

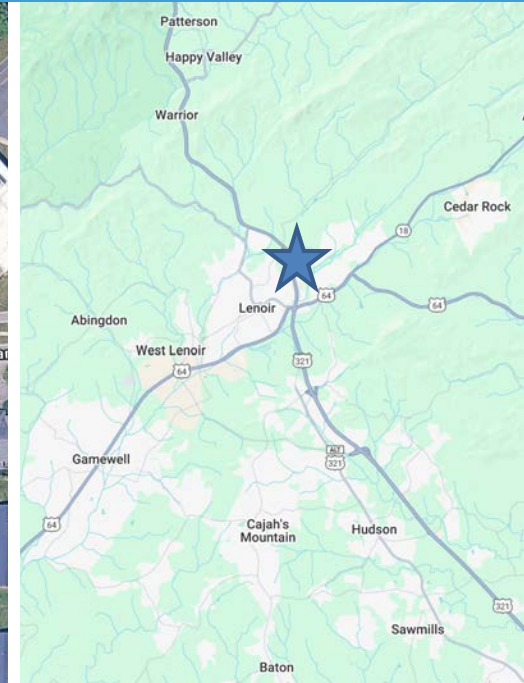
1121 S PEACE HAVEN RD

CLEMMONS, NC 27012

FOR SALE

NS New South
Properties
NEWSOUTHPROP.COM

± 1.87 AC OUTPARCEL AVAILABLE



PROPERTY HIGHLIGHTS

- ± 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

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SITE AERIAL

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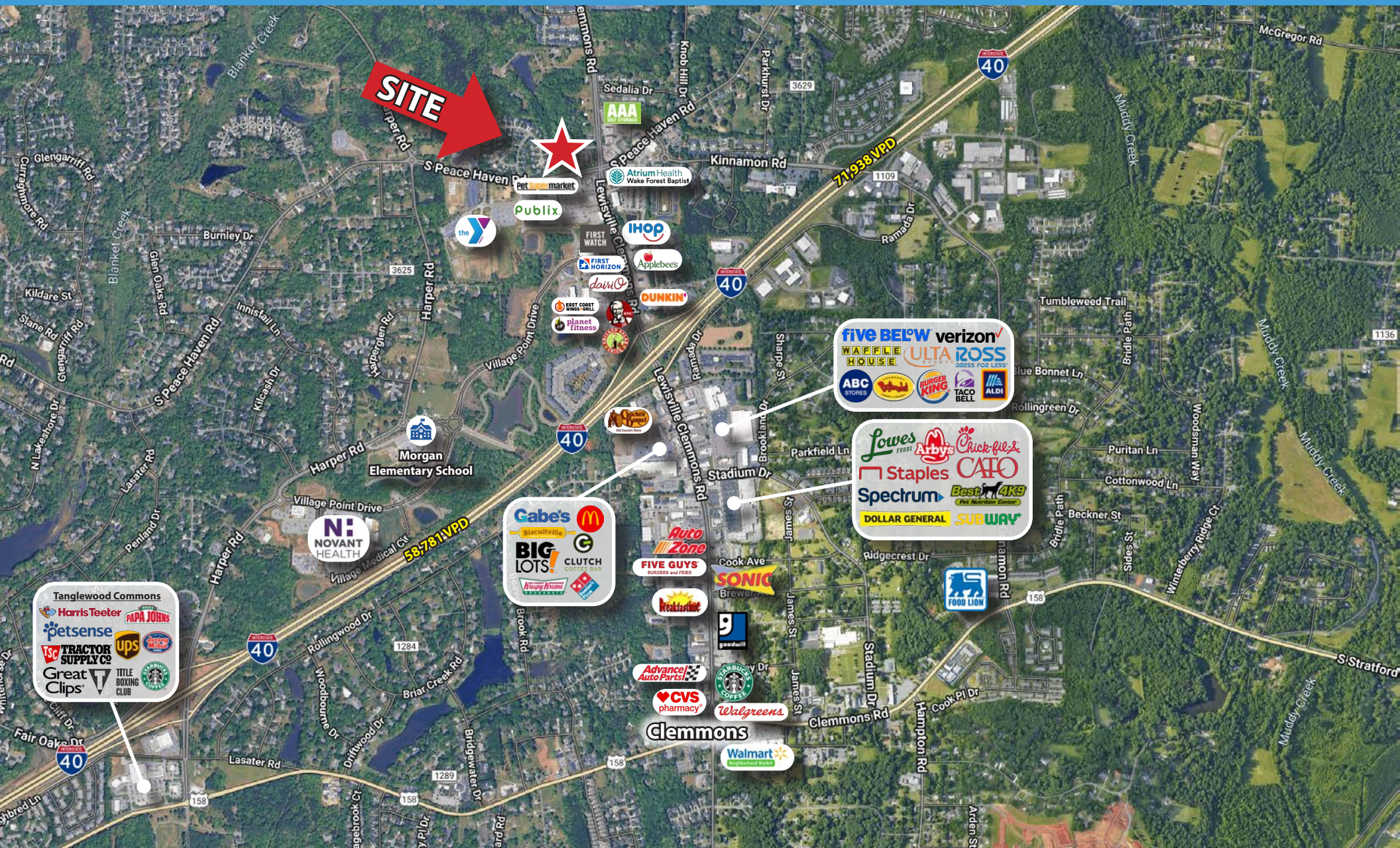
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MARKET AERIAL

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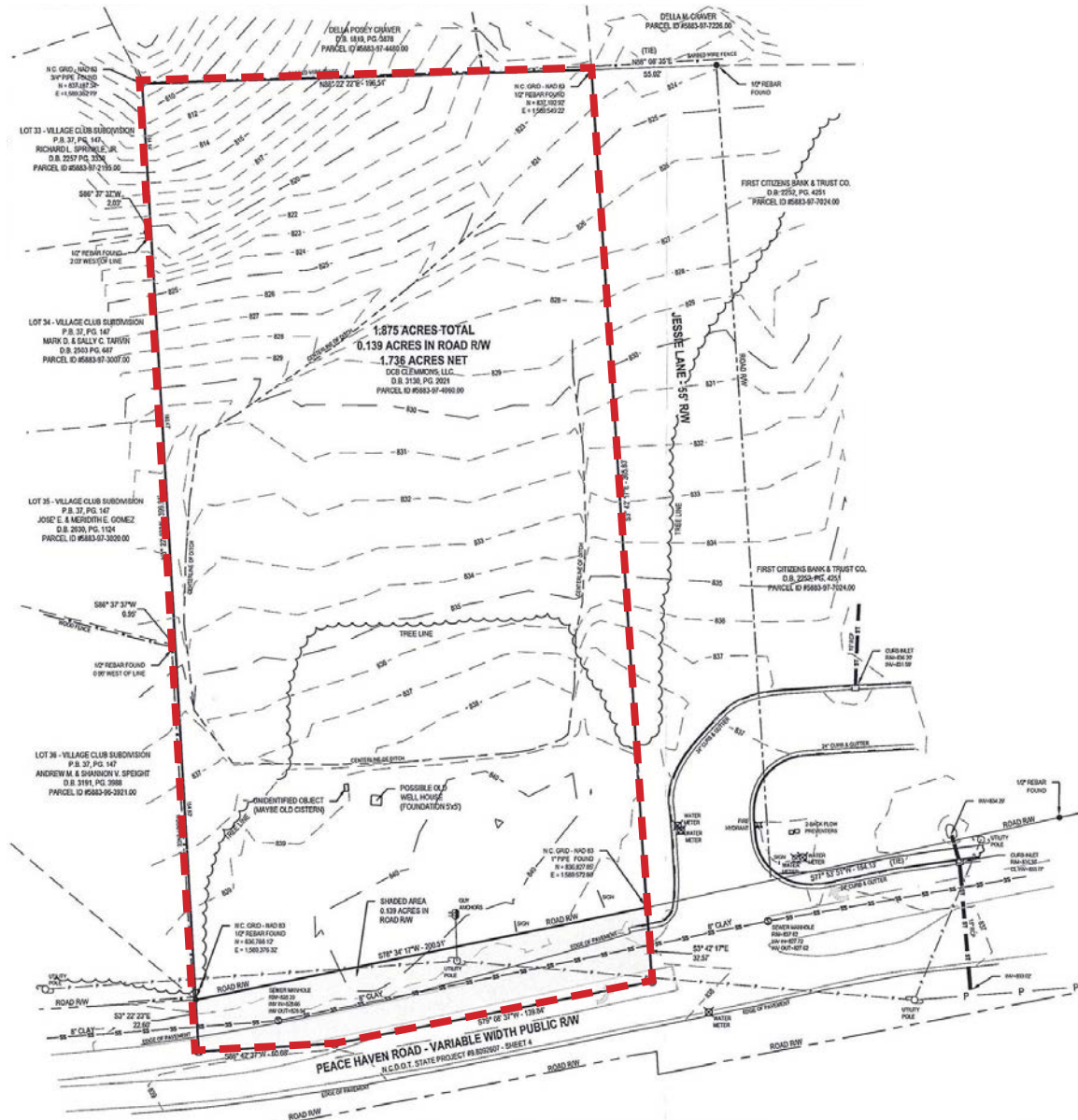
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SITE SURVEY



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LOCATION
OVERVIEW

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CLEMMONS, NC - FORSYTH COUNTY

Clemmons, NC is a premier suburban “village” that serves as the affluent gateway to Winston-Salem, combining a high-growth commercial landscape with some of the strongest residential demographics in the Piedmont Triad. With a population exceeding 22,000 and median household incomes reaching approximately \$84,000—surpassing both the state and metro averages—the area provides a robust consumer base with significant discretionary spending power.



WINSTON-SALEM, NC - FORSYTH COUNTY

Winston-Salem, NC is a thriving, diverse metropolitan hub that serves as a cornerstone of the Piedmont Triad, currently the second-largest urban region in North Carolina with a population of approximately 1.7 million. Historically known as “Camel City” for its tobacco roots, the city has successfully transformed into a modern epicenter for healthcare, life sciences, and financial services, anchored by major institutions like Atrium Health Wake Forest Baptist, Novant Health, and the headquarters of Truist Financial. The city’s commitment to future-focused industries is epitomized by the Innovation Quarter, one of the fastest-growing urban-based districts for research and technology in the United States.

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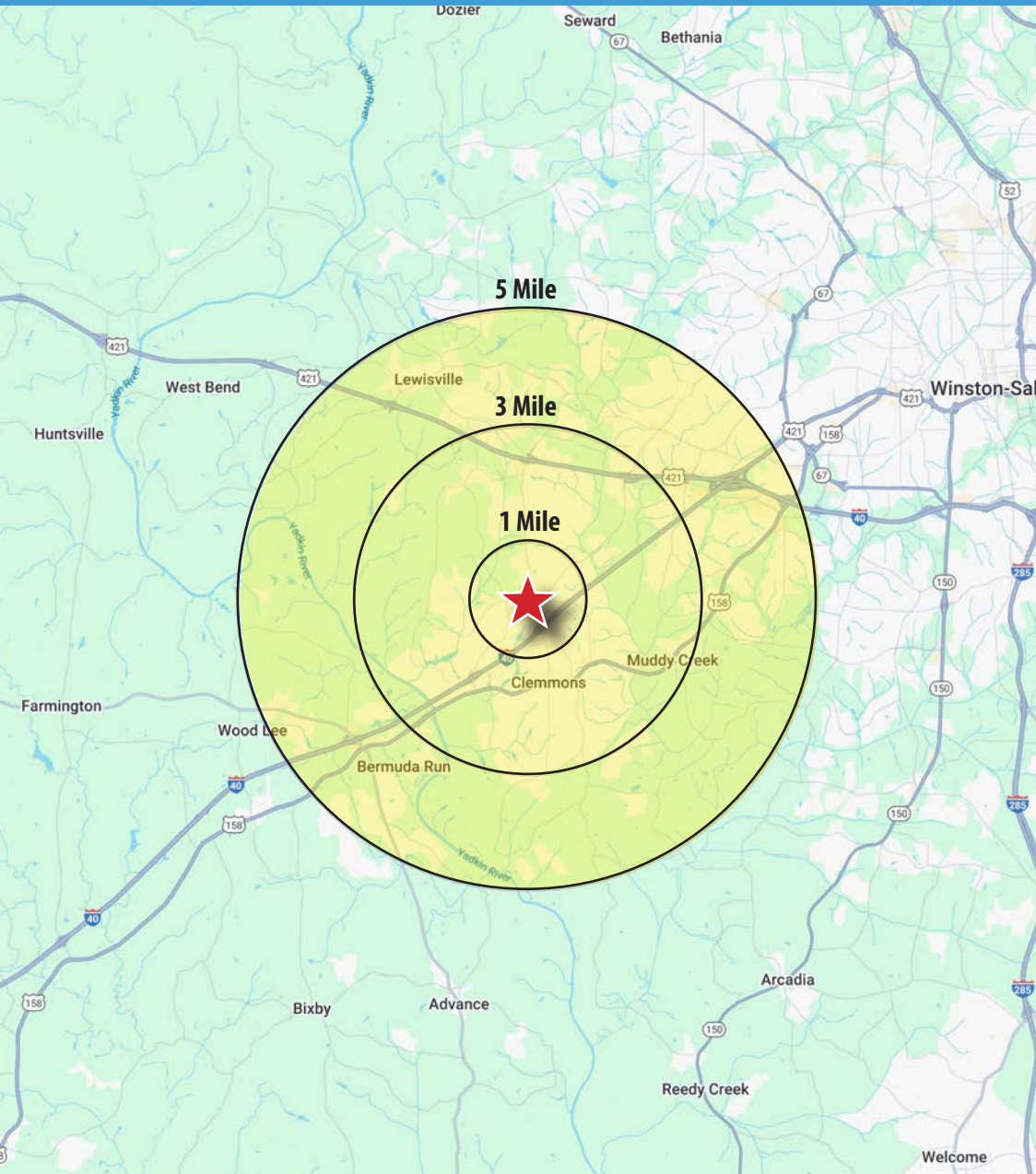
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DEMOGRAPHICS

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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
(2025-2030)

-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

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Rooted in the Carolinas

Commercial Real Estate Services



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