

# DEVELOPABLE LAND - HIGHWAY 66

FOR SALE | KERNERSVILLE, NC 27284

Linville | Team Partners

COMMERCIAL REAL ESTATE

## RETAIL DEVELOPMENT OPPORTUNITY

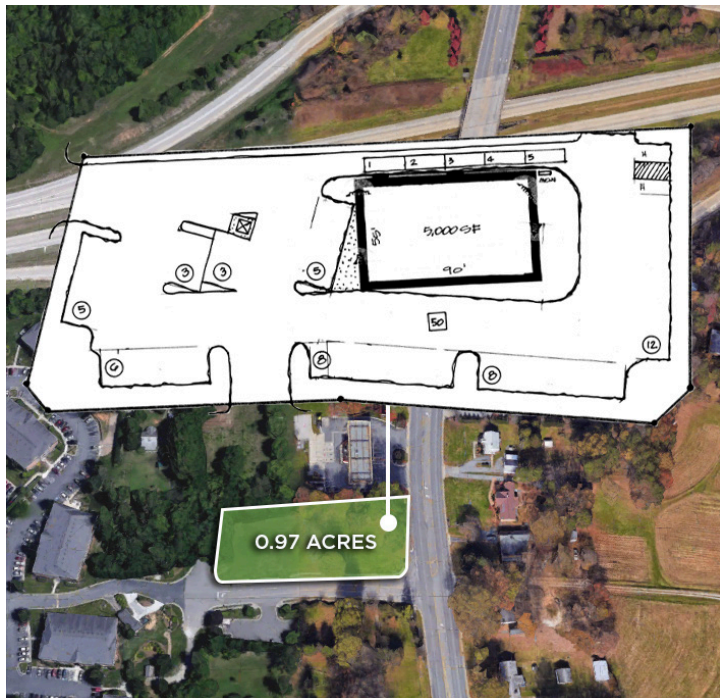


## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Land, Retail
ACRES ±	0.97
SALE PRICE	\$650,000

## 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.



NICK GONZALEZ

E Nick@LTPcommercial.com

M 305.979.3440

P 336.724.1715

PHIL TOCKMAN

E Phil@LTPcommercial.com

M 336.987.0808

P 336.724.1715



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## KEY FACTS

24,512

Population

41.0

Median Age

2.24

Average Household Size

84,146

2022 Average Household Income

## EDUCATION

8%

No High School Diploma



28%

High School Graduate



31%

Some College



33%

Bachelor's/Grad/Prof Degree

## BUSINESS



1,510

Total Businesses



15,582

Total Employees

## EMPLOYMENT



67%

White Collar



22%

Blue Collar



11%

Services

2.9%

Unemployment Rate

7

minutes to  
DOWNTOWN  
KERNERSVILLE

14

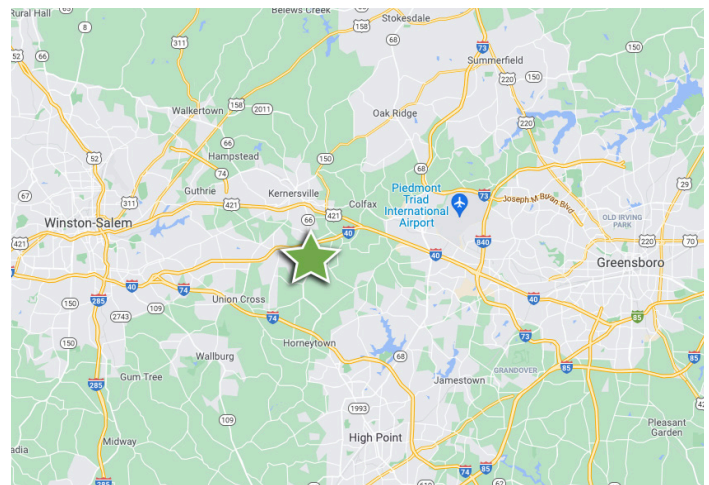
minutes to  
PIEDMONT TRIAD  
INTERNATIONAL AIRPORT

16

minutes to  
DOWNTOWN  
WINSTON-SALEM

## PROPERTY HIGHLIGHTS

- Retail development opportunity in Kernersville, NC
- Site plan sketched to accommodate a ±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

PROPERTY TYPE	Land, Retail	STREET	1510 Abbotts Creek Circle
ACRES ±	0.97	CITY	Kernersville, NC
ZONING	GB-S	ZIP	27284

## PRICING & TERMS

SALE PRICE	\$650,000
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