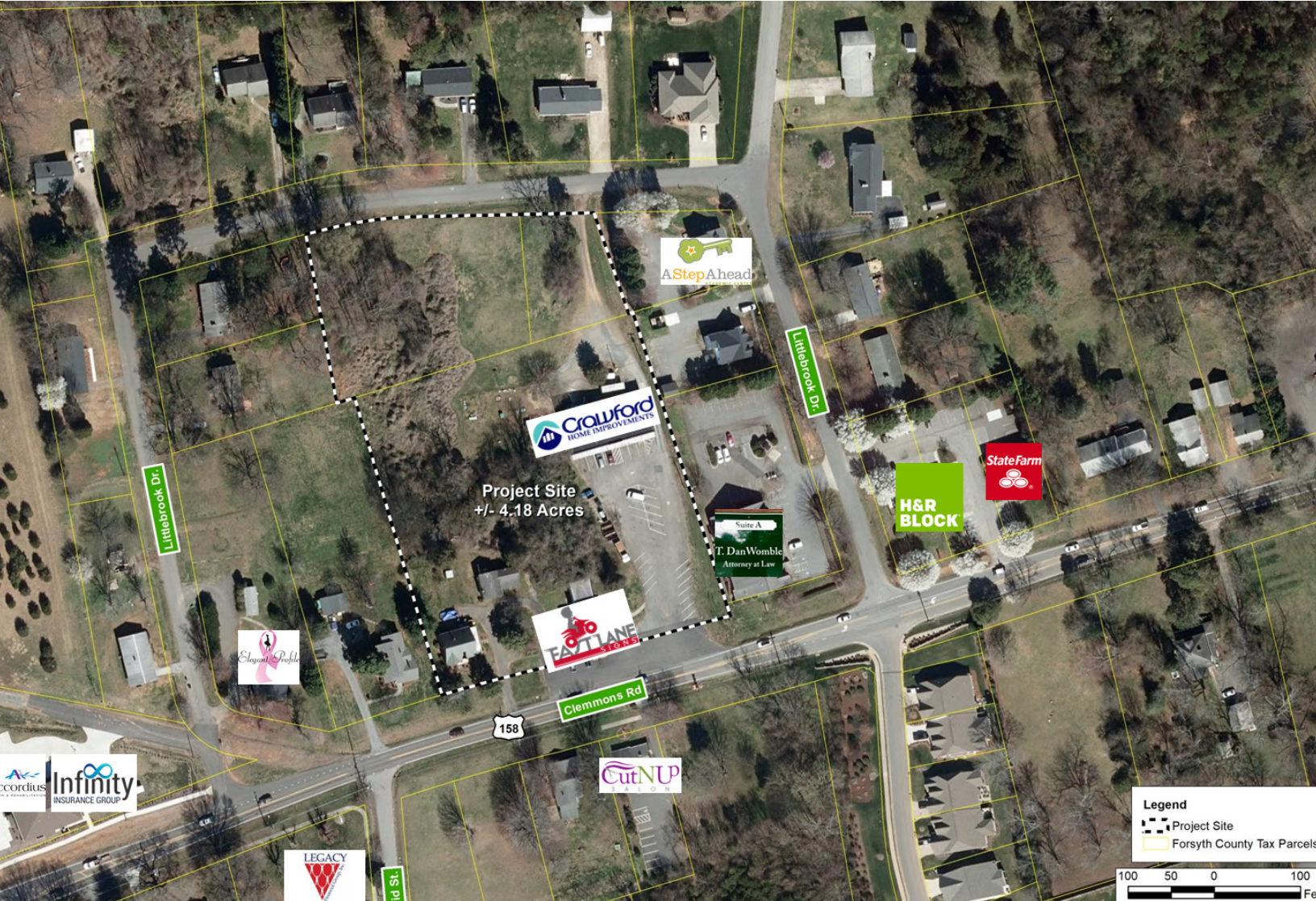
LEARN MORE ABOUT THIS PROPERTY

BRAD KLOSTERMAN, AICP, LEED AP ND

BradK@CommercialRealtyNC.com
336.793.0890, ext 106

JEFF ANDREWS

Jeff@CommercialRealtyNC.com
336.793.0890, ext 103



3180 CLEMMONS ROAD

LOCATION DETAILS

City	Clemmons	State/Zip	NC / 27012	County	Forsyth
Zoning	HB / RS-15	Tax PINS	5882-99-2159, 5882-99-1414, 5882-9-2476	Year(s) Built	1940-1971

PROPERTY DETAILS

Property Type	Investment/Redevelopment	Acres ±	4.18	Total Buildings SF±	12,800
---------------	--------------------------	---------	------	---------------------	--------

UTILITIES

Electrical	Duke Energy	Water/Sewer	Municipal	Gas	PNG
------------	-------------	-------------	-----------	-----	-----

PRICING & TERMS

Price	\$1,200,000	Price PSF	\$93.71	Tax Value	\$738,700
-------	-------------	-----------	---------	-----------	-----------

COMMENTS

Potential Buyers: Please do not approach the Tenants as they are full time operating businesses. Property tours are by appointment only with listing agents present.