

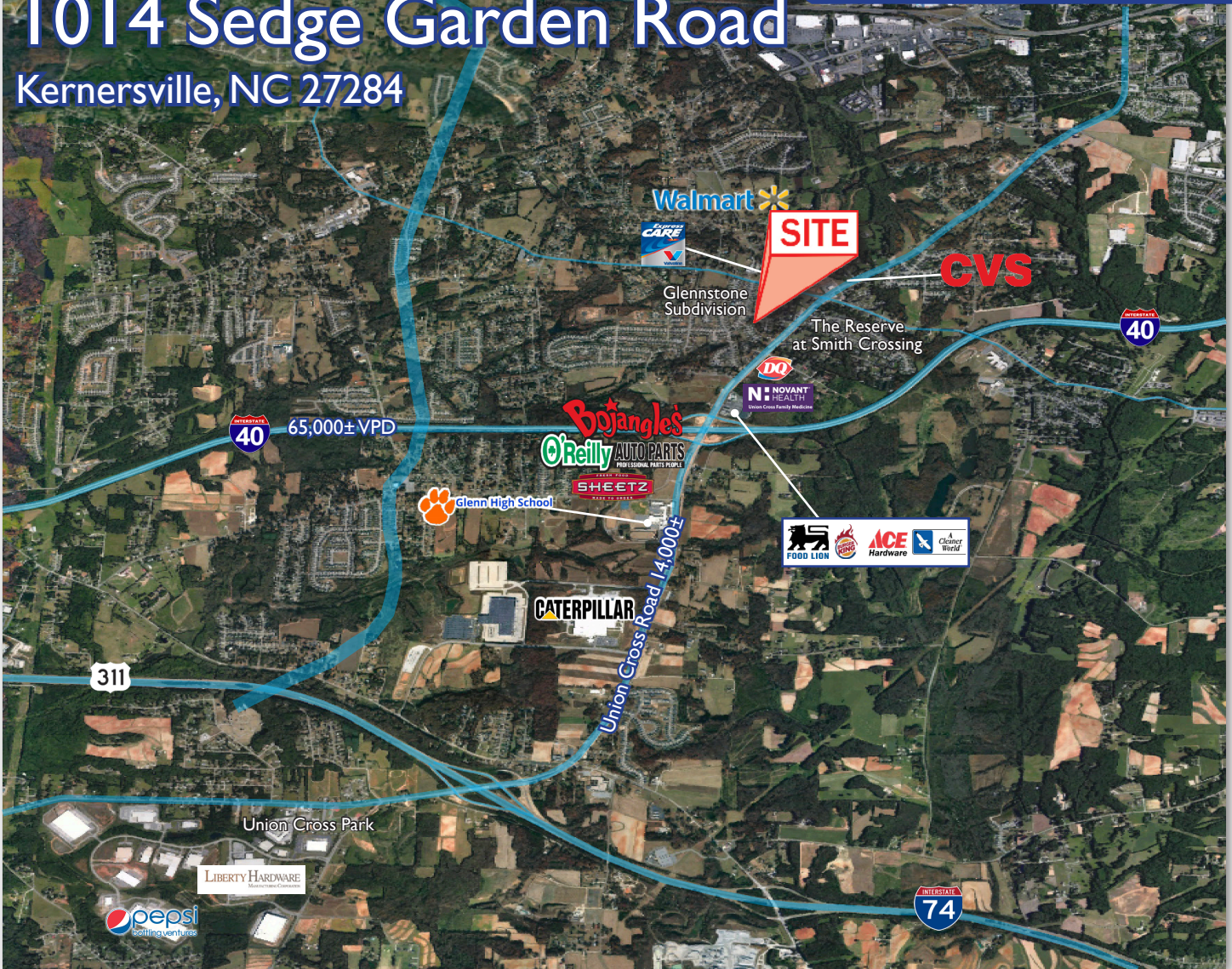
M E R I D I A N

147 S. CHERRY STREET, SUITE 200 | WINSTON-SALEM, NC 27101 | P 336.722.1986 | F 336.723.3173 | MERIDIANREALTY.COM

Development Opportunity

1014 Sedge Garden Road

Kernersville, NC 27284



2.19± AC | Corner of Union Cross Road & Sedge Garden Road | Easy Access to I-40

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FOR SALE: \$667,775.00

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AERIAL



Development opportunity near Walmart Neighborhood Market, Food Lion, CVS, and more!

Exciting new development opportunity in the “Heart of the Triad” on Sedge Garden Road near Union Cross Road in Kernersville. 1014 Sedge Garden Road is available to purchase with 1400 Union Cross Road as an assemblage. Conveniently located near a Walmart Neighborhood Market, less than 1 mile from I-40, and with easy access to I-74, this well positioned site is less than 2 miles from Glenn High School. Union Cross Road has recently undergone a significant road expansion project that included the widening of six lanes and a new diverging diamond traffic pattern to accommodate both the current and future traffic demands of the area due to growth in retail, manufacturing, distribution, and residential sectors. Major employers in the area include Caterpillar (900,000± SF), Pepsi Bottling Plant (500,000± SF) and Liberty Hardware (689,000± SF) among others in the nearby Union Cross Business Park. Retail includes national name brands such as the new Walmart Neighborhood Market, Food Lion, CVS, Valvoline Express Care, along with a Novant Health Family Medicine, and more. The immediate area has also recently seen a surge in residential housing growth, exemplified by both single family and multifamily developments like the Glennstone Subdivision and the 376± unit Reserve at Smith Crossing, one of the newest nearby upscale apartment communities. The area expects to see an increase in 5,000± more residential units within the next five years.

DEMOGRAPHICS

4,384

Population



Average
Household Size

1 mi

42.3

Median Age

\$75,233

Median Household
Income

31,635

Population



Average
Household Size

3 mi

40.6

Median Age

\$59,160

Median Household
Income

65,514

Population



Average
Household Size

5 mi

39.6

Median Age

\$56,261

Median Household
Income

- 2.19± AC
- Development opportunity
- Well positioned site

Nearby Retail:

Walmart Neighborhood Market

CVS

Valvoline Express Care

Food Lion

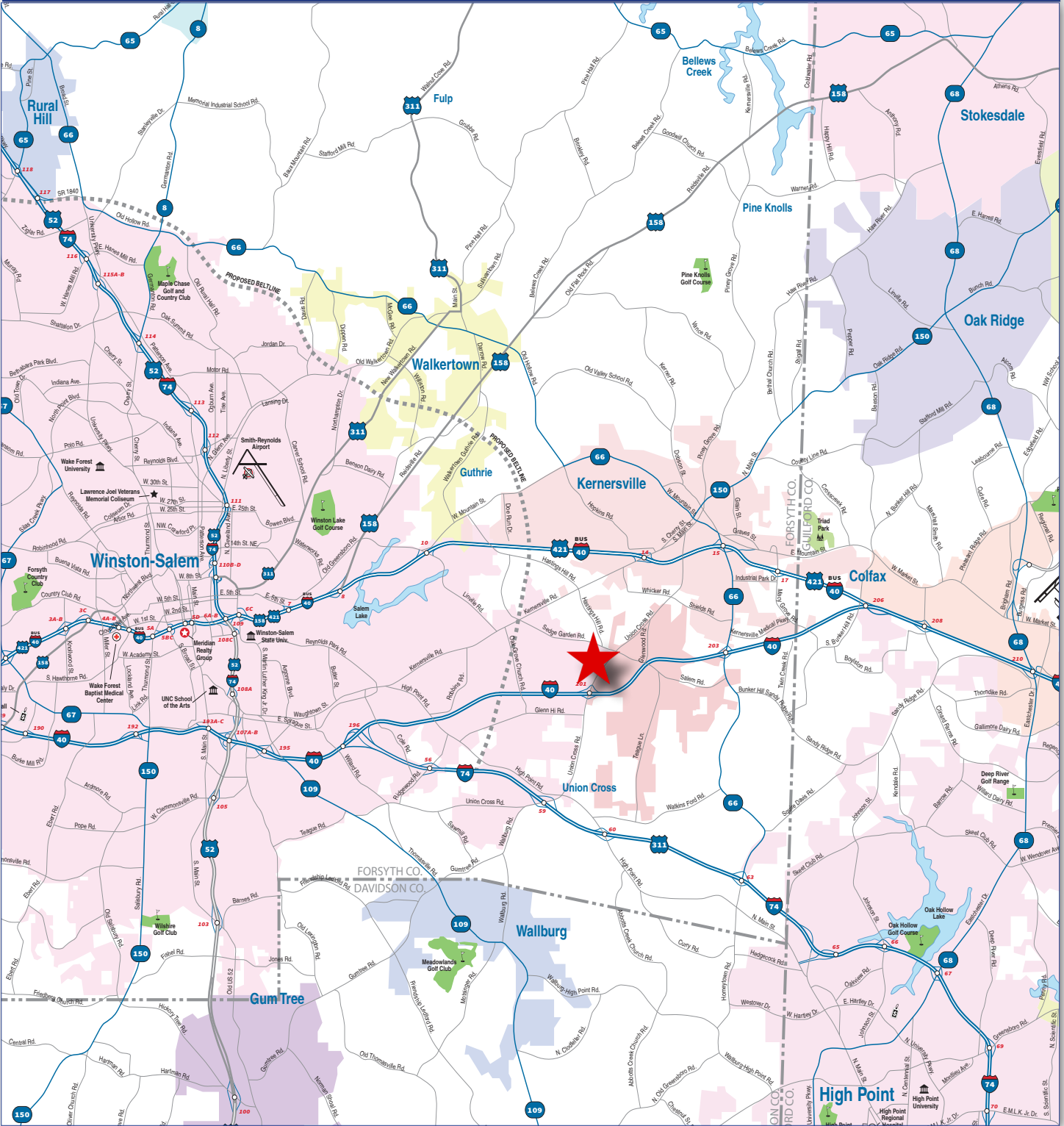
Bojangles

Sheetz

O'Reilly Auto Parts

Dairy Queen

TRIAD MAP



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