

M E R I D I A N

147 S. CHERRY STREET, SUITE 200 | WINSTON-SALEM, NC 27101 | P 336.722.1986 | F 336.723.3173 | MERIDIANREALTY.COM

1.003± acres

# Kernersville Medical Parkway Kernersville, NC 27284



## TRAFFIC COUNTS

Interstate 40	65,500± VPD	Hwy 66	30,500± VPD
Salem Parkway	56,500± VPD	Union Cross Rd	15,500± VPD

Located adjacent to the 325,000± SF VA clinic and 240,000± SF Novant Hospital. Excellent accessibility with curb cuts in place at median break on Kernersville Medical Pkwy. Across from future mixed-use development consisting of 8 office/retail units and 250 luxury apartment units. Easy access to I-40 and Salem Parkway via 3 interchanges.



**FOR SALE: \$225,000**

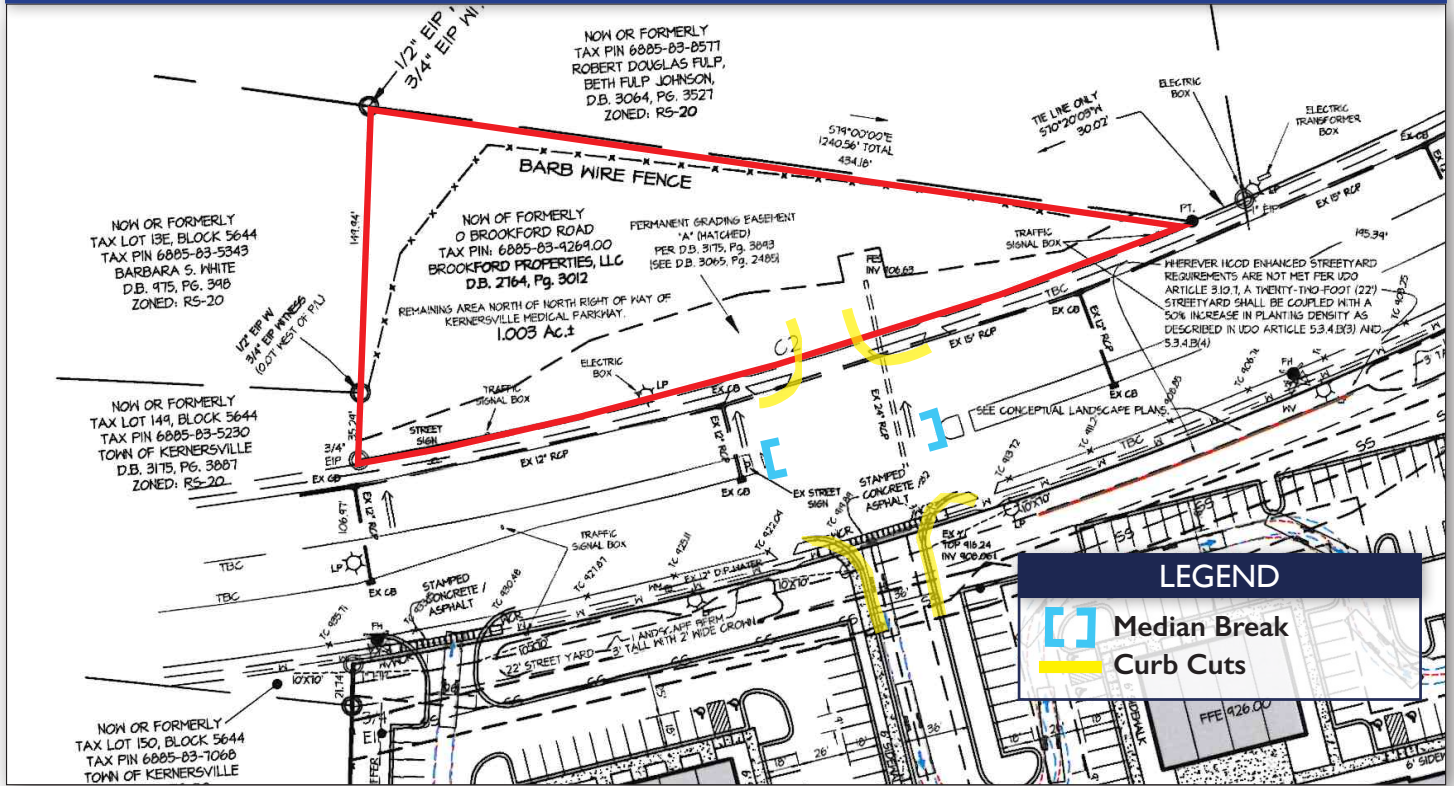
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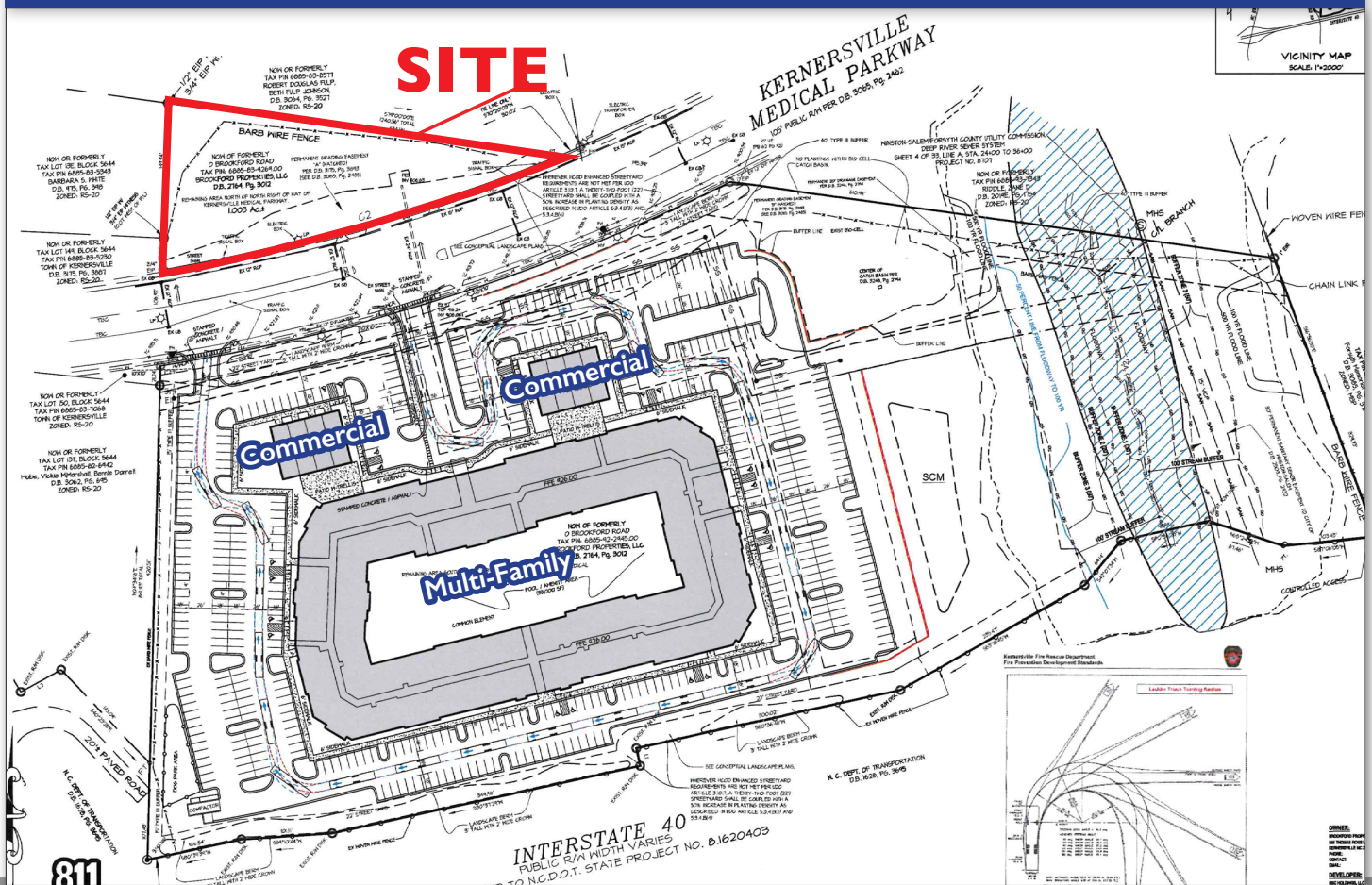
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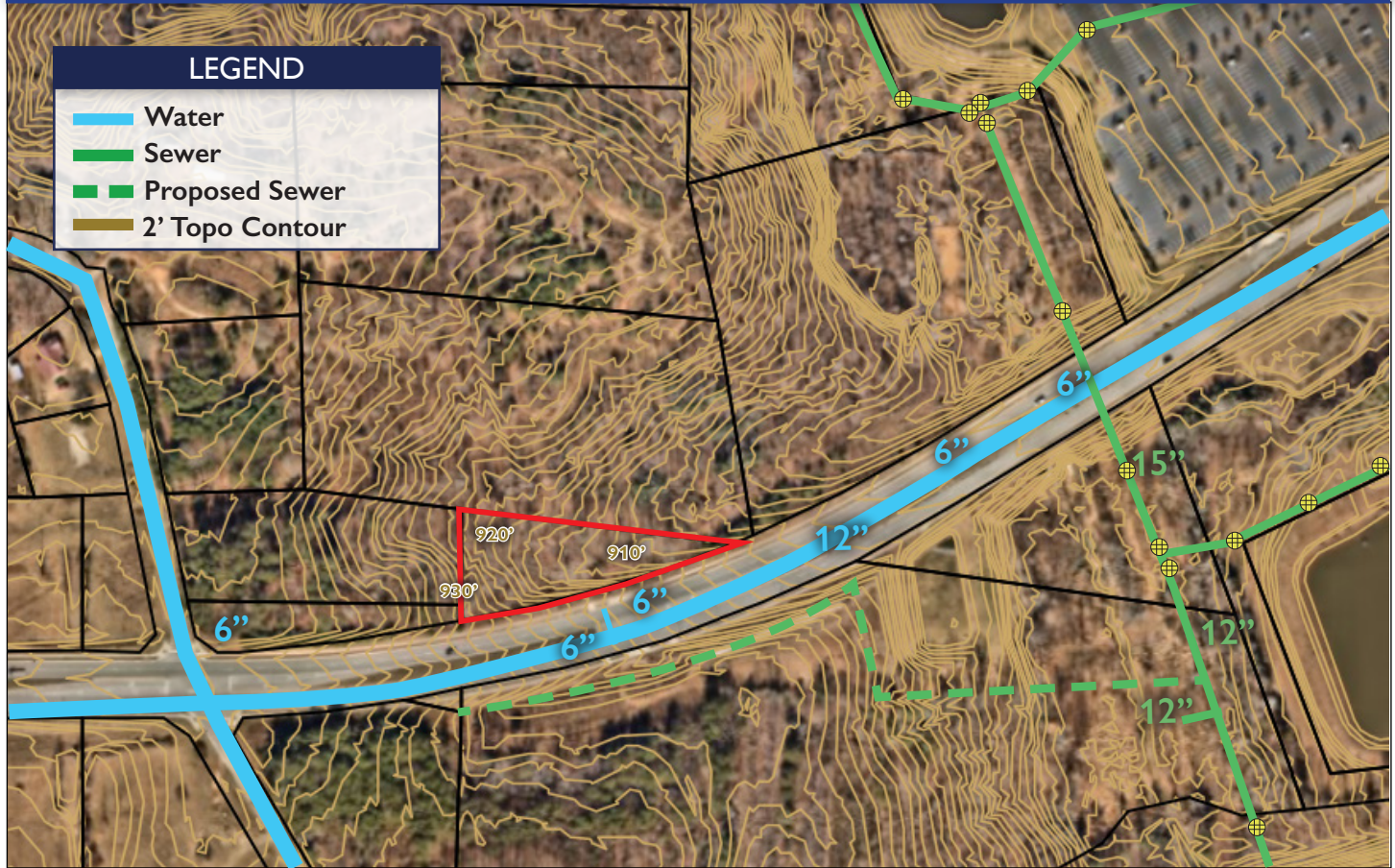
SITE



SITE PLAN



TOPOGRAPHY & UTILITIES



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## AERIAL



Novant Hospital



VA Clinic



### DEMOGRAPHICS

	1 mi	3 mi	5 mi
POPULATION	1,327	24,305 <span>+6.6%</span>	68,995
MEDIAN HH INCOME	\$57,046	\$68,357 <span>+16%</span>	\$84,733
HOUSEHOLDS	1,327	24,305 <span>+6.7%</span>	28,488

\* 3 mile percentage represents the four year growth from 2020-2024

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