

Clemmons Town Center

Village of Clemmons Winston-Salem, N.C.



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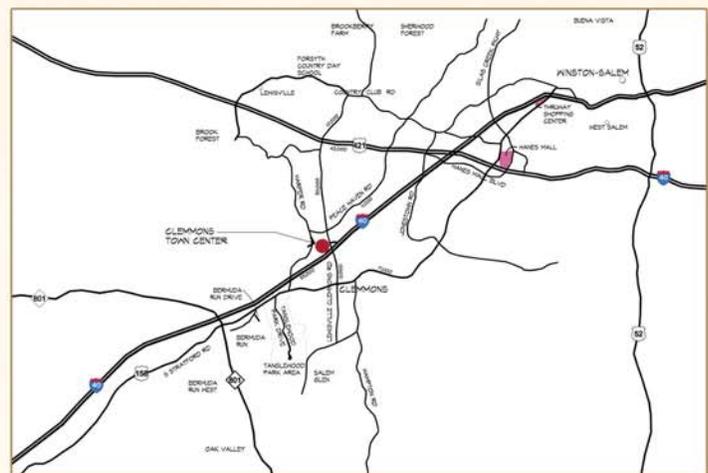
Clemmons, North Carolina is part of the greater Winston-Salem market, which is the primary city of North Carolina's Piedmont Triad Region. Winston-Salem, one of the 100 fastest growing markets in the nation, has maintained a blend of historic charm while experiencing rapid growth. The region's natural beauty and proximity to the Blue Ridge Mountains, coastal communities, and strategic position along the East Coast corridor creates a dynamic business environment with a high quality lifestyle. In addition, Winston-Salem features quality universities, major sporting events, the region's best wine country and championship golf, which led *Golf Digest Magazine* to name it one of "The Best Golf Cities in America".

LOCATION

Clemmons Town Center is located in the Village of Clemmons, minutes from the center city of Winston-Salem, directly west on Interstate I-40. Located at the intersection of I-40 and Lewisville-Clemmons Road, Clemmons Town Center is a highly visible 62 acre site with convenient local access to surrounding neighborhoods and unparalleled regional access. Being the first and only lifestyle center in the market, Clemmons Town Center will penetrate old and new residential neighborhoods by providing a unique and high quality shopping, dining and entertainment experience.

TRADE AREA

Clemmons Town Center is strategically positioned in the heart of the growth corridor along I-40, west of Winston-Salem. Uniquely situated in the middle of the new growth areas and the older mature neighborhoods, the primary trade area includes over 200,000 people with average household incomes in excess of \$76,000. The trade area consists of a blend of established wealthy neighborhoods, numerous fast growing, better quality master-planned developments, exclusive golf course communities and a strong concentration of multi-family and high quality infill residential developments.



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RESIDENTIAL

The residential area consists of well-established homes in Buena Vista and Sherwood Forest in excess of \$2 million, golf course communities of Bermuda Run and Oak Valley from \$500,000 to over \$1 million, Lewisville area from \$300,000 to over \$2 million, infill developments in the Village of Clemmons with prices from \$250,000 to \$800,000 and well designed multi-family homes adding to the density.



AMENITIES

The Arts - Known as the “City of the Arts”, Winston-Salem has the region’s finest Opera Theater, Symphony Orchestra, Children’s Theater, Craft Guilds, Old Salem Village, Moravian Music Foundation and the North Carolina School of the Arts.

Golf Courses and Parks - Greatest concentration of championship golf courses in the state with premier private and public courses by top designers, as well as Tanglewood Park, Pilot Mountain State Park and Mallard Lake featuring bike trails, hiking, water sports, picnic areas, and family activities.

Education and Medical Facilities - Wake Forest University, Winston-Salem State University, Salem College, North Carolina School for the Arts, Wake Forest University Medical Center and Novant Health.

CITY OF WINSTON - SALEM

Winston-Salem is a city of progress – from its origins as a Moravian settlement 250 years ago to a community center for business and technology in the Southeast today. The economic base of Winston-Salem, Forsyth County, has broadened significantly from a well-established industrial and manufacturing base to more service-orientated industries. A strong sense of community, excellent quality of life, and mild weather continues to attract businesses and people from all parts of the country.

Retail Business & Services - Retail shopping has historically been serviced by Hanes Mall, Thruway Shopping Center and surrounding big box retail, which are now in the state of decline and physically obsolete. Clemmons Town Center, situated on I-40, will provide the market with the first open-air lifestyle shopping center to accommodate the demand for quality shopping, fine dining and a premium movie theater.



Corporate and Employment - Winston Salem has long had a well-established industrial base, contributing significantly to North Carolina’s role as a leader in new manufacturing locations. However, in the last decade the area has seen rapid expansion in the service sector, with financial institutions, health care and technology leading the way. Major employers include Wake Forest University, Novant Health, Sara Lee Corporation, National Textiles, Reynolds America, Wachovia, BB&T, US Airways, GMAC Insurance, Dell Computers and Lowe’s Foods.

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INTRODUCING

Clemmons Town Center

CLEMMONS, NORTH CAROLINA IN THE GREATER WINSTON-SALEM MARKET

- This regional development is the Winston-Salem area's first open-air lifestyle center. With more than 540,000 square feet of premier shopping, dining and entertainment uses, Clemmons Town Center is strategically positioned to be one of the most impressive shopping and personal leisure destinations in the region.
- Merchandised to showcase key lifestyle retailers, the center will focus on apparel, lifestyle, home furnishing and restaurant and café uses. The merchandising plan also includes a gourmet market, state-of-the-art theater, and a 60,000 square foot Class-A office component.
- Conveniently positioned along I-40 between the Lewisville-Clemmons Road and the brand new Harper Road/Bermuda Run interchanges, Clemmons Town Center offers unparalleled access.

***For additional information on this Clemmons Town Center opportunity,
contact Hill Partners, Inc. at (704) 551-2202.***



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