

Infill Opportunity—Former Blockbuster Site—For Lease
+/- 6,500 SF Building Available on +/- 1.0 Acre Site
1910 North Peace Haven Road, Winston Salem, NC



Trade Area: Infill site surrounded by established residential, retail, and office development. Rare opportunity central to Winston Salem’s highest income neighborhoods. Fully developed trade area w/strong barriers to entry.

Property Description: +/- 6,500 SF Building (+/- 65 feet deep by 100 feet wide) located one lot off the hard corner, stoplight intersection of Peace Haven Road and Robinhood Road. 49 parks. Zoned HB-S (Hwy Business w/Conditions).

Area Retail: Harris Teeter, Fresh Market, Lowes Foods, TJ Maxx, Chick-fil-A, CVS/ pharmacy, Walgreens, YMCA, Starbucks, McDonalds, BB&T Bank, First Citizens Bank, Bank of North Carolina, Medical, others.

Demographic Profile: (2010 ESRI)	Population:	<u>1 Mile</u> 6,945	<u>3 Mile</u> 56,469	<u>5 Mile</u> 145,600
	Avg HH Income:	\$115,409	\$90,522	\$70,486
	Employment:	3,311	25,684	65,184

Traffic Counts:	Peace Haven Road:	16,000 VPD (2009 NCDOT)
	Robinhood Road:	23,000 VPD (2009 NCDOT)

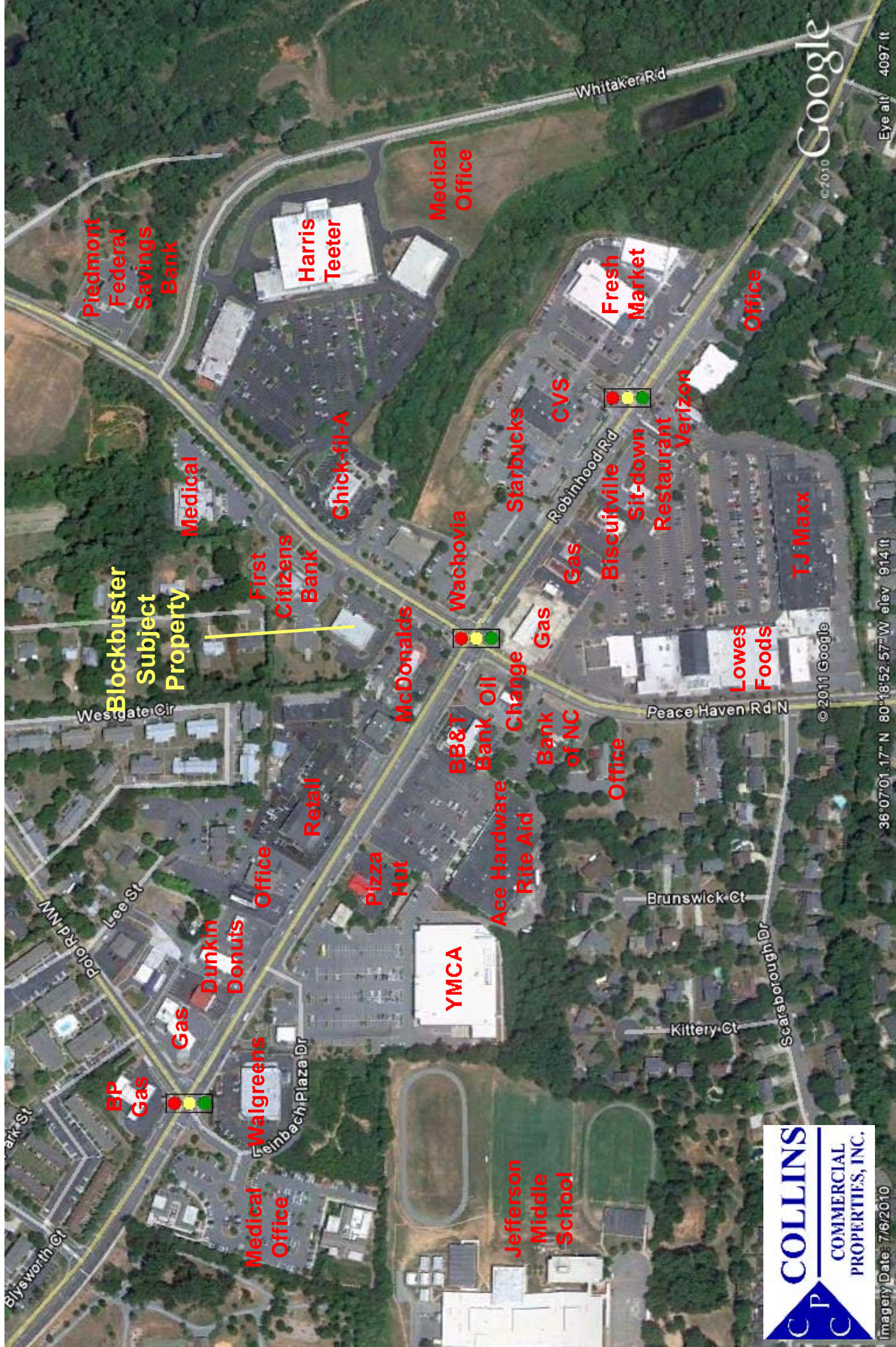
Lease Rate: \$16.00 PSF Net

Availability: On or before 6/30/12

<p>RAYMOND D. COLLINS, JR., CCIM OFC: (336) 768-0555 FAX: (336) 768-2055 EM: ray@collinscommprop.com WEBSITE: www.collinscommprop.com</p>		<p>COLLINS COMMERCIAL PROPERTIES, INC. 2990 Bethesda Place, Suite 601C Winston-Salem, NC 27103</p>
--	--	---

No Warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein or hereafter provided, and same is provided subject to errors, omissions, change of price, rental or other conditions and withdrawal without notice. This information is given with the understanding that all negotiations relating to the leasing or sale of the property described herein shall be conducted through Collins Commercial Properties, Inc., Winston-Salem, North Carolina.

SUBJECT PROPERTY - 1910 N. PEACE HAVEN ROAD, WINSTON SALEM, NC



Imagery Date: 7/6/2010

36°07'01.17" N 80°18'52.57" W elev 914 ft

© 2010 Google

Eye alt 4097 ft

