

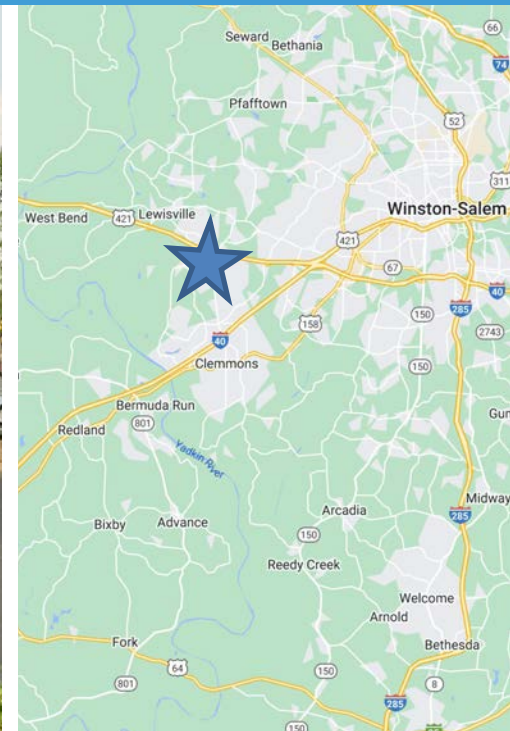
CLEMMONS RIVER RIDGE

1410-1456 RIVER RIDGE DRIVE, CLEMMONS, NC 27012

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

FORMER DRIVE-THRU ATM AVAILABLE



PROPERTY HIGHLIGHTS

- Former drive-thru ATM available
- ± 55,085 SF Food Lion anchored shopping center with very strong sales
- Strategically positioned in Clemmons on Hwy 421 (placed in an established residential area, creating a direct consumer base to draw from)
- Limited competition in the area for grocery, dollar store and restaurants
- Ideal for restaurant use

DEMOGRAPHICS (2025)

	1 Mile	3 Miles	5 Miles
 Population	4,253	37,969	91,303
 Avg. HH Income	\$113,594	\$120,691	\$121,27
 Daytime Pop.	2,692	19,620	61,919



CALL BROKERS FOR PRICING

BROKER CONTACT

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CORRIDOR
AERIAL

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RETAILER OVERVIEW

FORMER DRIVE-THRU ATM AVAILABLE



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CLEMMONS RIVER RIDGE

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SITE PLAN

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FORMER DRIVE-THRU ATM AVAILABLE

CLEMMONS RIVER RIDGE		
UNIT	TENANT	SF
A	A New Day Fashion	2,400
B	Racecloud	900
C	Clemmons Nail Spa	1,200
D	Steel Roots Hair Salon	1,500
E	Food Lion	37,985
F	Dollar General	7,500
G	Monte De Rey	3,600
H	AVAILABLE	-
TOTAL		55,085



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SITE PHOTOS

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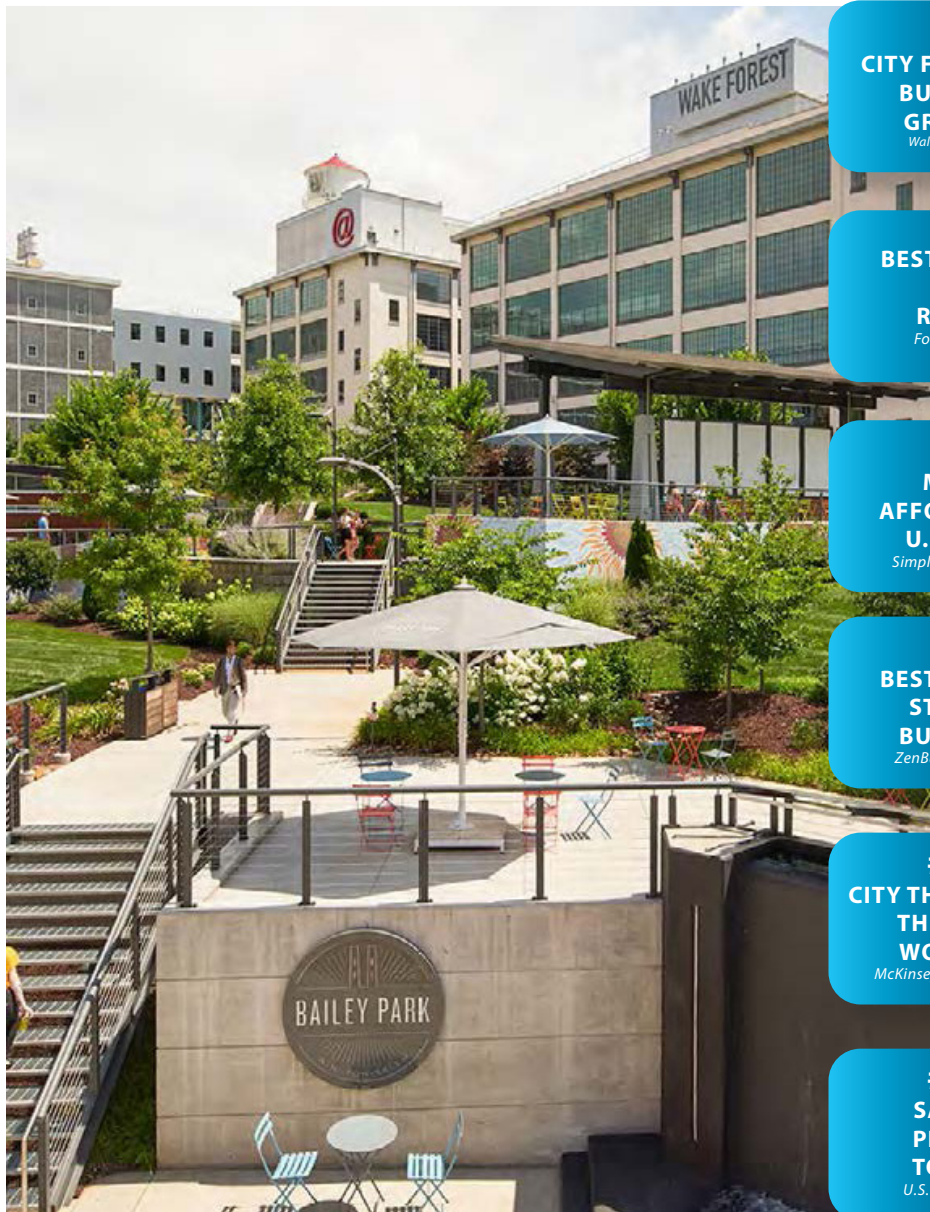
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LOCATION
OVERVIEW

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Properties
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FORMER DRIVE-THRU ATM AVAILABLE



#1
**CITY FOR SMALL
BUSINESS
GROWTH**
Wallet Hub, 2019

**BEST PLACES
TO
RETIRE**
Forbes, 2021

#2
**MOST
AFFORDABLE
U.S. MSA**
SimpleDollar, 2021

#4
**BEST CITY TO
START A
BUSINESS**
ZenBusiness, 2020

#11
**CITY THAT GAINED
THE MOST
WORKERS**
McKinsey Institute, 2021

#16
**SAFEST
PLACES
TO LIVE**
U.S. News, 2021

CLEMMONS is a small town located in Forsyth County, North Carolina and a suburb 10 miles southwest of Winston-Salem, the largest city in the county. It is a desirable town with low unemployment rates, low tax rates, and above average median household incomes.

The Village of Clemmons has a vibrant business community with over 1,000 registered businesses. Clemmons is part of the Piedmont Triad, a metropolitan region in the north-central part of the U.S. state of North Carolina anchored by three cities: Greensboro, Winston-Salem, and High Point, and forms the basis of the Greensboro–Winston-Salem–High Point, NC Combined Statistical Area. As of 2022, the population of the Piedmont Triad was 1,705,315, making it the 36th largest CSA in the United States.

WINSTON-SALEM is the county seat of Forsyth County, North Carolina with a 2022 metro population of approximately 670,000. Home to Wake Forest University, the city fosters intellectual growth and research, while its arts districts, theaters, and galleries offer a rich tapestry of artistic expression.

The growing city is located in the heart of the Carolinas with easy access to destinations throughout the Southeast, making it an ideal place for business. Public and private investment of \$713 million has created the Wake Forest Innovation Quarter (IQ). The IQ, one of the world's leading innovation districts, is now home to more than 90 companies. As well as space for businesses, the IQ features education in biomedical research and engineering, information technology and digital media, as well as public gathering spaces, apartment living, restaurants, and community events.

Winston-Salem has a strong base of national businesses, being the home to the corporate headquarters of HanesBrands, Krispy Kreme Doughnuts, Lowes Foods Stores, Quality Oil Company, ISP Sports, Reynolds American Innovation Quarter and TW Garner Food Company.

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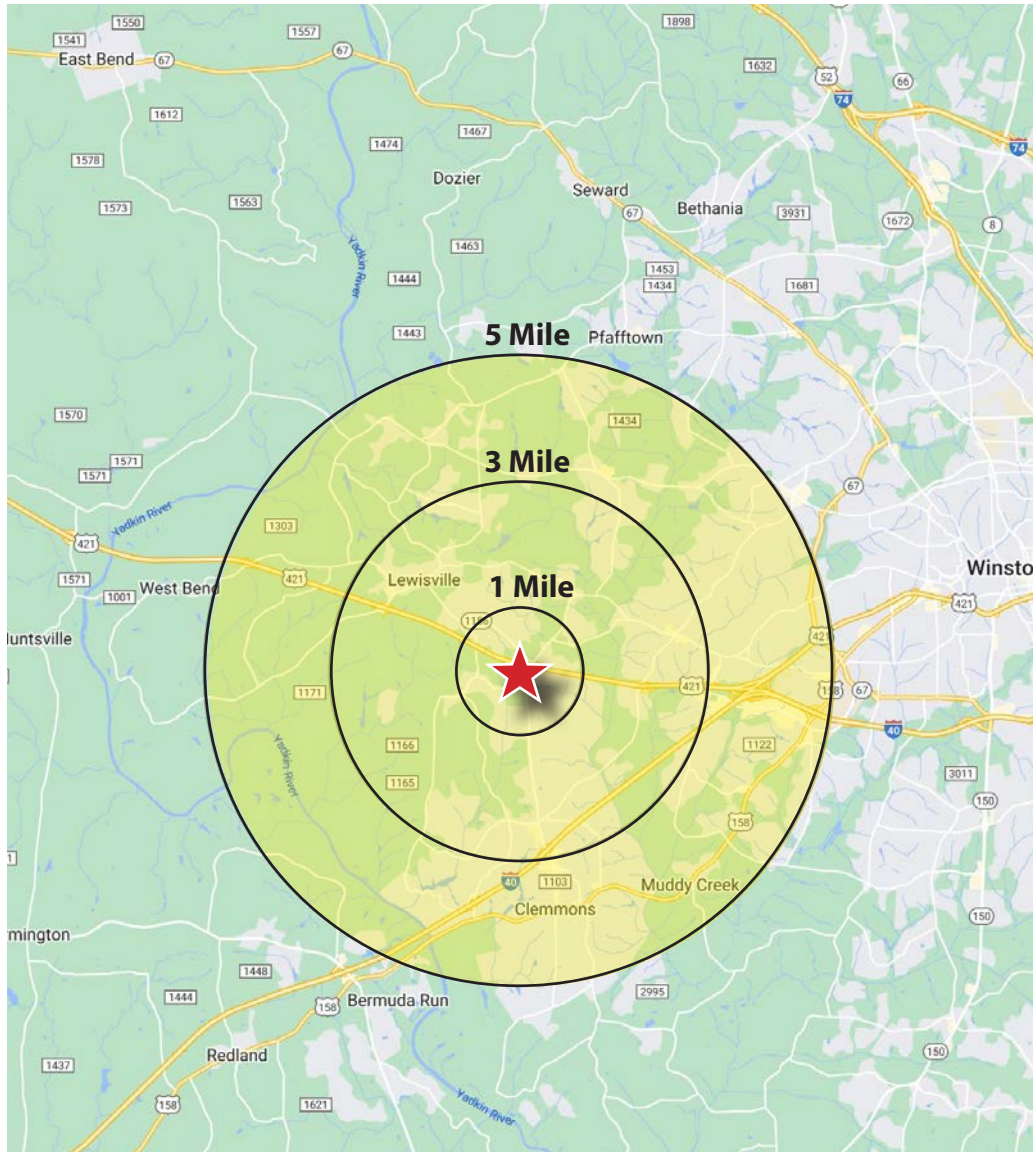
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimated Population	4,253	37,969	91,303
2030 Projected Population	4,320	39,067	93,393
Projected Annual Growth (2025-2030)	67 +0.3%	1,098 +0.6%	2,090 +0.5%

HOUSEHOLDS

2025 Estimated Households	1,704	15,894	38,473
2030 Projected Households	1,752	16,511	39,685

HOUSEHOLD INCOME

2025 Estimated Average Household Income	\$113,594	\$120,691	\$121,273
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BUSINESSES

2025 Estimated Total Businesses	198	1,189	3,911
2025 Estimated Total Employees	1,411	8,369	33,158

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