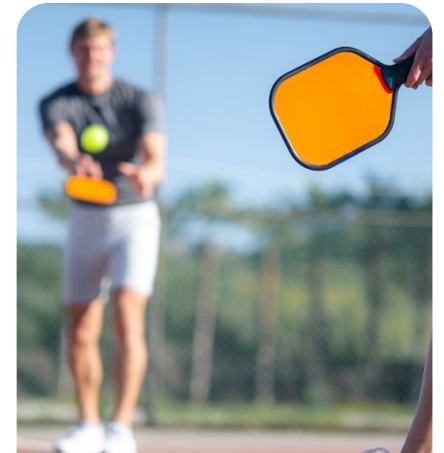
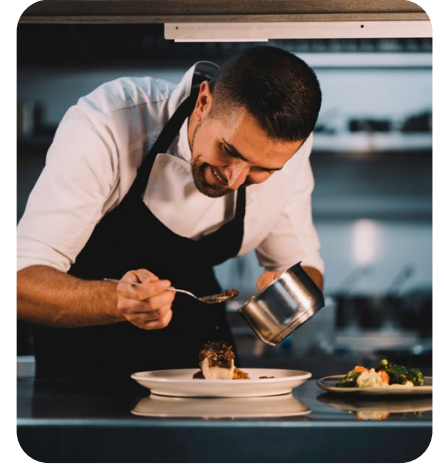




**SHOPS**  
at  
**WELDEN**  
VILLAGE

*A NEIGHBORHOOD DESTINATION*



**PARKS**  
COMPANIES

**PINE STATE**  
DEVELOPMENT

  
**WELDEN VILLAGE**  
COMMERCIAL

# *THE SHOPS AT WELDEN VILLAGE*

*IS THE RETAIL CENTERPIECE OF A  
MASTER-PLANNED COMMUNITY IN  
ONE OF PIEDMONT TRIAD'S FASTEST  
GROWING CORRIDORS.*

- » 85,000+ SF commercial development with 400+ parking spaces
- » Prime frontage between I-40, I-73 & NC-66 (128,000+ VPD combined)
- » Access to 1.6M+ residents across the Triad region
- » Adjacent to 500+ multifamily units (existing & underway)
- » \$350K average home values with steady annual appreciation
- » 380 Homes

**Key**

-  Land Available for Sale or Build-to-Suit
-  Retail Space Available For Lease
-  Future Development

**FUTURE DEVELOPMENT**

**CAROLTON CROSSING  
ADDITIONAL  
LAND**

LAND AVAILABLE (1 Ac.)

1,000 Up To 3,000 SF AVAILABLE

2,450 SF  
3,150 SF

1,000 Up To 3,000 SF AVAILABLE

2,300 SF AVAILABLE

2,000 SF AVAILABLE

   
The UPS Store  
**CURRY PIZZA HOUSE®**  
**HIDDEN TAP AND BARREL**

 **WELDEN PARK**  
APARTMENT HOMES

**ENCORE**  
Apartment homes

**TOWNES AT  
SPRINGVALE HILL**

**THE VIEUX  
AT WELDEN**

**WELDEN  
CREEK CLUB**

**ARDEN  
HOMES**  
SALES CENTER

**SMALL SHOP  
RETAIL**

**MULTI-  
FAMILY**

**UNDER  
CONTRACT**



**CONE HEALTH**

**LOT 5**

**LOT 9**

**LOT 6**

**LOT 8**

**LOT 7**

**LOT 10**

**LOT 12**

**LOT 13**

**LOT 2**

**LOT 1**

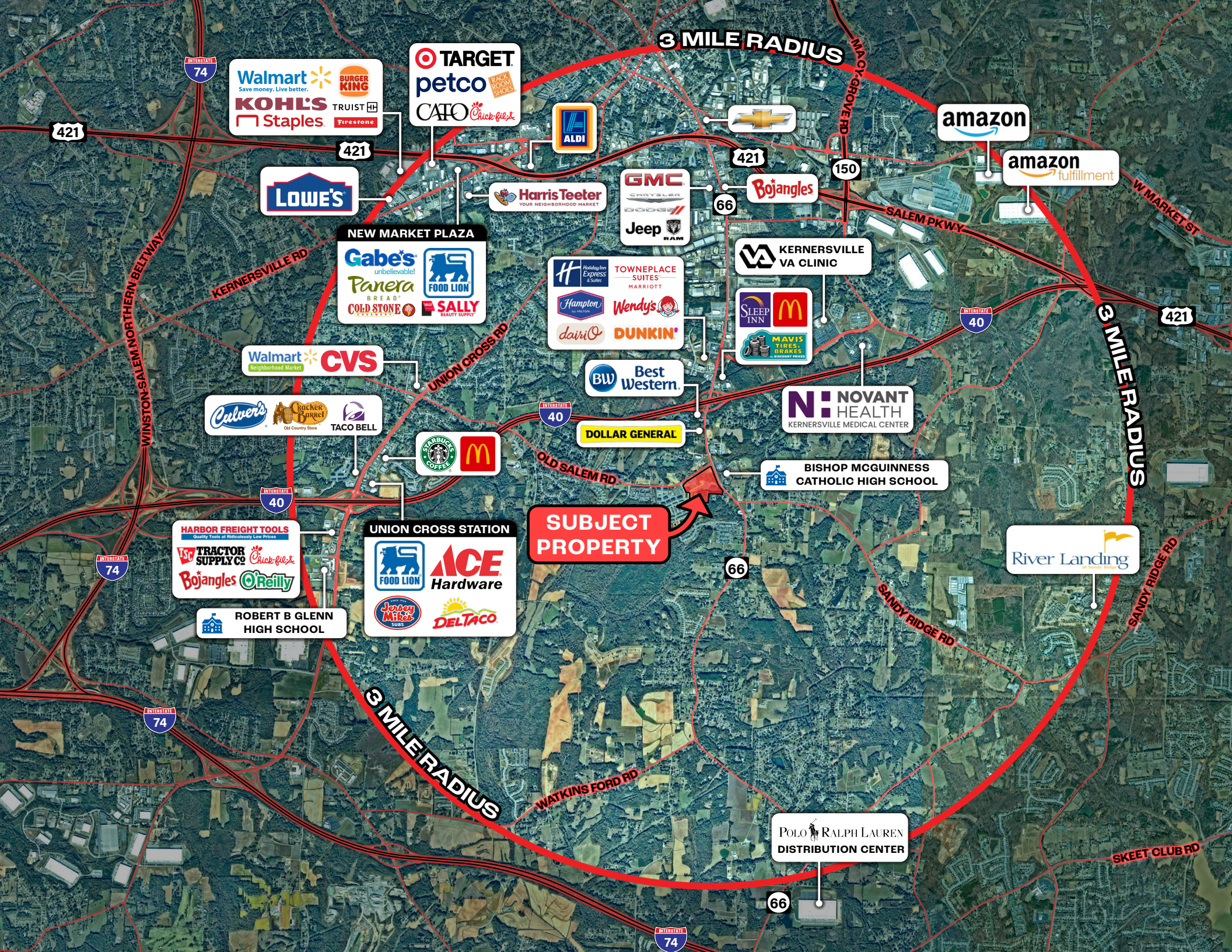
**LOT 3**

66

66

**FUTURE DEVELOPMENT**





3 MILE RADIUS

3 MILE RADIUS

3 MILE RADIUS

**SUBJECT PROPERTY**

Save money. Live better.  
 BURGER KING  
 KOHL'S  
 Staples  
 TRUIST  
 FIRESTONE

TARGET  
 petco  
 CATO  
 Chick-fil-e

ALDI

amazon

amazon fulfillment

LOWE'S

Harris Teeter  
YOUR NEIGHBORHOOD MARKET

GMC  
 CHRYSLER  
 DODGE  
 Jeep  
 RAM

Bojangles

NEW MARKET PLAZA

Gabe's  
 unbelievable! unbelieveable!  
 Panera BREAD  
 COLD STONE  
 FOOD LION  
 SALLY BEAUTY SUPPLY

Holiday Inn Express & Suites  
 TOWNSHIP SUITES MARRIOTT  
 Hampton  
 Wendy's  
 dairiO  
 DUNKIN'

KERNERSVILLE VA CLINIC

SLEEP INN  
 MCDONALD'S  
 MAVIS TIRES & BRAKES  
 BUDGET PRICE

Walmart Neighborhood Market  
 CVS

Best Western

Culver's  
 Cracker Barrel  
 TACO BELL

STARBUCKS COFFEE  
 MCDONALD'S

DOLLAR GENERAL

NOVANT HEALTH  
KERNERSVILLE MEDICAL CENTER

BISHOP MCGUINNESS CATHOLIC HIGH SCHOOL

HARBOR FREIGHT TOOLS  
 Quality Tools at Ridiculously Low Prices  
 TRACTOR SUPPLY CO  
 Bojangles  
 O'Reilly

UNION CROSS STATION  
 FOOD LION  
 ACE Hardware  
 Jockey Makers  
 DELTACO

ROBERT B GLENN HIGH SCHOOL

River Landing

POLO RALPH LAUREN  
DISTRIBUTION CENTER

INTERSTATE 74

421

421

421

150

66

INTERSTATE 40

421

INTERSTATE 40

INTERSTATE 40

INTERSTATE 74

66

INTERSTATE 74

INTERSTATE 74

66

WINSTON-SALEM NORTHERN BELTWAY

KERNERSVILLE RD

UNION CROSS RD

OLD SALEM RD

WATKINS FORD RD

MA OX GROVE RD

SALEM PKWY

SANDY RIDGE RD

SANDY RIDGE RD

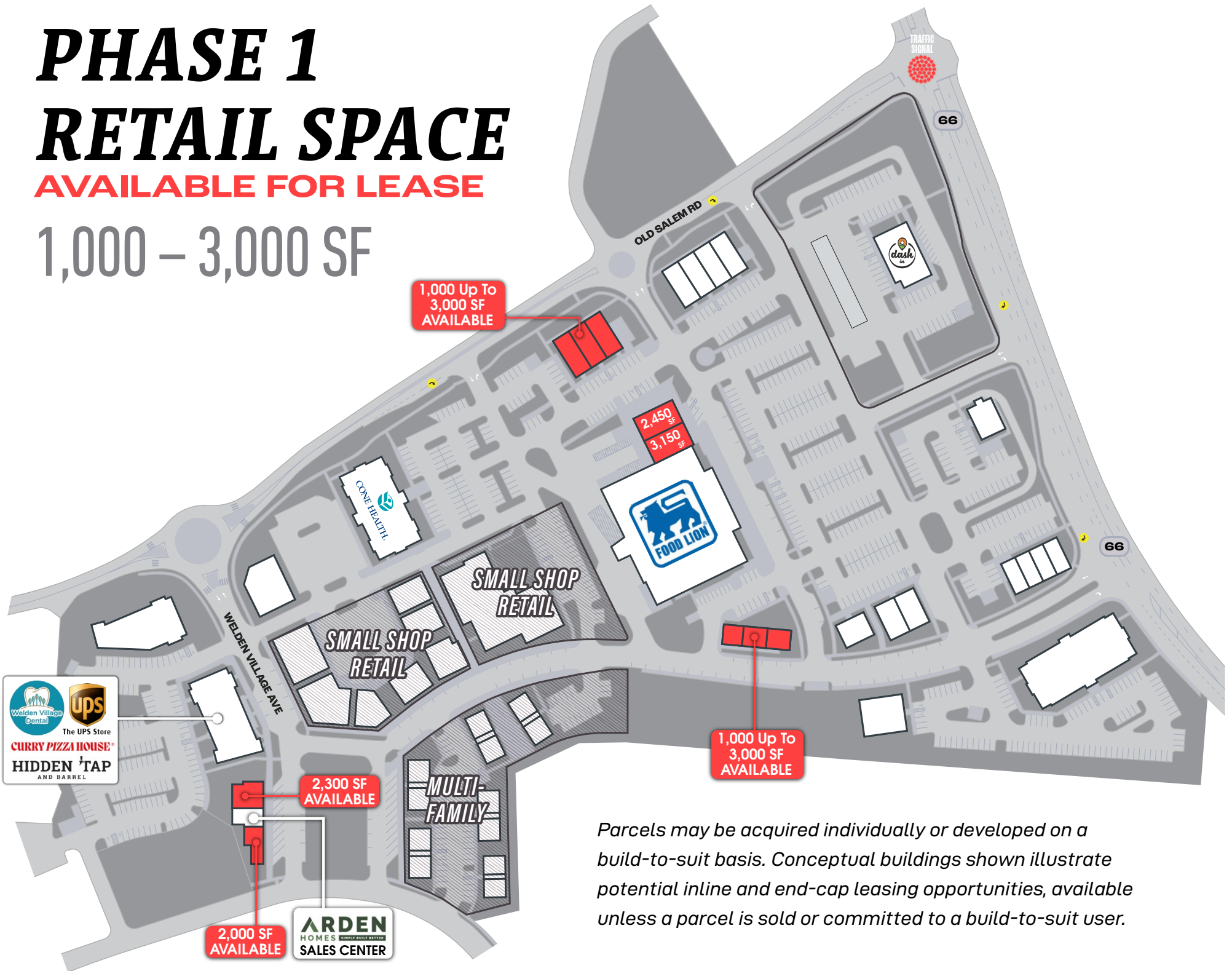
SKET CLUB RD

W MARKET ST

# PHASE 1 RETAIL SPACE

AVAILABLE FOR LEASE

1,000 – 3,000 SF

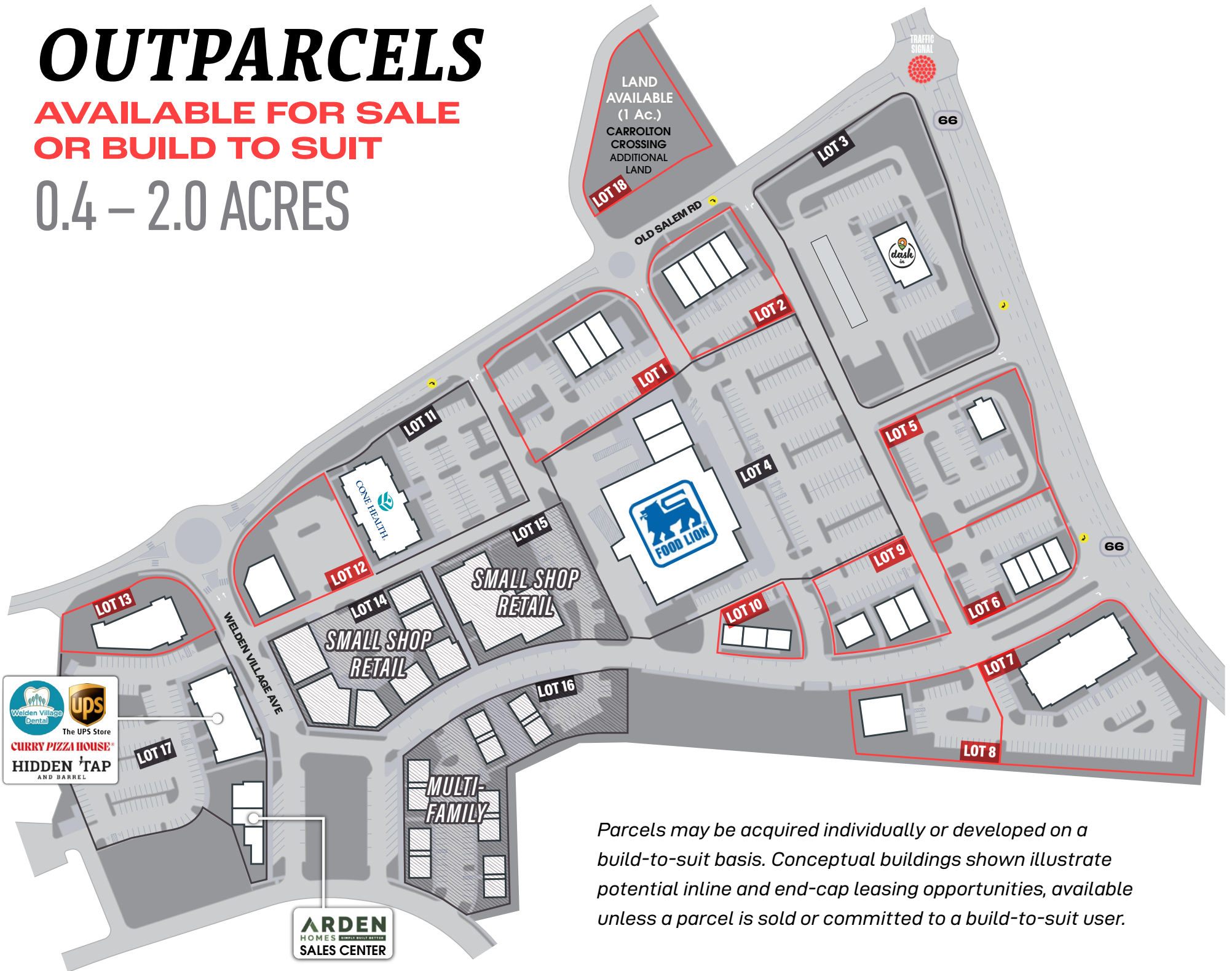


*Parcels may be acquired individually or developed on a build-to-suit basis. Conceptual buildings shown illustrate potential inline and end-cap leasing opportunities, available unless a parcel is sold or committed to a build-to-suit user.*

# OUTPARCELS

AVAILABLE FOR SALE  
OR BUILD TO SUIT

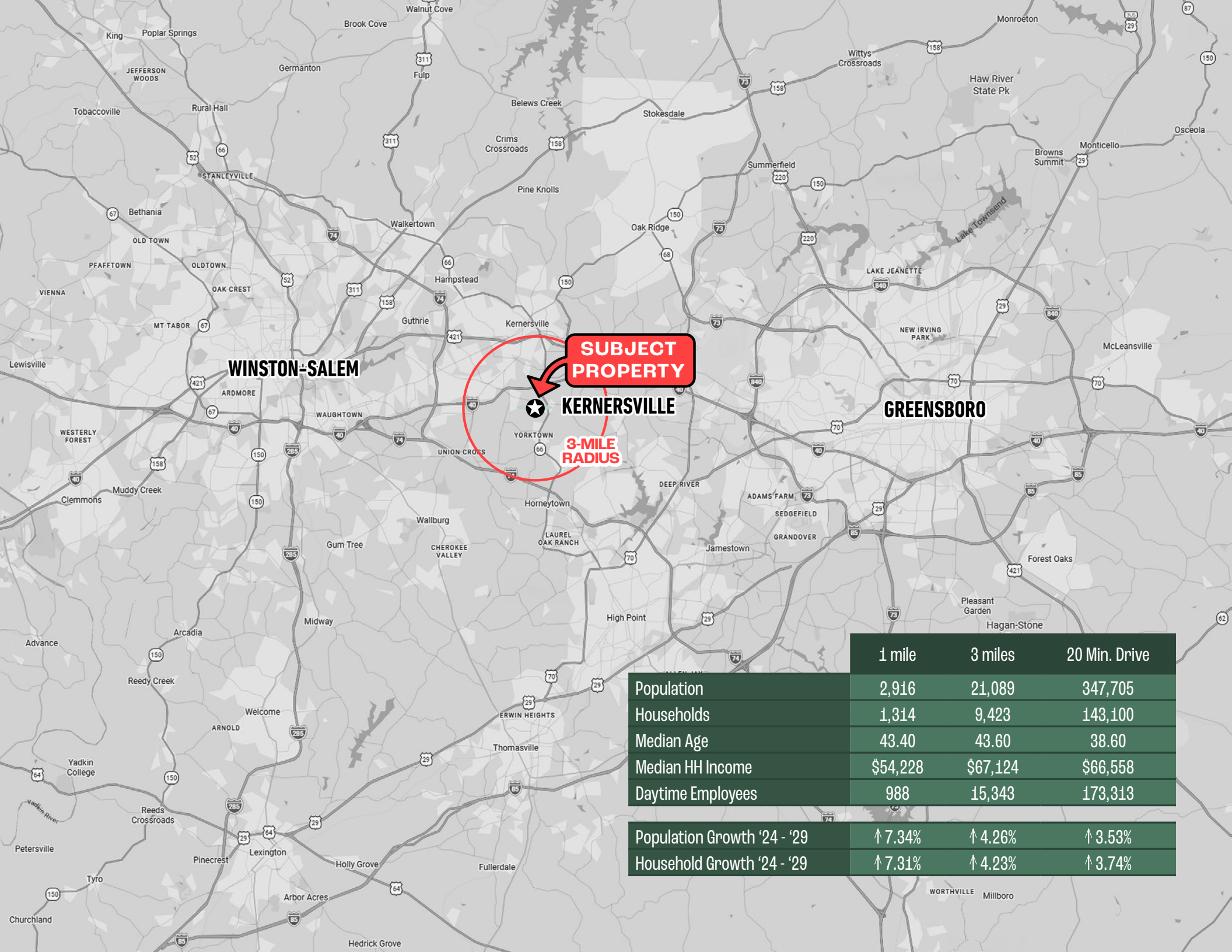
0.4 – 2.0 ACRES



*Parcels may be acquired individually or developed on a build-to-suit basis. Conceptual buildings shown illustrate potential inline and end-cap leasing opportunities, available unless a parcel is sold or committed to a build-to-suit user.*

# AVAILABILITIES

LOT	ACRES	PURCHASE	BUILD TO SUIT	LEASE	TENANT	RETAIL SPACE AVAILABLE FOR LEASE
Lot 1	1.12 Ac.	Available	Available	Available		1,000 – 6,300 SF
Lot 2	0.8 Ac.	Available	Available	Available		1,200 – 8,400 SF
Lot 3	2.5 Ac.	—	—	—	Dash-in	
Lot 4	5.0 Ac.	—	—	Available	Food Lion	1,200 – 5,600 SF
Lot 5	1.2 Ac.	Available	Available	—		1,200 – 2,475 SF
Lot 6	0.8 Ac.	Available	Available	—		1,200 – 5,500 SF
Lot 7	1.7 Ac.	Available	Available	—		14,500 SF
Lot 8	0.7 Ac.	Available	Available	—		1,200 – 4,200 SF
Lot 9	0.6 Ac.	Available	Available	—		1,200 – 4,200 SF
Lot 10	0.4 Ac.	Available	Available	Available		1,000 – 3,000 SF
Lot 11	1.4 Ac.	—	—	—	Cone Health	
Lot 12	0.7 Ac.	Available	Available	—		6,000 SF
Lot 13	0.5 Ac.	Available	Available	—		3,000 SF
Lot 14	1.2 Ac.	—	—	—		
Lot 15	1.0 Ac.	—	—	—		
Lot 16	2.4 Ac.	—	—	—		
Lot 17	2.0 Ac.	—	—	Available	UPS Store, Hidden Bannell Tap and Grill, Curry Pizza House, Weldon Village Dental, Arden Homes Sales Center	2,000 SF & 2,300 SF
Lot 18	1.0 Ac.	Available	Available			



**SUBJECT PROPERTY**

**KERNERSVILLE**

**3-MILE RADIUS**

**WINSTON-SALEM**

**GREENSBORO**

	1 mile	3 miles	20 Min. Drive
Population	2,916	21,089	347,705
Households	1,314	9,423	143,100
Median Age	43.40	43.60	38.60
Median HH Income	\$54,228	\$67,124	\$66,558
Daytime Employees	988	15,343	173,313
Population Growth '24 - '29	↑ 7.34%	↑ 4.26%	↑ 3.53%
Household Growth '24 - '29	↑ 7.31%	↑ 4.23%	↑ 3.74%



**SHOPS**  
*at*  
**WELDEN**  
VILLAGE

*A NEIGHBORHOOD DESTINATION*

For more information, please contact:



**Kane Wilkerson**

Parks Companies

C | (336) 831-3723

[kane@parks-companies.com](mailto:kane@parks-companies.com)

**PARKS**  
COMPANIES

**PINE STATE**  
DEVELOPMENT

  
**WELDEN VILLAGE**  
COMMERCIAL