

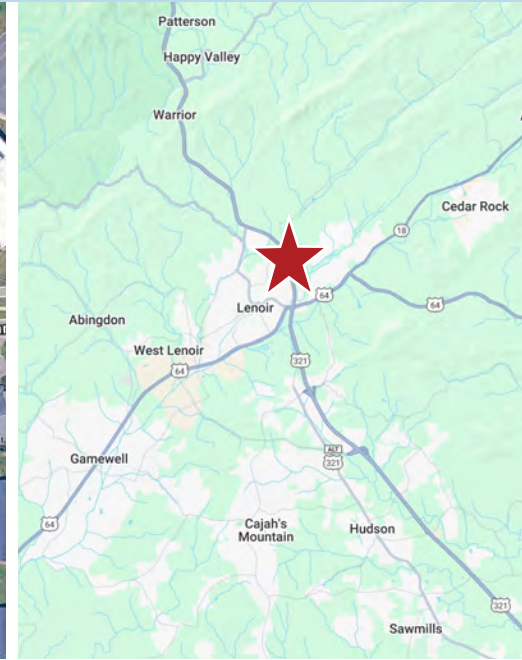
1121 S PEACE HAVEN RD

CLEMMONS, NC 27012

FOR SALE

NS New South
Properties
NEWSOUTHPROP.COM

± 1.87 AC OUTPARCEL AVAILABLE



PROPERTY INFORMATION:

- ± 1.87 acre outparcel available
- Located in a top-tier retail corridor within the fast-growing Clemmons submarket of the Greater Winston-Salem area
- Situated opposite the newly built Peace Haven Village (Publix-anchored center)
- Exceptional visibility and daily vehicle counts on a major commuter artery
- Minutes from I-40 and US-421, serving a wealthy residential population
- Surrounded by retailers such as Publix, Panera Bread, Sports Clips, Pet Supermarket, Applebee's, Dunkin Donuts, KFC, IHOP, Dario, and more!
- **ASKING PRICE: \$1,250,000**

BROKER CONTACT:

WILLIAM BUCHANAN

336.469.8821

wbuchanan@newsouthprop.com

CHRIS VASBINDER

704.927.2881

cvasbinder@newsouthprop.com



1121 S PEACE HAVEN RD

CLEMMONS, NC 27012

SITE AERIAL

NS New South
Properties
NEWSOUTHPROP.COM

± 1.87 AC OUTPARCEL AVAILABLE



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



WILLIAM BUCHANAN | 336.469.8821 | wbuchanan@newsouthprop.com
CHRIS VASBINDER | 704.927.2881 | cvasbinder@newsouthprop.com

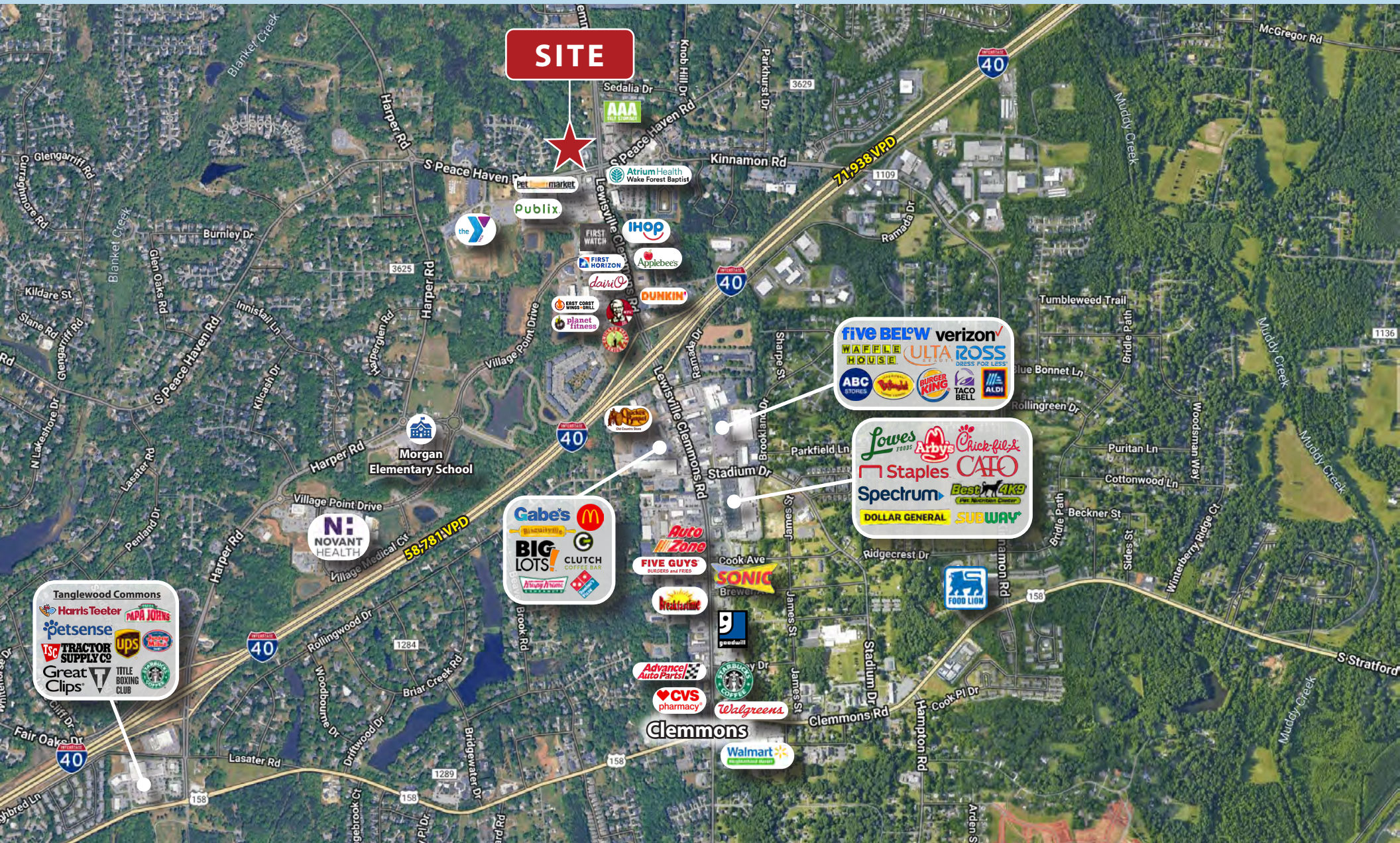
1121 S PEACE HAVEN RD

CLEMMONS, NC 27012

MARKET AERIAL

NS New South
Properties
NEWSOUTHPROP.COM

± 1.87 AC OUTPARCEL AVAILABLE



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



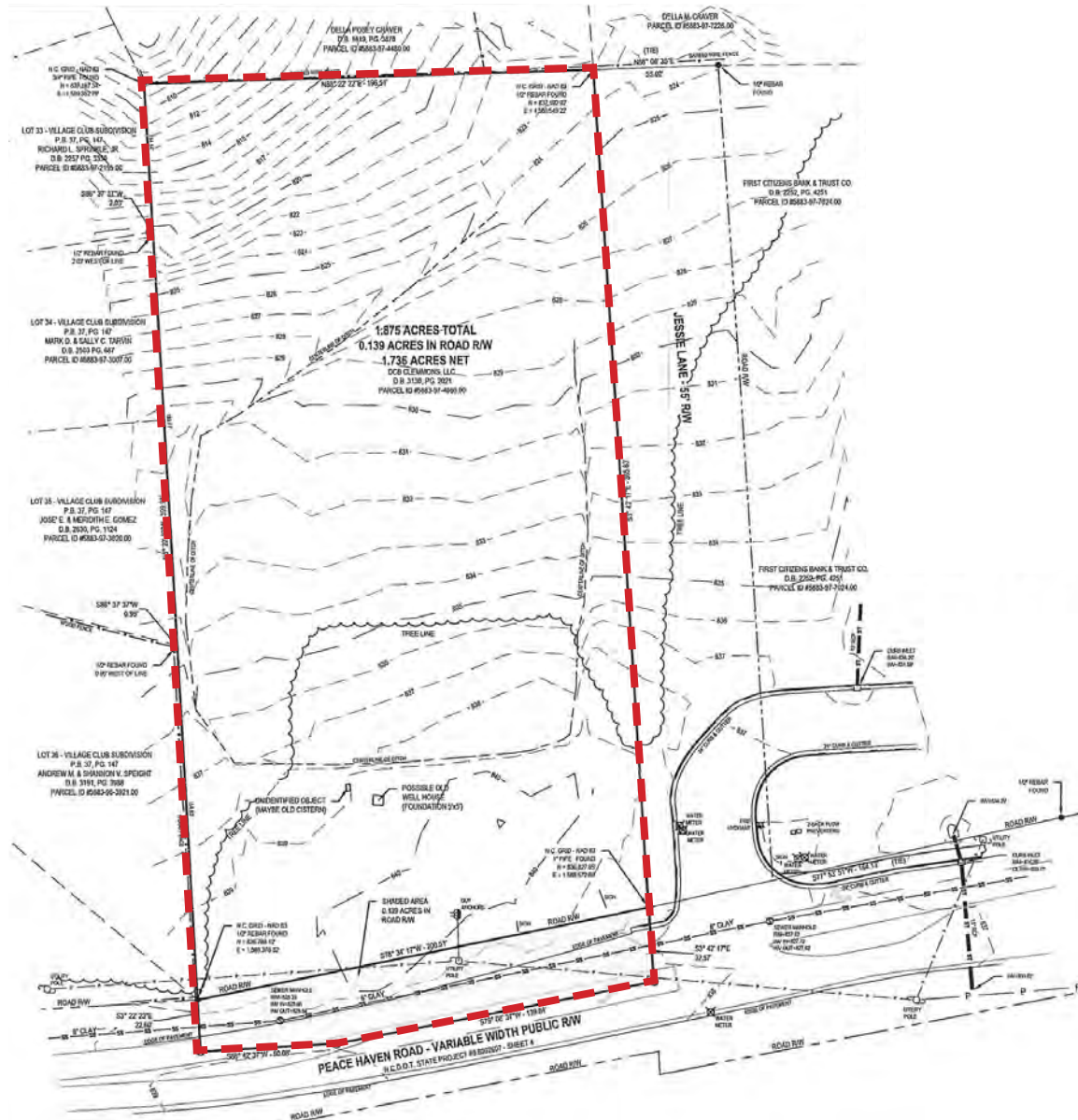
WILLIAM BUCHANAN | 336.469.8821 | wbuchanan@newsouthprop.com
CHRIS VASBINDER | 704.927.2881 | cvasbinder@newsouthprop.com

1121 S PEACE HAVEN RD

CLEMMONS, NC 27012

SITE SURVEY

± 1.87 AC OUTPARCEL AVAILABLE



1121 S PEACE HAVEN RD

CLEMMONS, NC 27012

LOCATION OVERVIEW

NS New South
Properties
NEWSOUTHPROP.COM

± 1.87 AC OUTPARCEL AVAILABLE



CLEMMONS, NC

FORSYTH COUNTY

Clemmons is a growing suburban community and key gateway to Winston-Salem, offering strong residential demographics, convenient regional access, and a robust consumer base. With a population exceeding 22,000 and median household income of approximately \$84,000, the area offers attractive fundamentals for retail and commercial growth.

WINSTON-SALEM, NC

FORSYTH COUNTY

Winston-Salem is a major Piedmont Triad economic hub anchored by healthcare, life sciences, financial services, research, and technology. Major institutions including Atrium Health Wake Forest Baptist, Novant Health, and Truist support a diverse regional economy and continued investment.

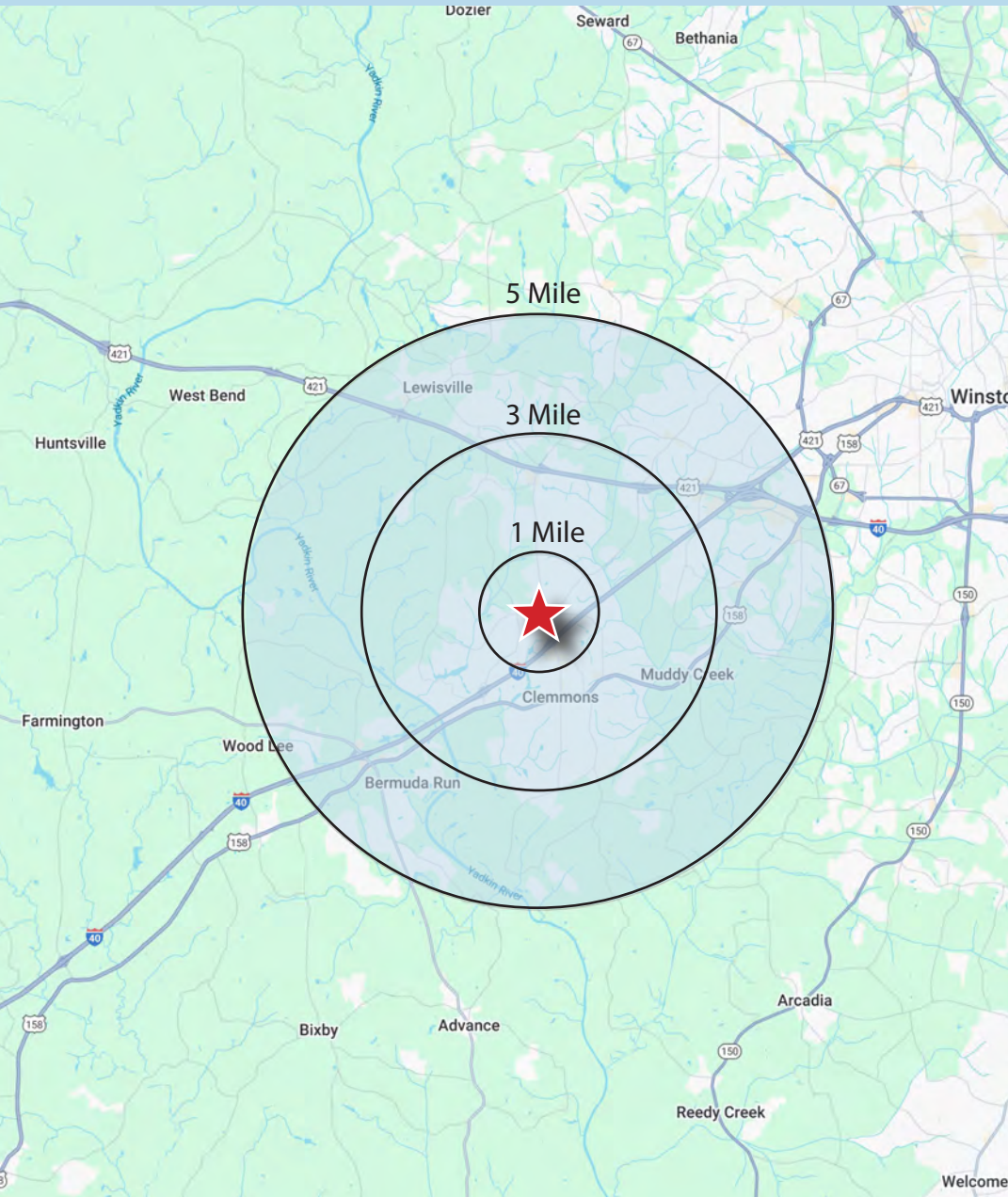


1121 S PEACE HAVEN RD

CLEMMONS, NC 27012

DEMOGRAPHICS

± 1.87 AC OUTPARCEL AVAILABLE



POPULATION

	1 MILE	3 MILE	5 MILE
2025 Estimated Population	5,416	34,407	83,207
2030 Projected Population	5,397	34,721	85,163
Projected Annual Growth (2026-2031)	-19	314 (+0.2%)	1,956 (+0.5%)

HOUSEHOLDS

2025 Estimated Households	2,209	13,994	35,502
2030 Projected Households	2,226	14,275	36,652

HOUSEHOLD INCOME

2025 Estimated Average Household Income	\$125,564	\$117,389	\$114,910
---	-----------	-----------	-----------

BUSINESSES

2025 Estimated Total Businesses	383	1,431	5,176
2025 Estimated Total Employees	2,865	11,647	60,194





NEW SOUTH PROPERTIES OF THE CAROLINAS, LLC
1518 E. Third Street, Suite 200
Charlotte, NC 28204



WILLIAM BUCHANAN
336.469.8821
wbuchanan@newsouthprop.com



CHRIS VASBINDER
704.927.2881
cvasbinder@newsouthprop.com