

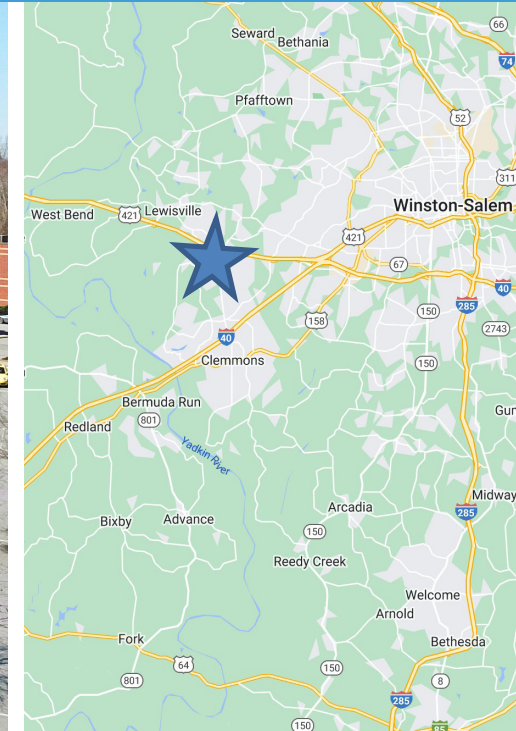
CLEMMONS RIVER RIDGE

1410-1456 RIVER RIDGE DRIVE, CLEMMONS, NC 27012

COMING
AVAILABLE

NS New South
Properties
NEWSOUTHPROP.COM




+/- 3,300 SF RETAIL SPACE COMING AVAILABLE (CAN DEMISE TO 900 SF & 2,400 SF)



PROPERTY HIGHLIGHTS

- +/- 3,300 SF retail space coming available (can demise to 900 SF & 2,400 SF)
- +/- 55,085 SF Food Lion anchored shopping center with very strong sales
- Strategically positioned in Clemmons on Hwy 421 (placed in an established residential area, creating a direct consumer base to draw from)
- Limited competition in the area for grocery, dollar store and restaurants

DEMOGRAPHICS (2024)

	1 Mile	3 Miles	5 Miles
 Population	4,375	37,341	89,877
 Avg. HH Income	\$98,913	\$114,784	\$123,365
 Daytime Pop.	2,578	18,092	57,077



CALL BROKERS FOR PRICING

BROKER CONTACT

CHRIS VASBINDER

704.927.2881
cvasbinder@newsouthprop.com

WILL WHITLEY

704.927.2888
wwhitley@newsouthprop.com



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CORRIDOR
AERIAL

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WILL WHITLEY | 704.927.2888 | whitley@newsouthprop.com

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SITE PLAN

+/- 3,300 SF RETAIL SPACE COMING AVAILABLE (CAN DEMISE TO 900 SF & 2,400 SF)

CLEMMONS RIVER RIDGE		
UNIT	TENANT	SF
A	COMING AVAILABLE	2,400
B	COMING AVAILABLE	900
C	Clemmons Nail Spa	1,200
D	Steel Roots Hair Salon	1,500
E	Food Lion	37,985
F	Dollar General	7,500
G	Monte De Rey	3,600
H	ATM	-
TOTAL		55,085



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SITE PHOTOS

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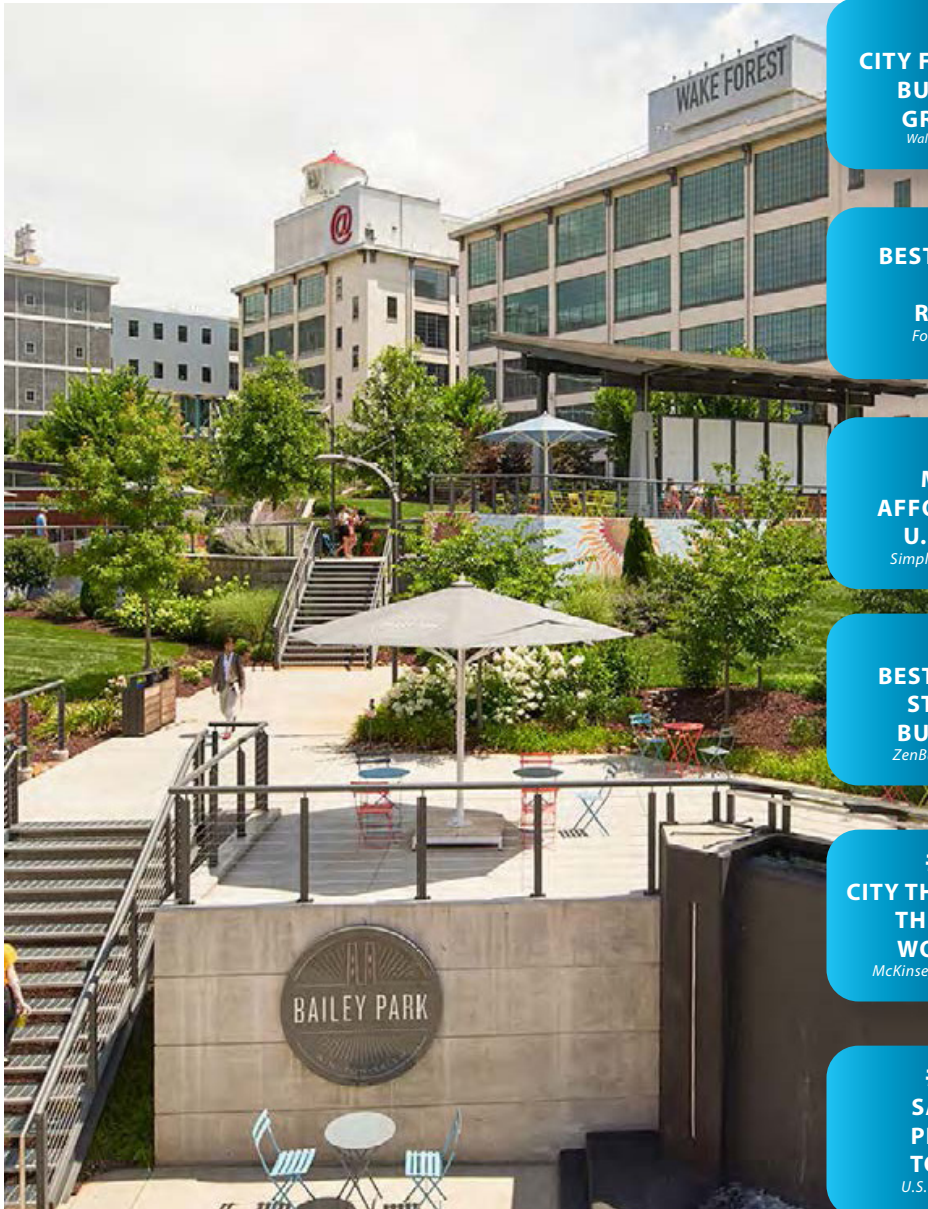
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LOCATION
OVERVIEW

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Properties
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#1
CITY FOR SMALL
BUSINESS
GROWTH
Wallet Hub, 2019

**BEST PLACES
TO
RETIRE**
Forbes, 2021

#2
MOST
AFFORDABLE
U.S. MSA
SimpleDollar, 2021

#4
BEST CITY TO
START A
BUSINESS
ZenBusiness, 2020

#11
CITY THAT GAINED
THE MOST
WORKERS
McKinsey Institute, 2021

#16
SAFEST
PLACES
TO LIVE
U.S. News, 2021

CLEMMONS is a small town located in Forsyth County, North Carolina and a suburb 10 miles southwest of Winston-Salem, the largest city in the county. It is a desirable town with low unemployment rates, low tax rates, and above average median household incomes.

The Village of Clemmons has a vibrant business community with over 1,000 registered businesses. Clemmons is part of the Piedmont Triad, a metropolitan region in the north-central part of the U.S. state of North Carolina anchored by three cities: Greensboro, Winston-Salem, and High Point, and forms the basis of the Greensboro–Winston-Salem–High Point, NC Combined Statistical Area. As of 2022, the population of the Piedmont Triad was 1,705,315, making it the 36th largest CSA in the United States.

WINSTON-SALEM is the county seat of Forsyth County, North Carolina with a 2022 metro population of approximately 670,000. Home to Wake Forest University, the city fosters intellectual growth and research, while its arts districts, theaters, and galleries offer a rich tapestry of artistic expression.

The growing city is located in the heart of the Carolinas with easy access to destinations throughout the Southeast, making it an ideal place for business. Public and private investment of \$713 million has created the Wake Forest Innovation Quarter (IQ). The IQ, one of the world's leading innovation districts, is now home to more than 90 companies. As well as space for businesses, the IQ features education in biomedical research and engineering, information technology and digital media, as well as public gathering spaces, apartment living, restaurants, and community events.

Winston-Salem has a strong base of national businesses, being the home to the corporate headquarters of HanesBrands, Krispy Kreme Doughnuts, Lowes Foods Stores, Quality Oil Company, ISP Sports, Reynolds American Innovation Quarter and TW Garner Food Company.

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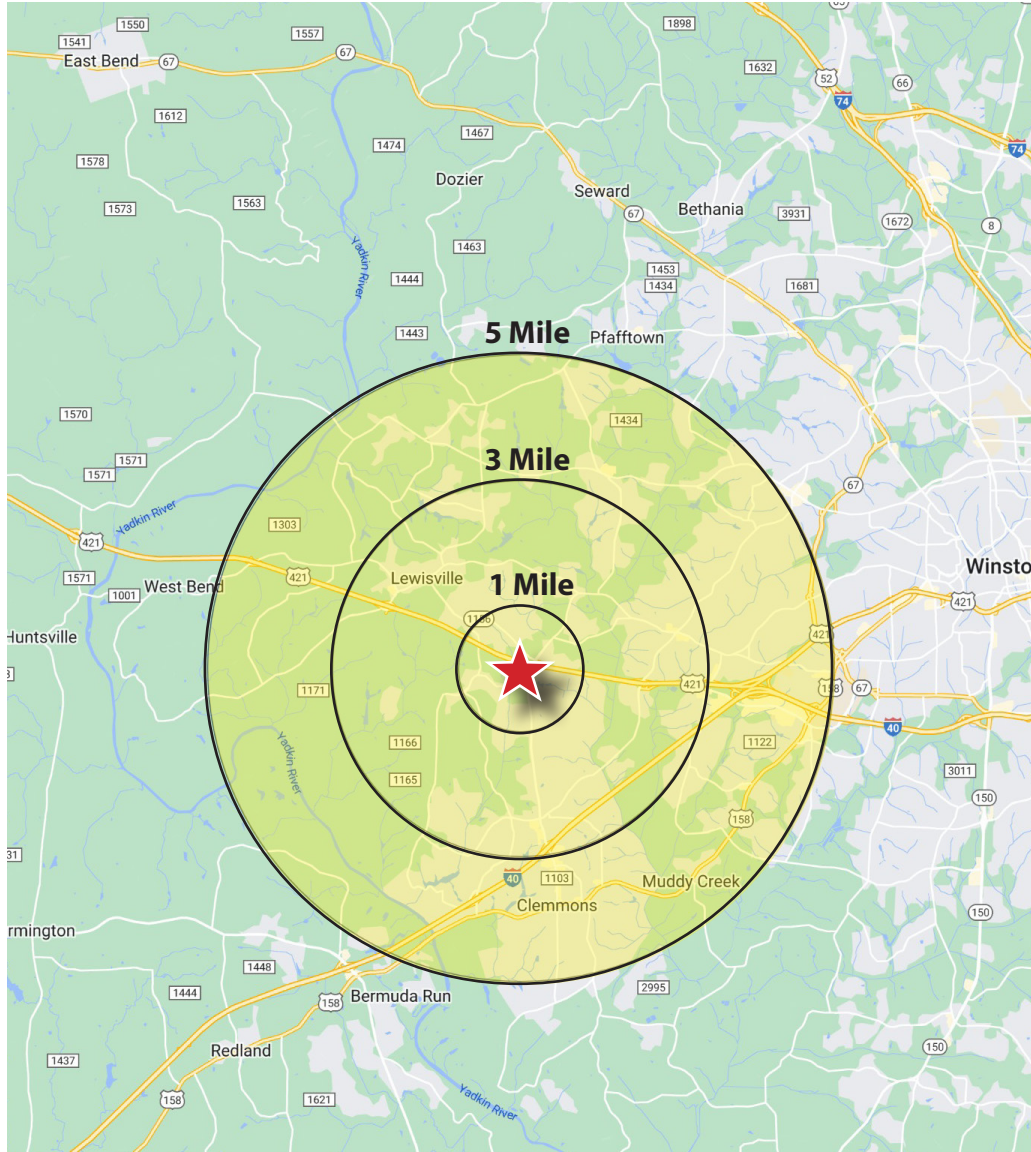
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population	4,375	37,341	89,877
2028 Projected Population	4,804	40,778	95,216
Projected Annual Growth (2023-2028)	429 +2.0%	3,437 +1.8%	6,533 +1.5%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2023 Estimated Households	1,703	15,713	37,858
2028 Projected Households	1,859	16,982	40,234

HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2023 Estimated Average Household Income	\$98,913	\$114,784	\$123,365

BUSINESSES	1 MILE	3 MILE	5 MILE
2023 Estimated Total Businesses	198	1,186	3,797
2023 Estimated Total Employees	1,380	8,383	32,647

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