

# 1510 ABBOTTS CREEK CIRCLE

FOR SALE | KERNERSVILLE, NC 27284

Linville | Team Partners

COMMERCIAL REAL ESTATE

## RETAIL DEVELOPMENT OPPORTUNITY

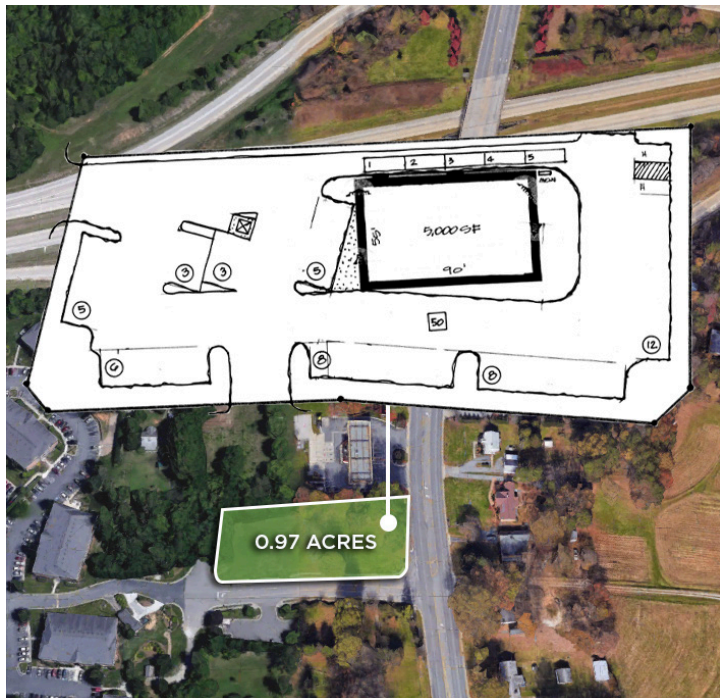


## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Land, Retail
ACRES ±	0.97
SALE PRICE	\$695,000

## DESCRIPTION

Retail development opportunity on NC Highway 66 (18,500 VPD). Highly sought-after location 500 feet from I-40 (72,000 VPD). Sketch plan allows for ±5,000 SF building with ±50 parking spots. Kernersville, NC is a high-growth submarket- this location also benefits from being adjacent to the entrance to a desirable 384 unit apartment community.



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## KEY FACTS

2,230

Population

40.1

Median Age

2.01

Average Household Size

75,534

2021 Average Household Income

## BUSINESS



150

Total Businesses



1,973

Total Employees

## EDUCATION

6%

No High School Diploma



34%

High School Graduate



27%

Some College



33%

Bachelor's/Grad/Prof Degree

## EMPLOYMENT



72%

White Collar



20%

Blue Collar



9%

Services

6.3%

Unemployment Rate

7

minutes to  
DOWNTOWN  
KERNERSVILLE

14

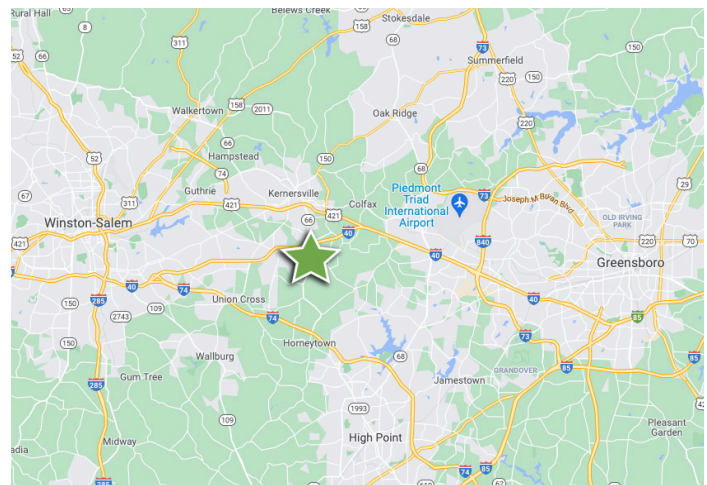
minutes to  
PIEDMONT TRIAD  
INTERNATIONAL AIRPORT

16

minutes to  
DOWNTOWN  
WINSTON-SALEM

## PROPERTY HIGHLIGHTS

- Retail development opportunity in Kernersville, NC
- Site plan sketched to accommodate a  $\pm 5,000$  SF free-standing retail development with 50 parking spaces
- Located less than 0.5 miles from I-40



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## PROPERTY INFORMATION

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ACRES ±	0.97		

## PRICING & TERMS

SALE PRICE	\$695,000
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