

6412 SESSIONS COURT

FOR LEASE | CLEMMONS, NC 27012

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail
AVAILABLE SF ±	6,245
LEASE RATE	\$26.00, NNN

DESCRIPTION

±6,245 SF stand-alone, 2nd generation restaurant space available in prime Clemmons location! Located off of Lewisville-Clemmons Road, directly adjacent to the I-40 off-ramp and Westwood Shopping Center. The space has a maximum occupancy of 343 and features ample surface parking.



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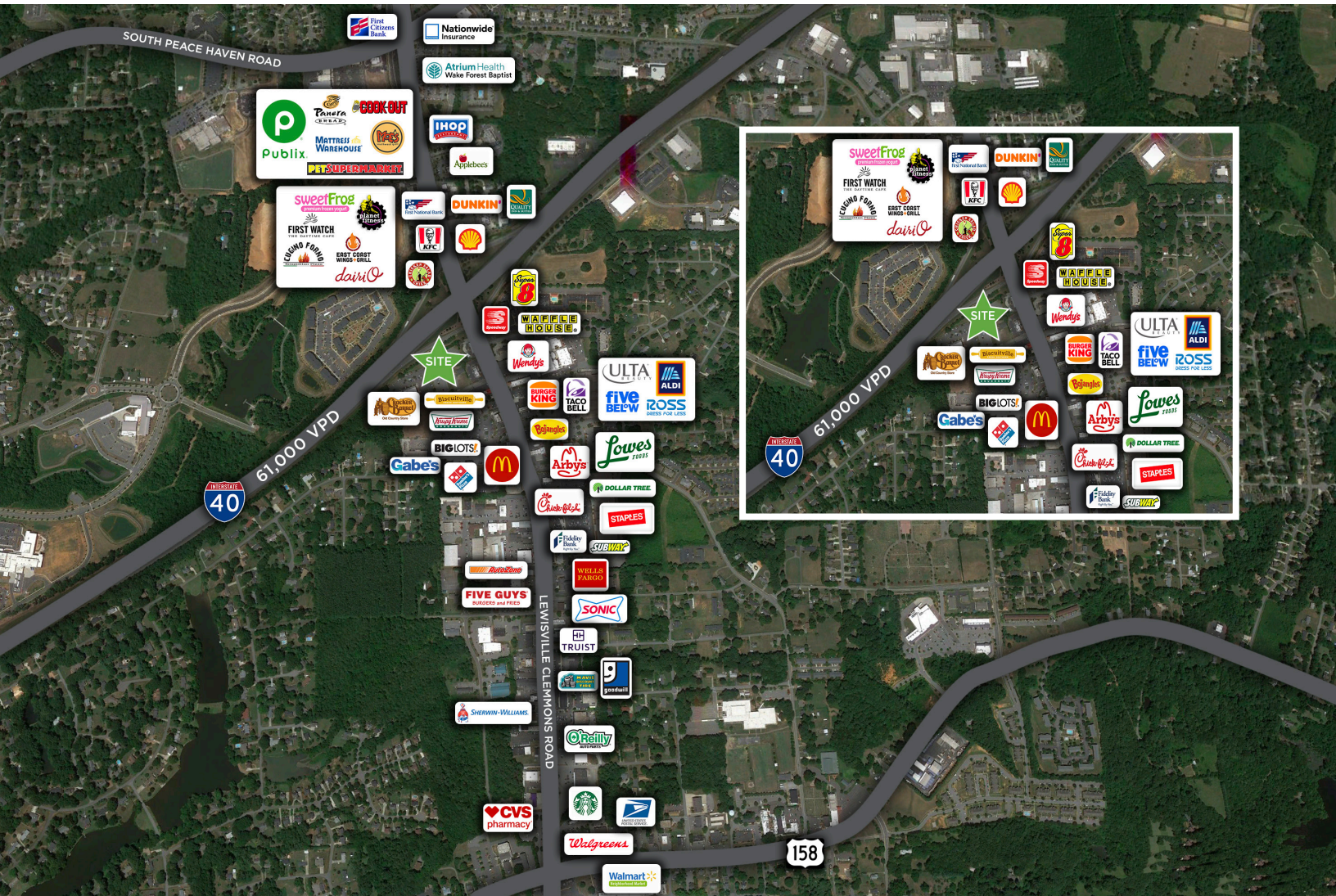
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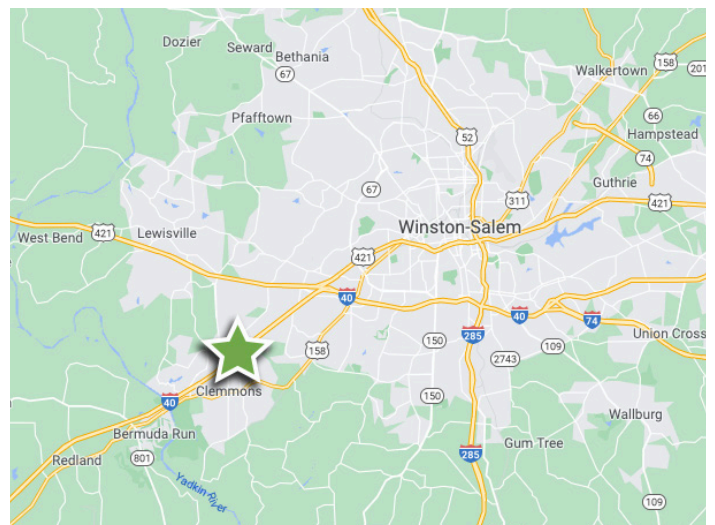
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KEY FEATURES

- ±6,245 SF 2nd generation restaurant space in prime Clemmons location
- Directly adjacent to the I-40 off-ramp and Westwood Shopping Center
- Maximum occupancy of 343
- Features ample surface parking



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PROPERTY INFORMATION

PROPERTY TYPE	Retail	RESTROOMS	2
AVAILABLE SF ±	6,245	BUILDING EXTERIOR	Stone
ACRES	2.07	ROOF TYPE	Flat
YEAR BUILT/RENOVATED	2005/2022	ZONING	HB
PARKING	Available	TAX PIN	5893-03-4810

PRICING & TERMS

LEASE RATE	\$26.00	LEASE TYPE	NNN
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