

**Westwood Village**  
 2448 Lewisville Clemmons Road  
 Clemmons, NC 27012

**Bell Moore**  
 GROUP, INC.

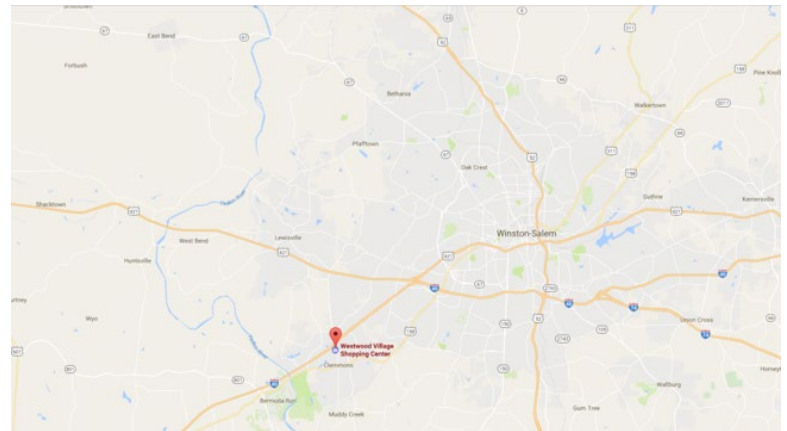


**PROPERTY HIGHLIGHTS:**

- Westwood Village is a 65,023 SF center located directly off Interstate 40 on Lewisville Clemmons Road, a strong regional thoroughfare
- 1,680 and 8,400 SF Available for Lease
- Center boasts strong traffic counts along Lewisville Clemmons Rd.

**TRAFFIC COUNTS:**

Lewisville Clemmons Road - 39,000 VPD  
 Interstate 40 - 62,000 VPD



**CENTER ANCHORS:**



**FOR MORE INFORMATION CONTACT:**

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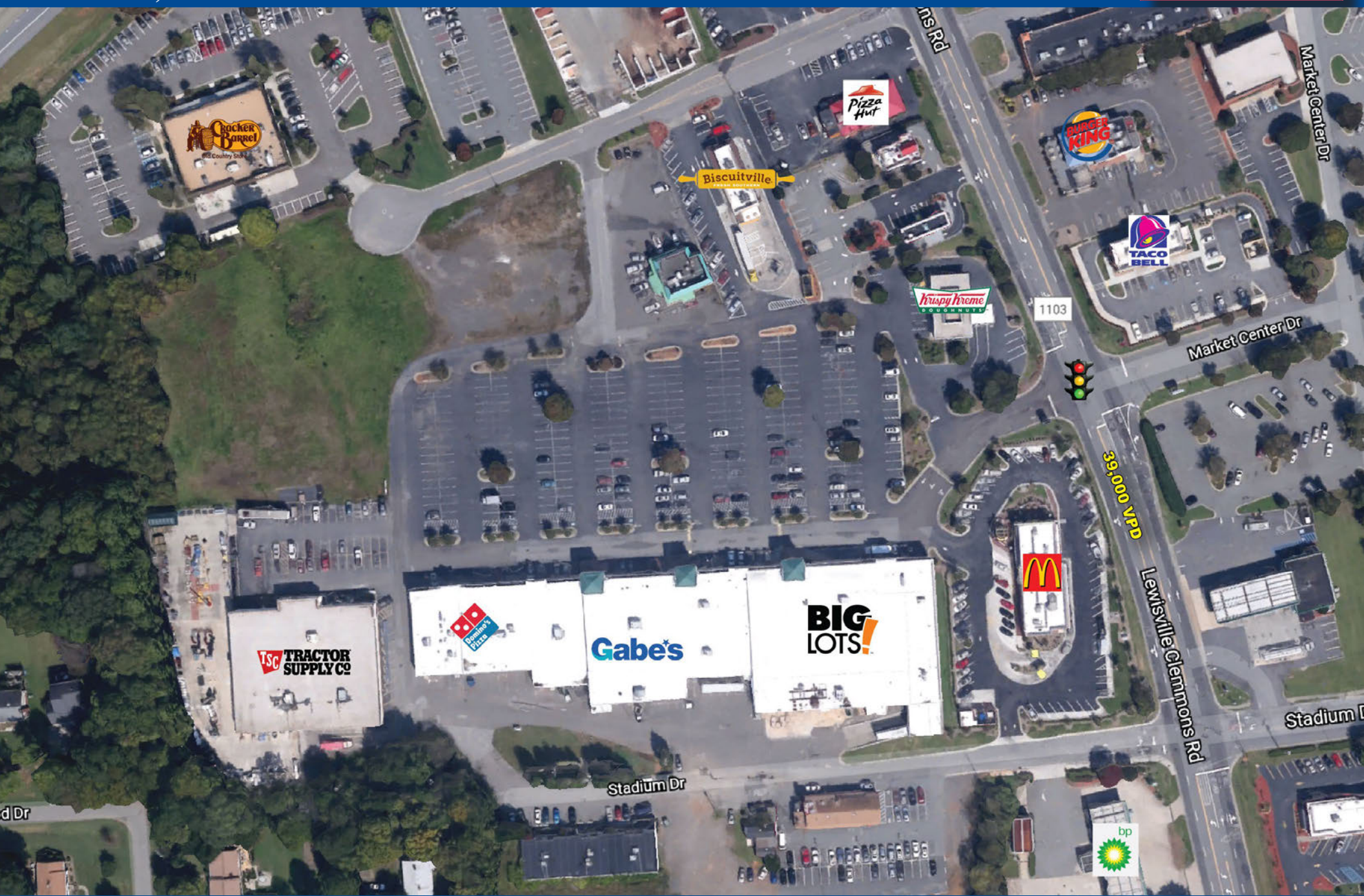
<u>DEMOGRAPHICS (2018):</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	4,099	31,034	75,447
Average HH Income:	\$92,045	\$99,607	\$95,992
Employees :	4,264	33,294	33,294

\*No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



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LEASED  
 AVAILABLE  
 NOT OWNED

TENANT ROSTER		
SUITE	TENANT	SF
100	Big Lots	29,523 SF
110	Treasure Decor	7,500 SF
120	Gabe's	12,000 SF
130	Available	8,400 SF
150	Deluxe Spa Nails	1,440 SF
164	Laundry Land	2,871 SF
170	Domino's	1,609 SF
180	Available	1,680 SF
<b>TOTAL</b>		<b>65,023 SF</b>