

# PEACE HAVEN VILLAGE

3124 - 3150 S GAMMON LANE | CLEMMONS, NC 27012

AVAILABLE FOR LEASE



## CONTACT

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# MARKET OVERVIEW

## *Village of Clemmons, North Carolina*

The Village of Clemmons was founded in 1802 and incorporated in 1986. The town is located in the southwestern part of Forsyth County, NC and is part of the Winston-Salem MSA. The town has a population of 19,844 and median household income of \$71,554. Clemmons is conveniently located along I-40 and approximately 10 miles from Winston-Salem, making it an ideal "bedroom community". The average commute time for employees in Clemmons is 20.9 minutes.

A major point of interest in Clemmons is Tanglewood Park. The park is located on the Yadkin River and offers swimming, horse stables, fishing and two golf courses. The Tanglewood Festival of Lights is an outside drive-thru light show that is open to the public every year starting in mid November to late December. The festival has been recognized as a "Top 20 Event in the Southeast" and a "Top 100 Event in North America". Tanglewood has hosted the North Carolina Wine Festival for the past 20 years. Held every May, this event showcases wineries, artists and musicians from across the state. Attendees are able to sample over 100 varieties of North Carolina wines.





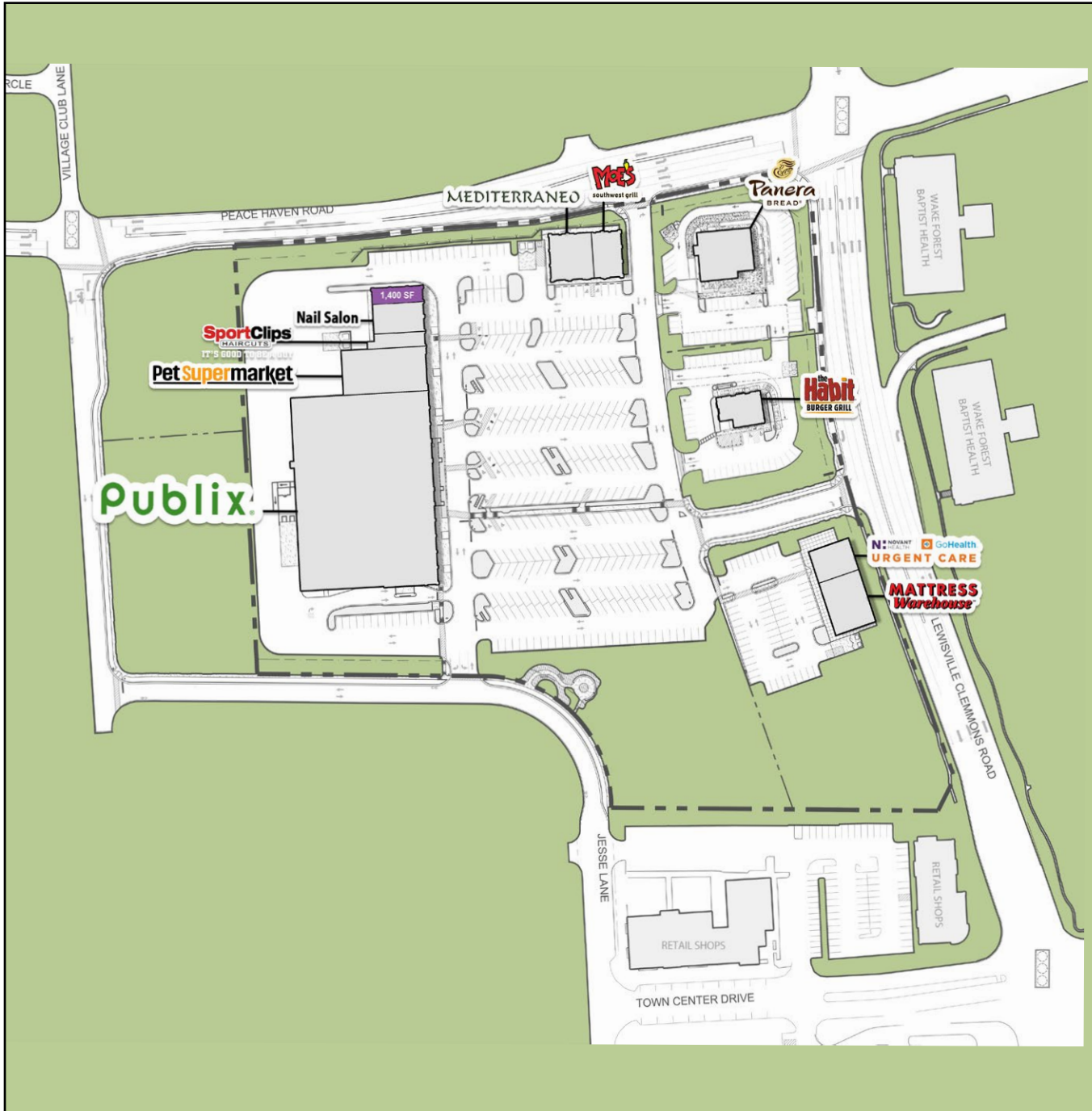
## PROPERTY DETAILS

- Suite 2D - 1,400 SF Available for lease
- New Publix anchored center - Opened November 2017
- Located in the growing Village of Clemmons at the intersection of S. Peace Haven Rd and Lewisville Clemmons Rd
- Entrances on both S. Peace Haven Rd and Lewisville Clemmons Rd.
- Adjacent to the Jerry Long Family YMCA, the largest YMCA in the region with over 13,400 members from 6,950 households
- Convenient to Wake Forest Baptist Health Plaza and easy access to I-40
- Co-tenants include Pet Supermarket, Panera Bread, Moe's Southwest Grill, Mattress Warehouse, Sport Clips and Novant Health-GoHealth Urgent Care

## DEMOGRAPHICS & TRAFFIC COUNTS

RADIUS	3 MILE	5 Mile	7 Mile
POPULATION	74,739	116,747	135,452
AVG HH INCOME	\$65,945	\$66,679	\$67,916
TRAFFIC COUNTS	Lewisville Clemmons Rd:		33,000 VPD
	S. Peace Heaven Rd:		11,000 VPD
	Interstate-40:		65,000 VPD

# SITE PLAN



TENANT ROSTER		
OP1	Panera Bread	4,500
OP2	The Habit Burger Grill	1.08 AC
1A	Publix	49,098
1B	Pet Supermarket	7,020
2A	Sport Clips	1,400
2B/2C	Lee Nails	2,800
<b>2D</b>	<b>AVAILABLE</b>	<b>1,400</b>
3A-B	Mediterraneo Restaurant	3,380
3C	Moe's Southwest Grill	2,500
4A-B	Novant Health-GoHealth Care	2,400
4C	Mattress Warehouse	4,000





Village Haven Cir

Craver Pointe Dr

First Citizens Bank

Lewisville Clemmons Rd

S Peace Haven Rd

S Peace Haven Rd

S Peace Haven Rd

13,000 VPD

36,000 VPD

1,400 SF Endcap Available

Sport Clips HAIRCUTS

PET SUPERMARKET

Publix

Mo's southwest grill

Panera BREAD

the Habit BURGER GRILL

Wake Forest Baptist Medical Plaza

Colonial Arms Dr

NOVANT HEALTH

MATTRESS WAREHOUSE

Lewisville Clemmons Rd

IHOP RESTAURANT

sweetFrog

FirstWatch The Daytime Cafe

Mossy's

Towncenter Dr

FIRST HORIZON

Applebee's

N



**Peace Haven Village**



Wake Forest Baptist  
Medical Plaza

**Westwood Village**



**CLEMMONS**



17,000 VPD

23,000 VPD

38,000 VPD

68,000 VPD

13,000 VPD

23,000 VPD

100,000 VPD





## CONTACT FOR LEASING DETAILS

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**XTEAM**  
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