

FREEMAN | COMMERCIAL REAL ESTATE

Morgan
Elementary
School

NEW DEVELOPMENT
150 +/- Unit Multi-family/Rental

Clemmons Town Center
312 Unit Luxury Apartments



NEW CONSTRUCTION RETAIL HIGH TRAFFIC HOTSPOT - CLEMMONS TOWN CENTER

- + Well located in high traffic hot spot, Clemmons Town Center
- + Neighboring 312+/- unit luxury apartments
- + Uses: Retail, Take-Out, Office, Professional Services, Healthcare



FOR LEASE

PROPERTY OVERVIEW

LOCATION

ADDRESS	3487 Gentry Lane
CITY, STATE, ZIP	Clemmons, NC 27012
COUNTY	Forsyth County

PROPERTY INFORMATION

ZONING	HB (Highway Business)
LOT SIZE	1.34 +/- AC
AVAILABLE SF	1,250-4500 +/- SF Available

- + Well-located with 312-unit luxury apartments within walking distance, 150+/- more planned on Village Point Drive
- + Tenant Uses: Retail, Take-Out Restaurant, Office, Professional Services, Healthcare
- + Available Q2 2027
- + Please call for lease rates

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	33,468	79,131	144,122
HOUSEHOLDS	13,547	33,828	61,637
MEDIAN AGE	44.2	43.1	42.7
AVG. HH INCOME	\$119,140	\$113,617	\$114,761



*Site Rendering

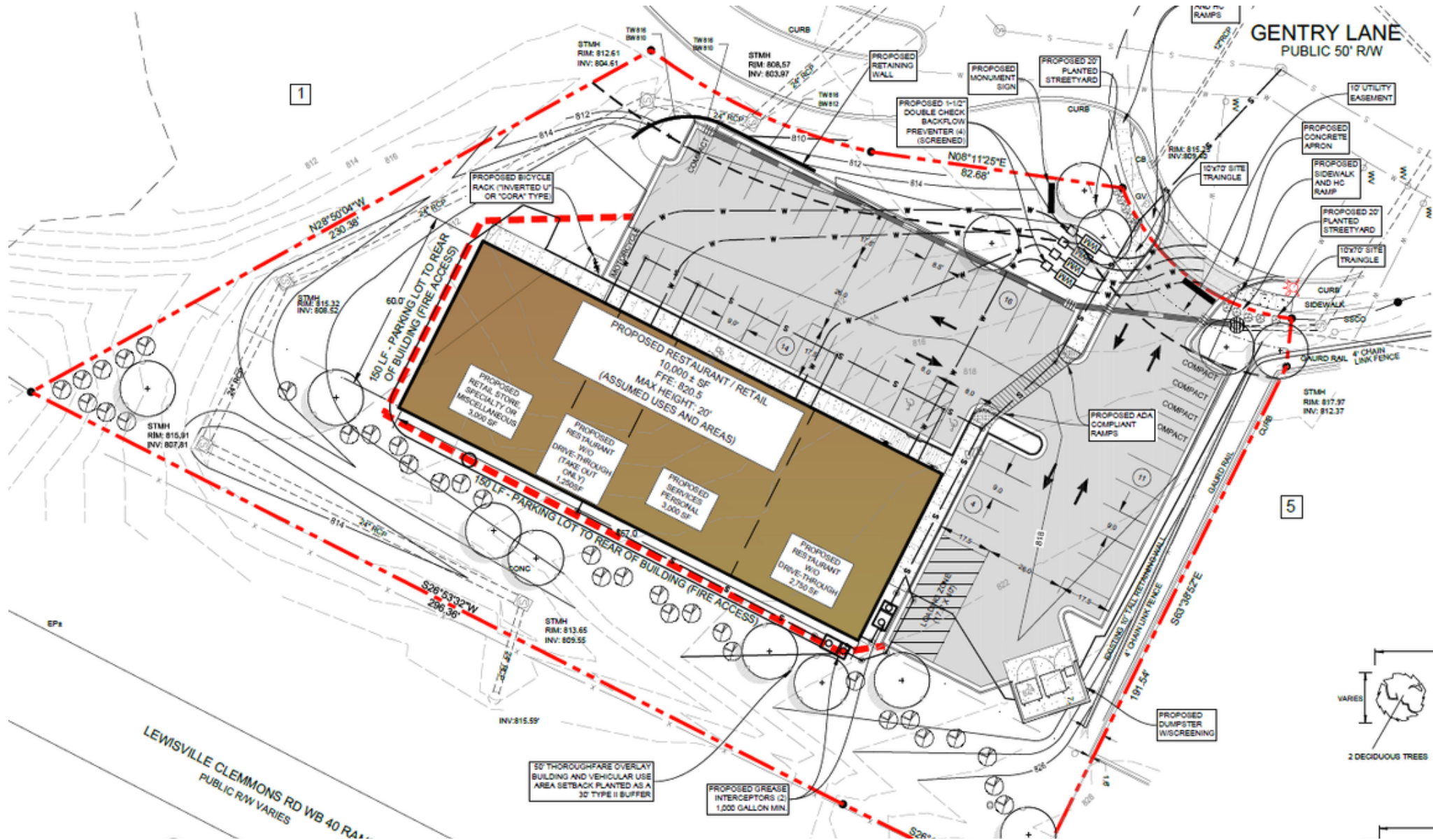
FOR LEASE

3487 GENTRY LANE, CLEMMONS NC



SITE PLAN

3487 GENTRY LANE
CLEMMONS, NC 27012



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1255 CREEKSHIRE WAY WINSTON-SALEM, NC 27103 | 336.768.4410 | www.freemancommercial.com

CLEMMONS TOWN CENTER

CLEMMONS, NC

With a thriving population of 21,823, Clemmons offers a vibrant and diverse community and is home to highly acclaimed public schools as well as the largest high school in Forsyth County. Clemmons' robust and growing economy embraces a rich and diverse community, thriving retail establishments and an array of restaurants. Clemmons is an integral part of the Greensboro/Winston-Salem/High Point Standard MSA.

Clemmons Town Center is a vibrant mixed-use development located at the intersection of I-40/Lewisville-Clemmons Rd., offering a lively village-like atmosphere. The center features many conveniences—including a Publix supermarket, casual dining spots like Panera Bread, Mossy's Eats Ales Spirits, East Coast Wings & Grill, Cugino Fiorno, Dairio — as well as a pet store, salon, dental clinic, and fitness center. On-site residential apartments provide upscale 1-3 bedroom units with amenities like a resort-style pool, fitness center, dog park, and movie theater, while a Holiday Inn Express caters to visitors. Office spaces and available outparcels for future retail development support continued growth, and the complex's proximity to Tanglewood Park and local greenways enhances its appeal. With its walkable layout, comprehensive amenities, and easy highway access, Clemmons Town Center is a convenient, community-focused hub ideal for living, dining, shopping, and working.



OrthoCarolina



2025 CLEMMONS
POPULATION

22,967



2025 CLEMMONS
AVG HH INCOME

\$87,655



2025 CLEMMONS AREA
HOUSEHOLDS

12,370





LEE CHEWNING

M: 336.655.8063

lee@freemancommercial.com

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1255 CREEKSHIRE WAY, STE 200
WINSTON-SALEM, NC 27103
336.768.4410

www.freemancommercial.com

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