

6770 & 6778 RIVER CENTER DRIVE

FOR LEASE | CLEMMONS, NC 27012

Linville | Team Partners

COMMERCIAL REAL ESTATE

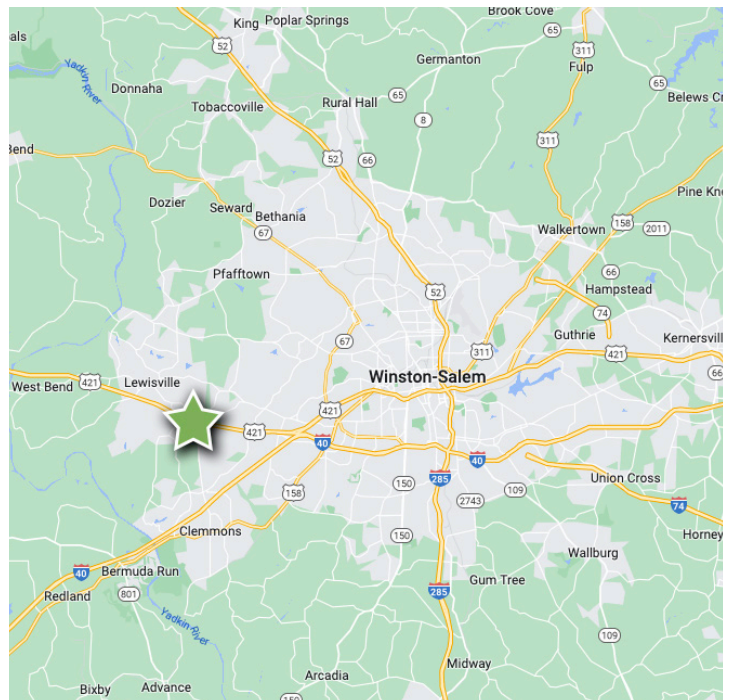


PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail/Office
AVAILABLE SF ±	1,600
LEASE RATE	\$12.00, NNN

DESCRIPTION

Two ±1,600 SF retail/office suites available within River Ridge Station. The established neighborhood center is located just off of heavily trafficked Lewisville Clemmons Road (30,000 VPD) and Highway 421. Well-located at the traffic circle servicing River Ridge Shopping Center featuring: Dollar General, Rite Aid, Taco Bell, Quality Mart, and Food Lion anchor. Professional property management and ample surface parking (40+ spaces) available. River Ridge Station co-tenants include: Subway and Health Source.



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SUITE 6770

- ±1,600 SF
- Ideal for restaurant user
- Formerly Simply Tart Yogurt Shop
- Equipped with sinks and storage areas
- ADA compliant restrooms
- Multiple suite entrances/exits



SUITE 6778

- ±1,600 SF
- Ideal for office user
- Move-in ready condition
- Open floor plan with one private office
- Includes kitchen/breakroom
- Multiple suite entrances/exits



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PROPERTY INFORMATION

PROPERTY TYPE	Retail/Office	PARKING	40+ Surface Spaces
PROPERTY SUBTYPE	Strip Center	ZONING	PB-S
AVAILABLE SF ±	1,600		

PRICING & TERMS

LEASE RATE	\$12.00	LEASE TYPE	NNN
TICAM	\$4.45		

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