



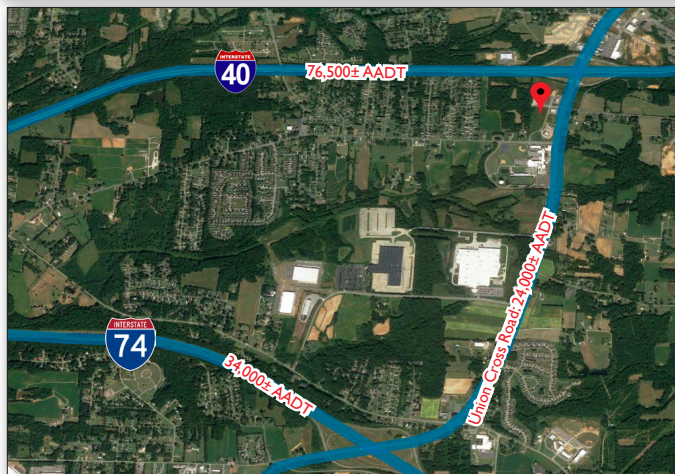
M E R I D I A N

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

Retail, Office, Multi-Family

The Shoppes at Glenn Crossing

1331 Glenn Center Drive & 1449 Glenn Center Drive
Kernersville, NC 27284



	1 mi	3 mi	5 mi
Population	4,304	27,467	66,277
Household Income	\$88,199	\$80,618	\$73,939
Traffic Counts	24,000± AADT on Union Cross Road 9,300± AADT on Glenn Hi Road 76,500± AADT on I-40		

FOR SALE: Lot 2: 1.32± AC | Lot 5: 1.20± AC
Lot 7: 1.20± AC | Lot 8: 1.93± AC
Lot 9: 1.52± AC

For more information:

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336.480.2327

The Shoppes at Glenn Crossing | Kernersville, NC 27284

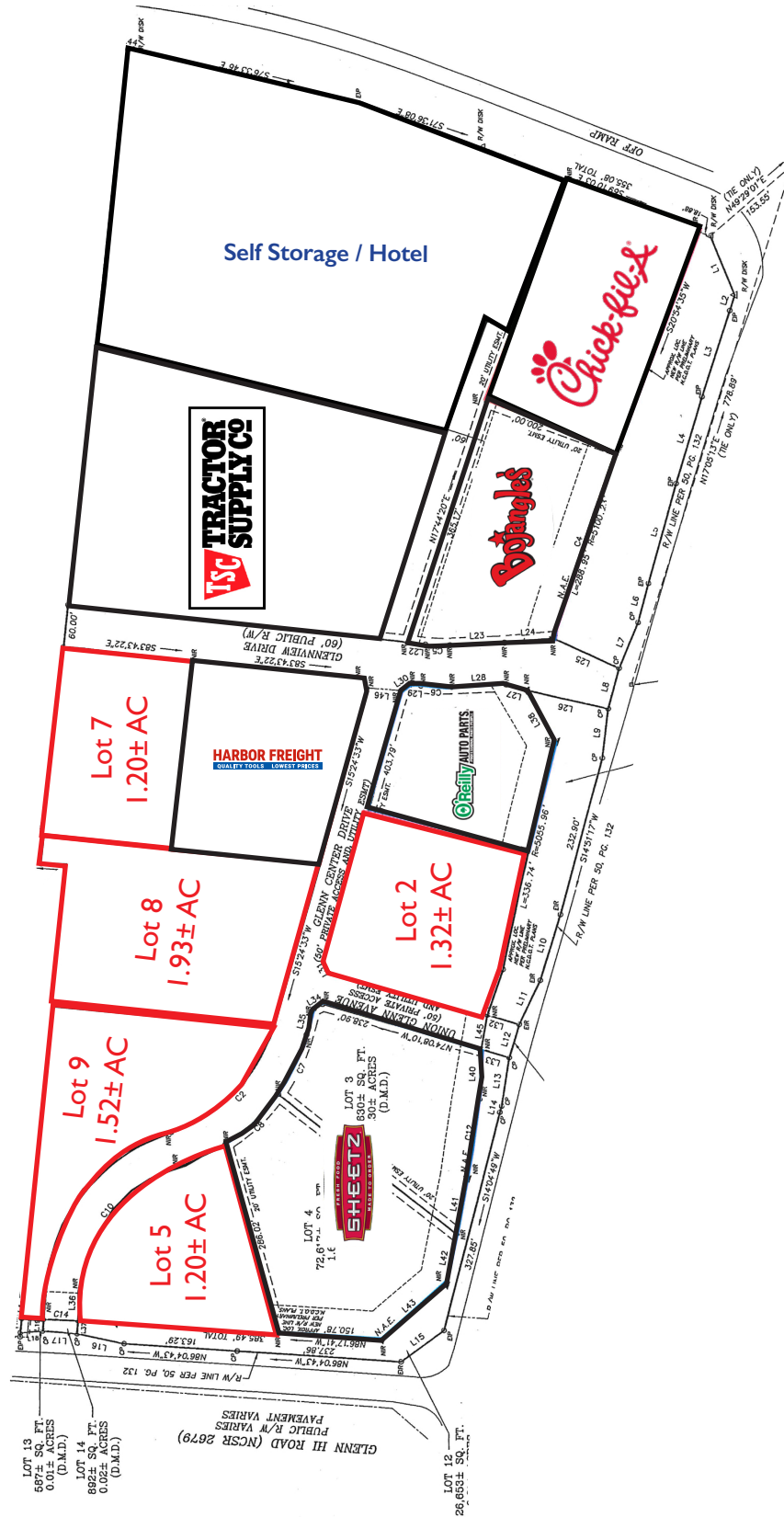
ABOUT



The Shoppes at Glenn Crossing is an exciting new development adjacent to Interstate 40 (61,000± AADT) and Glenn High School. This 30± acre development is 1.2± miles from Alliance Science and Technology Park with manufacturing giant Caterpillar (840,000± SF) and Herbalife (580,000± SF) distribution center. Nearby to Union Cross Business Park which contains Pepsi Bottling Plant (500,000± SF), Liberty Hardware (689,000± SF), and several other large plants. The Shoppes at Glenn Crossing surrounding area (3± mile) has seen a boom in residential housing. Currently, under construction are apartments and new households with a planned 5,000± residential units over the next five years. Union Cross Road just went through a six-lane widening to accommodate current and future traffic from the increased manufacturing, distribution, and residential boom.

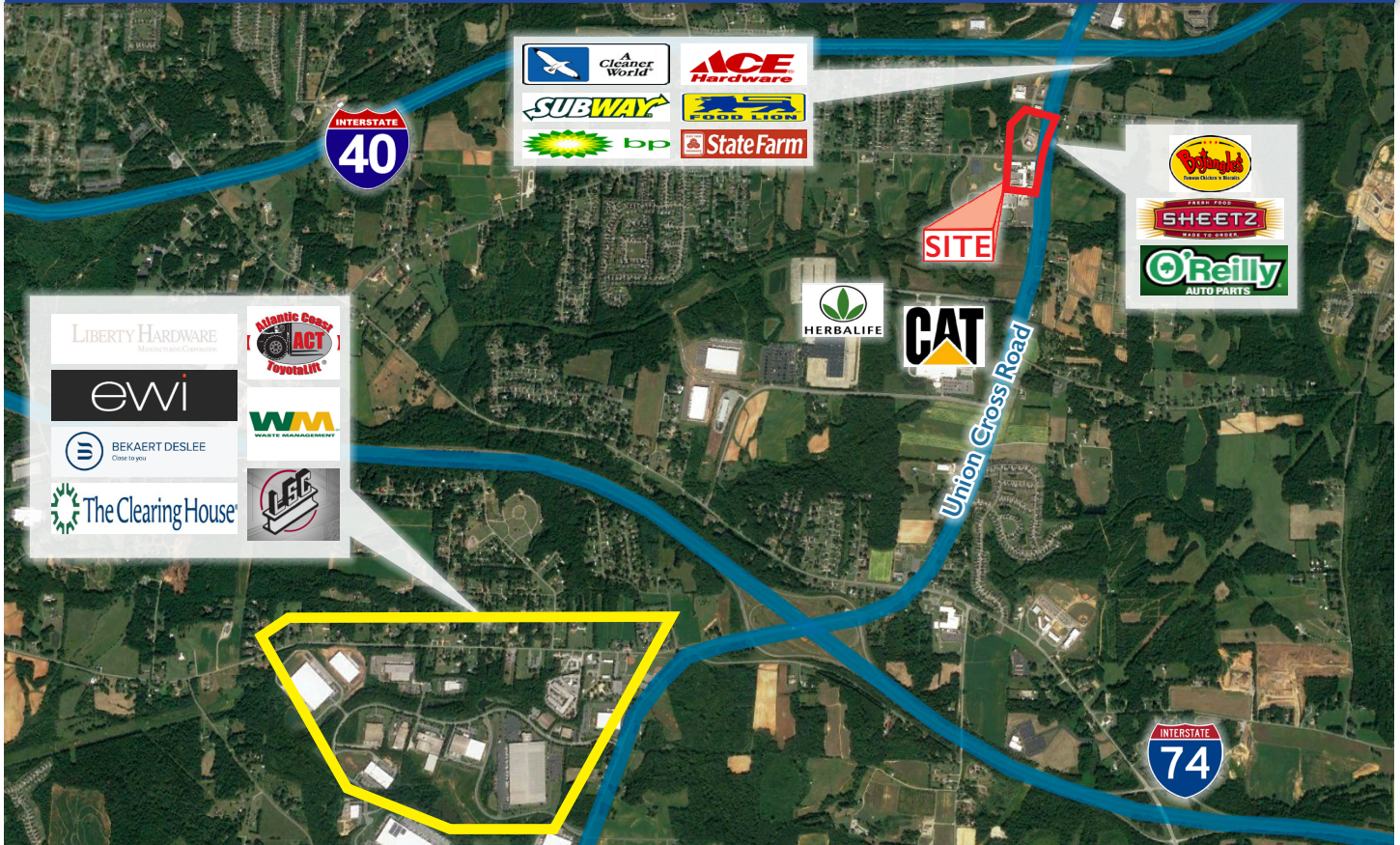


SITE PLAN



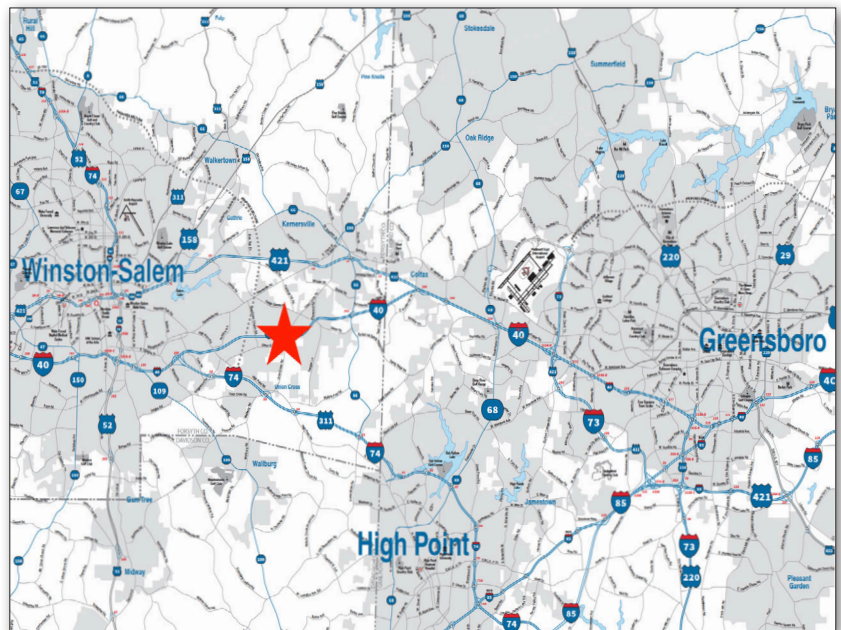
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AERIAL



Available

- Lot 2: 1.32± AC *Under Contract*
- Lot 5: 1.20± AC *Under Contract*
- Lot 7 : 1.20± AC
- Lot 8: 1.93± AC
- Lot 9: 1.52± AC



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