

**For Sale or Ground Lease—Outparcels to Lowes Home Improvements,
Adjacent to Wal-Mart Supercenter**

**NC Hwy 150/Peters Creek Pkwy at Stafford Village Blvd
(W. Clemmons Rd Extension), Winston Salem, North Carolina**



- Trade Area:** Southern Winston Salem and Northern Davidson County
- Outparcel Availability:** **1.18 to 3.76 Acre** Sites Available Pad Ready with Utilities, Rough Graded, with shared Storm Water Retention. Signalized Intersection with Multiple Access Points shared with existing Lowes Home Improvement Center
- Co-Tenancy:** Lowes Home Improvement Center, Hardees, Chick-fil-A, and State Employees' Credit Union
- Trade Area Retail:** Wal-Mart Supercenter, Murphy Oil, Food Lion, CVS/pharmacy, Lowes Foods, Walgreens, Burger King, Bojangles, McDonalds, Sheetz, Rite Aid, others
- Demographic Profile:**
- | (2010 ESRI) | | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|-----------------------|--|---------------|---------------|---------------|
| Population: | | 4,997 | 36,781 | 102,092 |
| Avg HH Income: | | \$71,158 | \$61,709 | \$58,611 |
| Employment: | | 2,451 | 17,542 | 45,963 |
- Traffic Counts:** (2009 NCDOT)
- | | |
|--------------------------------------|------------|
| Peters Creek Pkwy/NC Hwy 150: | 26,000 VPD |
| Stafford Village Boulevard: | 8,400 VPD |

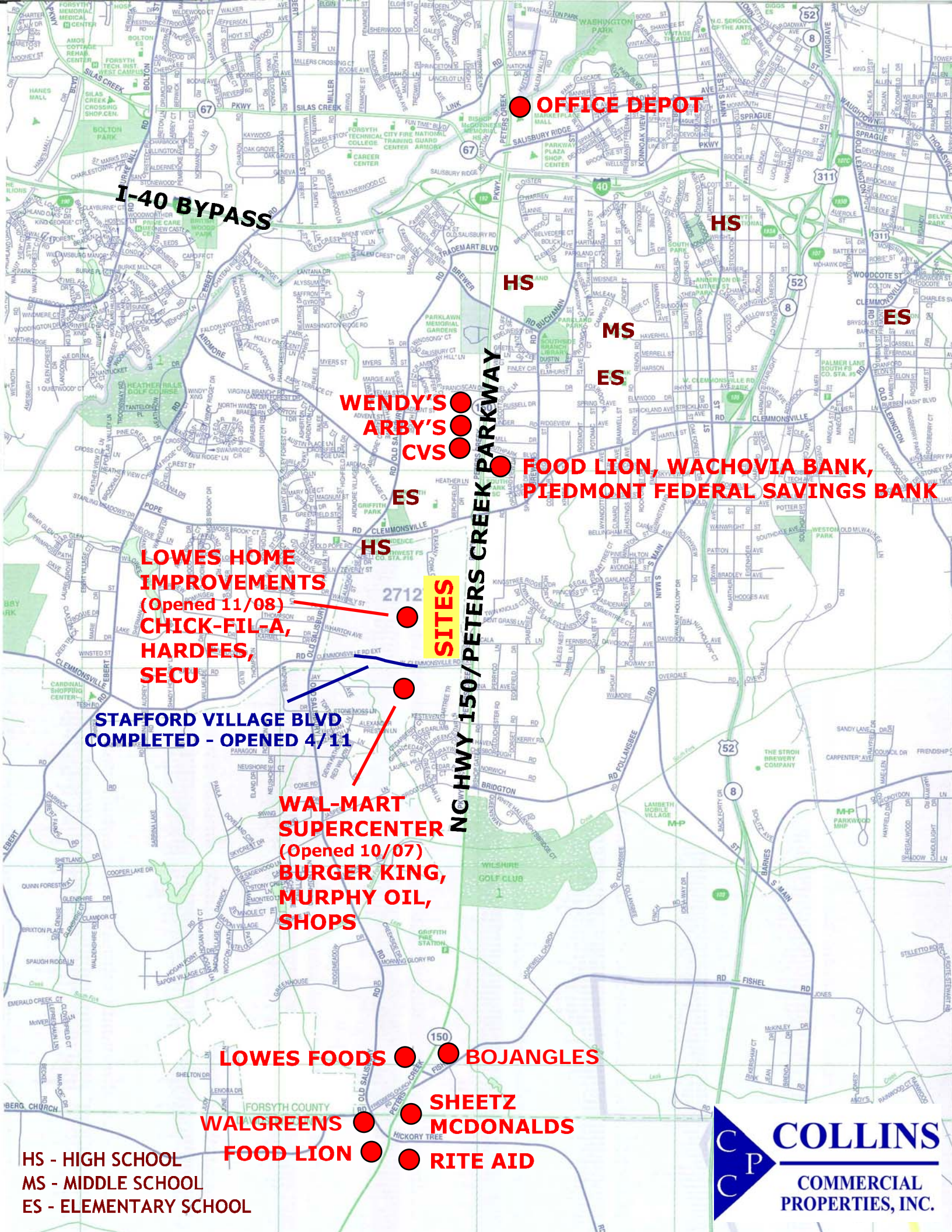
Outparcels Priced on a Case-by-Case Basis—Call for Pricing

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OFFICE DEPOT

I-40 BYPASS

HS

HS

MS

ES

WENDY'S
ARBY'S
CVS

**FOOD LION, WACHOVIA BANK,
PIEDMONT FEDERAL SAVINGS BANK**

SITES

LOWES HOME IMPROVEMENTS
(Opened 11/08)
CHICK-FIL-A,
HARDEES,
SECU

**STAFFORD VILLAGE BLVD
COMPLETED - OPENED 4/11**

**WAL-MART
SUPERCENTER**
(Opened 10/07)
**BURGER KING,
MURPHY OIL,
SHOPS**

LOWES FOODS ● **BOJANGLES**

WALGREENS ● **SHEETZ**
MCDONALDS

FOOD LION ● **RITE AID**

HS - HIGH SCHOOL
MS - MIDDLE SCHOOL
ES - ELEMENTARY SCHOOL



NC HWY 150/PETERS CREEK PARKWAY - WINSTON SALEM, NC OUTPARCELS FOR SALE OR GROUND LEASE

