



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

14.85± acres with access to I-40/Salem Parkway

Kernersville Medical Parkway

Kernersville, NC 27284



VA Clinic



Novant Hospital



Site



Located next to the 220,000± SF Novant Hospital and across the street from the 280,000± SF VA clinic. Easy access to I-40 and Salem Parkway via 3 interchanges.

For more information:

FOR SALE: \$3,234,330

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336.480.2081

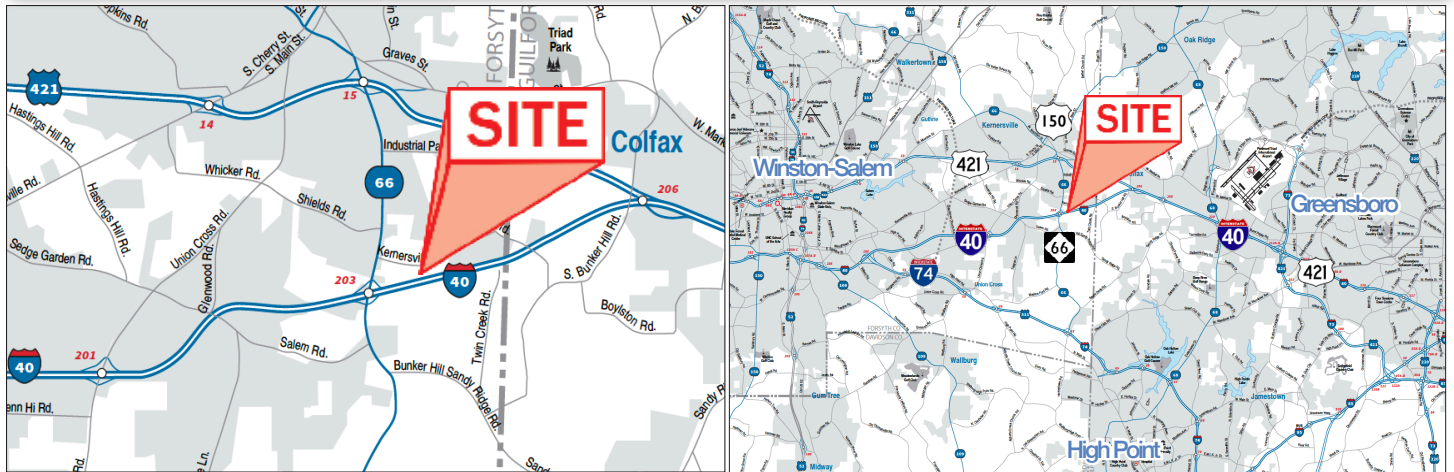
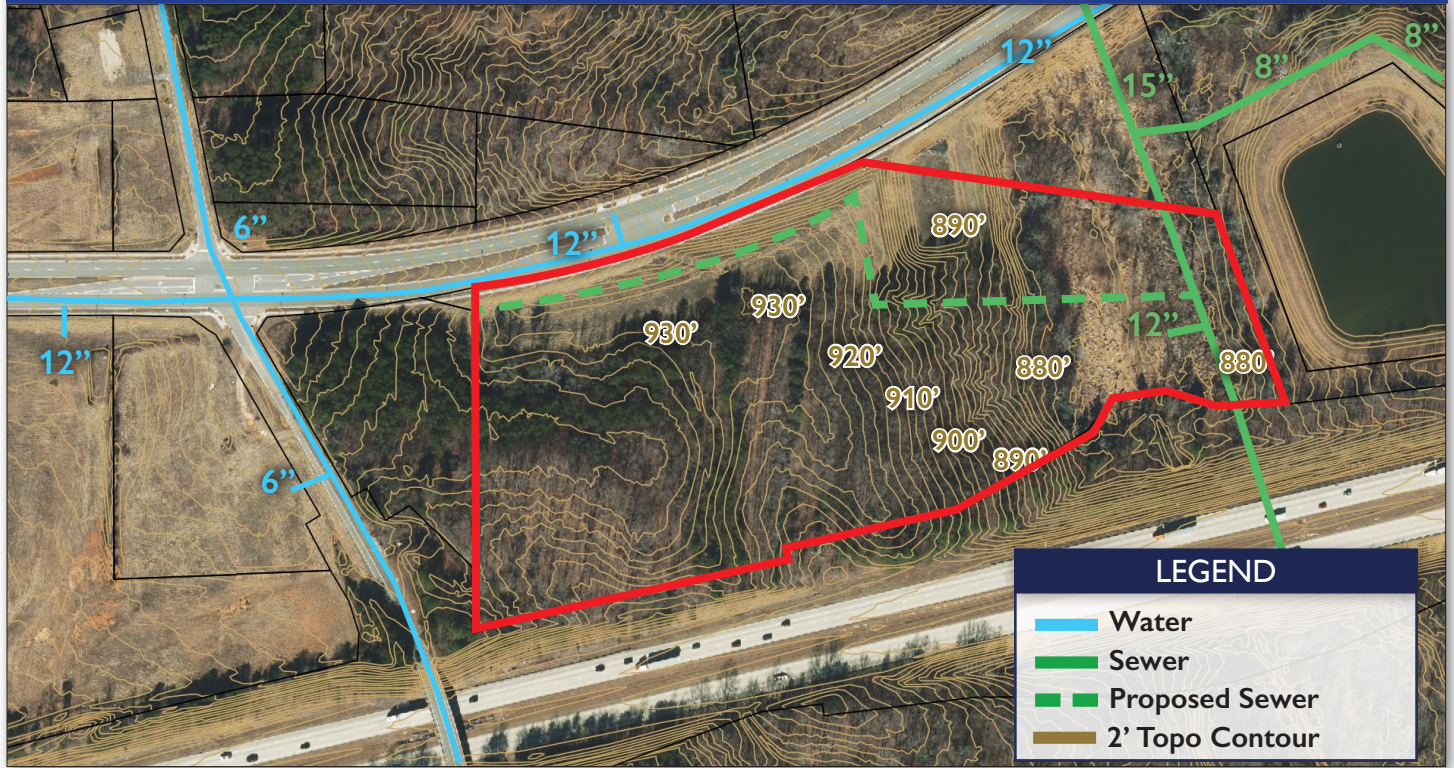
Mark E. Fulk

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TOPOGRAPHY MAP



DEMOGRAPHICS

	1 mi	3 mi	5 mi
POPULATION	1,354	23,037 +17.6%	67,427
MEDIAN HH INCOME	\$57,201	\$76,249 +33%	\$88,656

* 3 mile percentage represents the two year growth from 2020-2022

TRAFFIC COUNTS

Interstate 40	65,500± VPD
Bus-40	57,000± VPD
Hwy 66	23,000± VPD
Union Cross Rd	14,500± VPD

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