

3463 GENTRY LANE

FOR LEASE | CLEMMONS, NC 27012

Linville | Team Partners

COMMERCIAL REAL ESTATE



TURNKEY SECOND-GENERATION RESTAURANT

PROPERTY HIGHLIGHTS

PROPERTY TYPE Retail, Restaurant

AVAILABLE SF ± 2,800

LEASE RATE \$30.00 psf, NNN

DESCRIPTION

Excellent retail opportunity off Lewisville Clemmons Road in newly developed outparcel to highly trafficked Clemmons Town Center. ± 2,800 fully built out restaurant in like-new condition. Kitchen includes walk-in refrigerator/freezer and grease trap. Can seat approximately 75 for dine-in. Easy access to I-40.



CALI RICH

E Cali@LTPcommercial.com

M 857.204.8326

P 336.724.1715

AUBREY LINVILLE

E Aubrey@LTPcommercial.com

M 336.345.7300

P 336.724.1715

3463 GENTRY LANE

FOR LEASE | CLEMMONS, NC 27012

Linville | Team Partners

COMMERCIAL REAL ESTATE



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715

3463 GENTRY LANE

FOR LEASE | CLEMMONS, NC 27012

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY INFORMATION

PROPERTY TYPE	Retail	PROPERTY SUBTYPE	Restaurant
AVAILABLE SF ±	2,800	ZONING	GB-S
YEAR BUILT	2021	TAX PIN	5893-04-2704

PRICING & TERMS

LEASE RATE	\$30.00 psf	LEASE TYPE	NNN
------------	-------------	------------	-----

DESCRIPTION

Excellent retail opportunity off Lewisville Clemmons Road in newly developed outparcel to highly trafficked Clemmons Town Center. ± 2,800 fully built out restaurant in like-new condition. Kitchen includes walk-in refrigerator/freezer and grease trap. Can seat approximately 75 for dine-in. Easy access to I-40.

The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101
LTPCOMMERCIAL.COM • 336.724.1715