

**Land For Sale +/-2.64 Acre Re-Development Site  
-or- Re-Upfit of Existing 7,000 SF Building  
4881 Country Club Road  
Winston Salem, North Carolina**



**Property Profile:** +/- 2.64 Acre Land Area—liberally zoned Highway Business for many adaptive reuses with no conditions. Infill site to high income, highly populated trade area insulated from competition. Ideal uses include financial institution, medical, retail, other.

**Site Amenities:**

- > Full movement curb cut to Country Club Road
- > Graded, improved site ready for Re-Development
- > Existing Pylon Sign
- > Located on 4-lane arterial, Country Club Road, w/center turn lane.

<b>Demographic Profile:</b> (2010)		<u><b>1 Mile</b></u>	<u><b>3 Mile</b></u>	<u><b>5 Mile</b></u>
	<b>Population:</b>	9,362	44,421	116,713
	<b>Avg HH Income:</b>	\$72,123	\$85,616	\$82,630
	<b>Employment:</b>	4,996	21,641	56,043

<b>Traffic Counts:</b> (2010 NCDOT)	<b>Country Club Road:</b>	17,000 VPD
	<b>Jonestown Road:</b>	20,000 VPD
	<b>Peacehaven Road:</b>	15,000 VPD

**Pricing for +/- 2.64 Acres in the Entirety: \$950,000**

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FOOD LION

SITE

RETAIL

HARRIS TEETER

WALGREENS

CVS

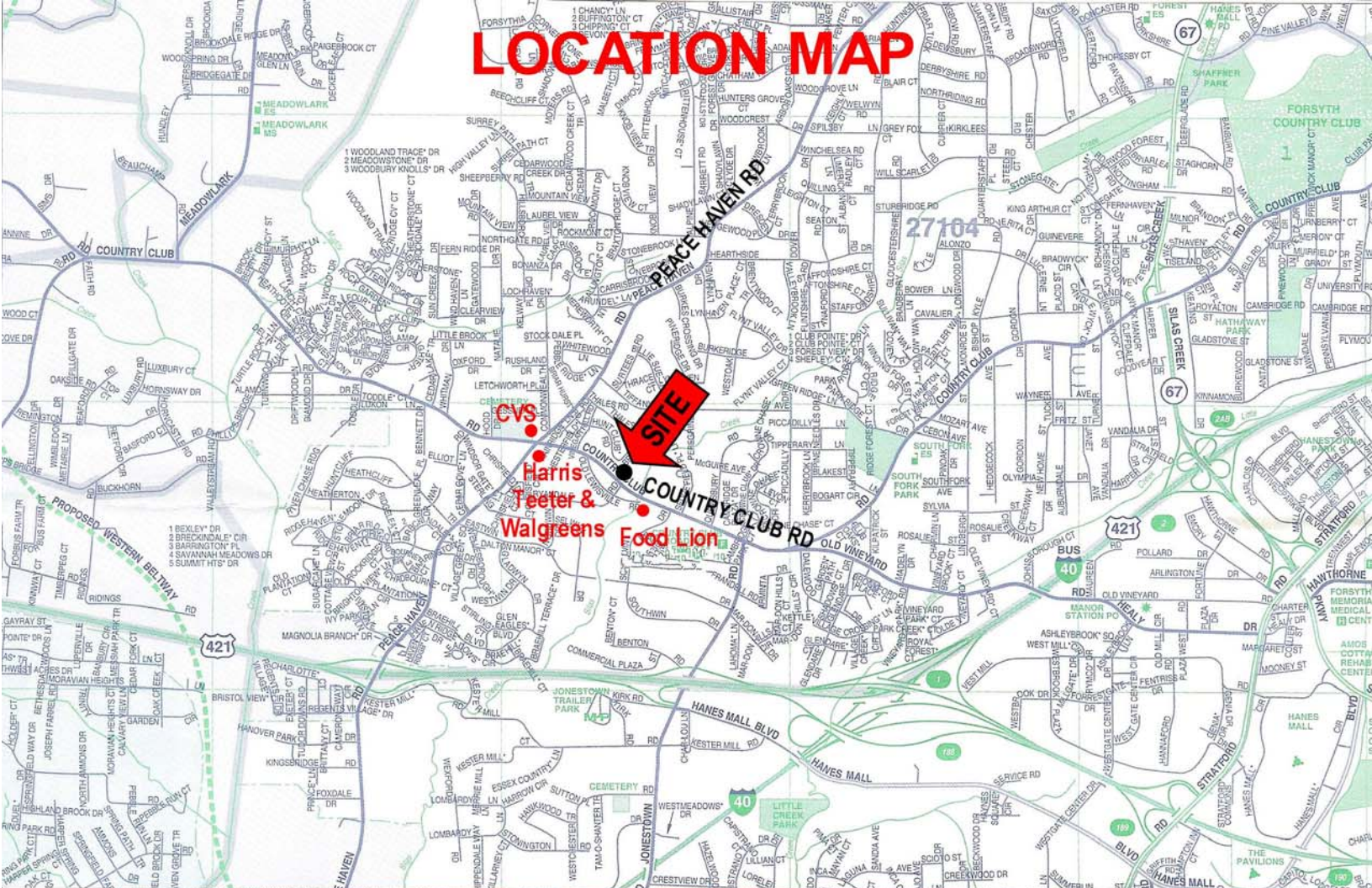
APARTMENTS

APARTMENTS

COUNTRY CLUB ROAD

PEACEHAVEN ROAD

# LOCATION MAP



# TAX PARCEL

