

3459 GENTRY CIRCLE

FOR LEASE | CLEMMONS, NC 27012

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail
AVAILABLE SF ±	1,300
LEASE RATE	\$27.00, NNN

DESCRIPTION

Must see retail opportunity off Lewisville Clemmons Road in newly developed outparcel to highly trafficked Clemmons Town Center. ±1,300 SF retail space in great condition featuring indoor seating and prep kitchen with second generation walk-in refrigerator, walk-in freezer, and 3 bay sink. Available space features an operational point of sale and security system, as well as an exterior service window, ample parking, and easy access to I-40. Last occupied by Vitality Bowls, co-tenants include Chicken Salad Chick.



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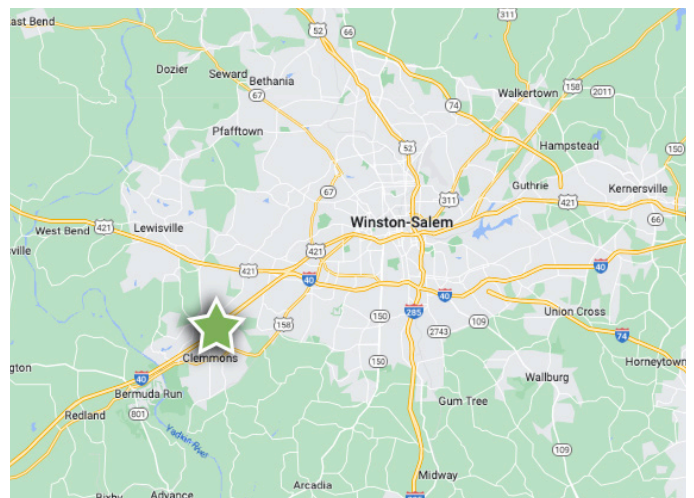
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KEY FEATURES

- Retail for lease in outparcel to highly trafficked Clemmons Town Center
- ±1,300 SF in great condition last occupied by Vitality Bowls
- Prep kitchen includes second generation walk-in refrigerator, walk-in freezer, and 3 bay sink
- Ample parking and easy access to I-40



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PROPERTY INFORMATION

PROPERTY TYPE	Retail	RESTROOMS	1
AVAILABLE SF ±	1,300	ZONING	GB-S
YEAR BUILT	2021	TAX PIN	5893-04-2704

PRICING & TERMS

LEASE RATE	\$27.00	LEASE TYPE	NNN
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