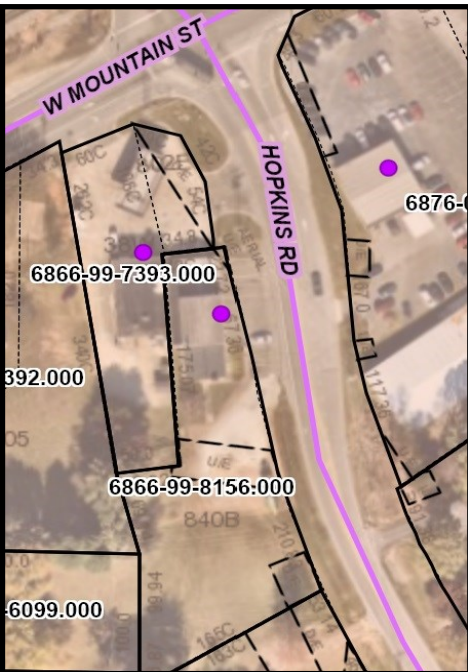


FOR LEASE

**656 Hopkins Road
Kernersville, NC**



- Talley's Crossing
- Previously used as a fire station
- Commercial/Professional Office area
- Garage with 4 bays
- Kitchen
- 4536 +/- SF
- NCDOT has plans for widening and roadway improvements with construction scheduled to take place in 2025
- Conveniently located off West Mountain Street to the intersection of Hopkins Road
- \$10.00 PSF triple net



For more information:

336-993-5050

www.alliedcommercialrealty.com

656 Hopkins Road

According to the City Planning, the Land Use Plan calls for the area to be developed with mixed use development—allows for a variety of office, commercial, and residential uses. The existing building and parking are a grandfathered use, any change of would require the gravel parking to be paved. It should be noted that rezoning of the site is not guaranteed. Potential Tenants should verify their intended use with the Planning Department. The NCDOT has plans for widening and roadway improvements with construction scheduled to take place in 2025. The NCDOT map provided by the seller indicated that there will be no permanent taking of land but permanent easements on portions of the subject property. There will be a right-of-way, temp construction easement, permanent drainage easement, permanent utility easement on small portions of the site as part of this project. New Tenants will most likely need to connect to public sewer, once DOT finishes the septic may or may not be functional.