

+/- 1.30 Acres—HB Zoning—For Sale or Ground Lease
South Stratford Road West of Hanes Mall Boulevard
Winston Salem, North Carolina



Site Details: Strategically located between Hanes Mall Boulevard—Forsyth County’s Predominant Retail Corridor—and Hillcrest Village. “Going Home” side of Stratford Road to Clemmons area.

Zoning: Liberal Highway Business (HB) Zoning with No Conditions

Site Size: 225’ of Frontage on Stratford Road by +/-250’ Deep

Topography: Rough Graded, Ready to Build Site

Area Retail: Sheetz, Food Lion, Lowes Home Improvement, Cities Grill, Village Tavern, CVS/pharmacy, La Quinta Hotel, Best Buy, Home Depot, others

Demographic Profile: (SUSA 2015)		<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
	Population:	6,240	50,173	129,538
	Average Household Income:	\$61,785	\$60,326	\$75,337
	Labor Force:	5,113	40,730	103,797

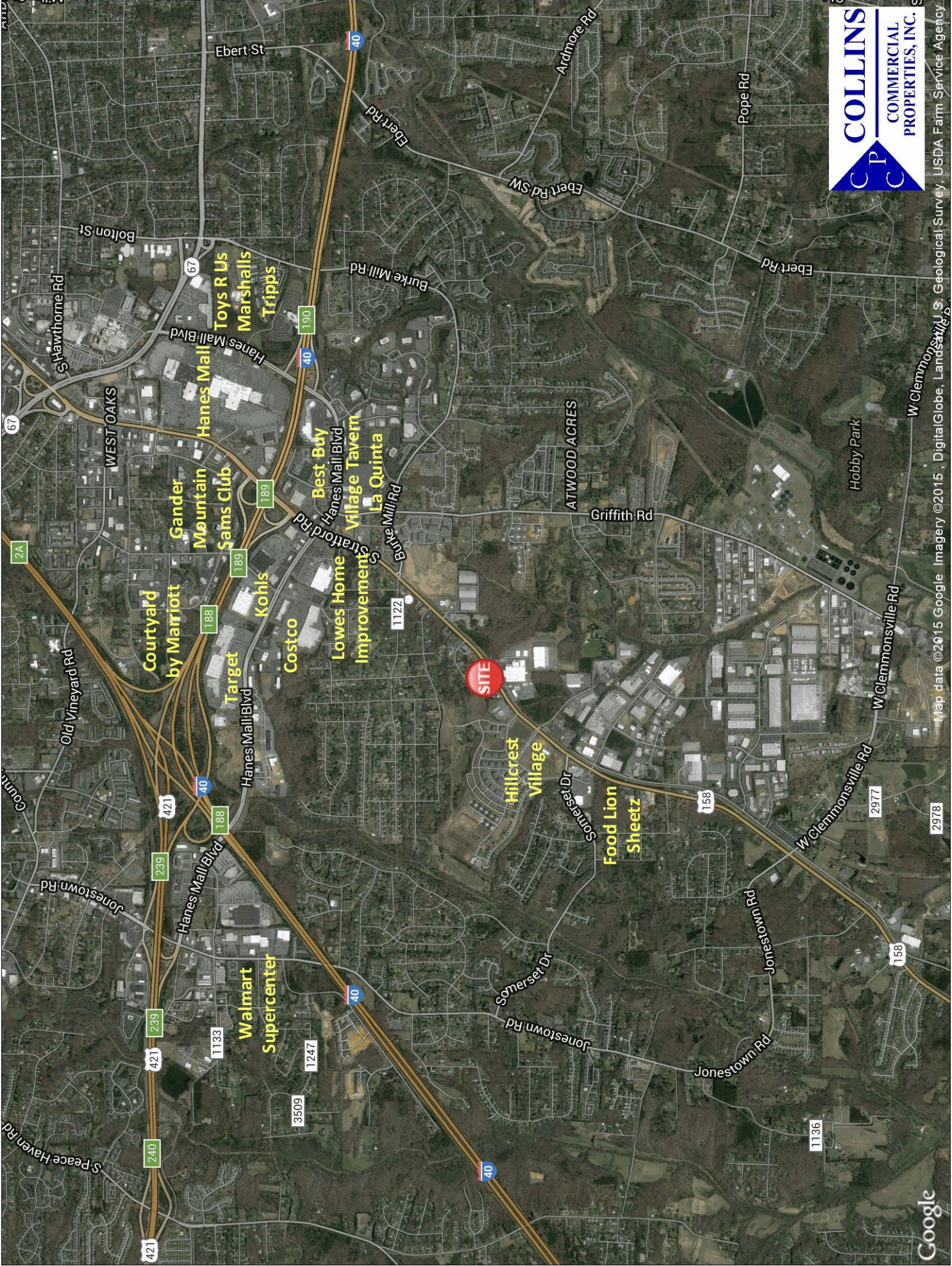
Traffic Counts: (NCDOT 2013)	S. Stratford Road:	24,000 VPD
	Somerset Drive:	4,800 VPD

Sale Price: \$846,500 or Ground Lease: \$75,000 Net Per Annum

<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>
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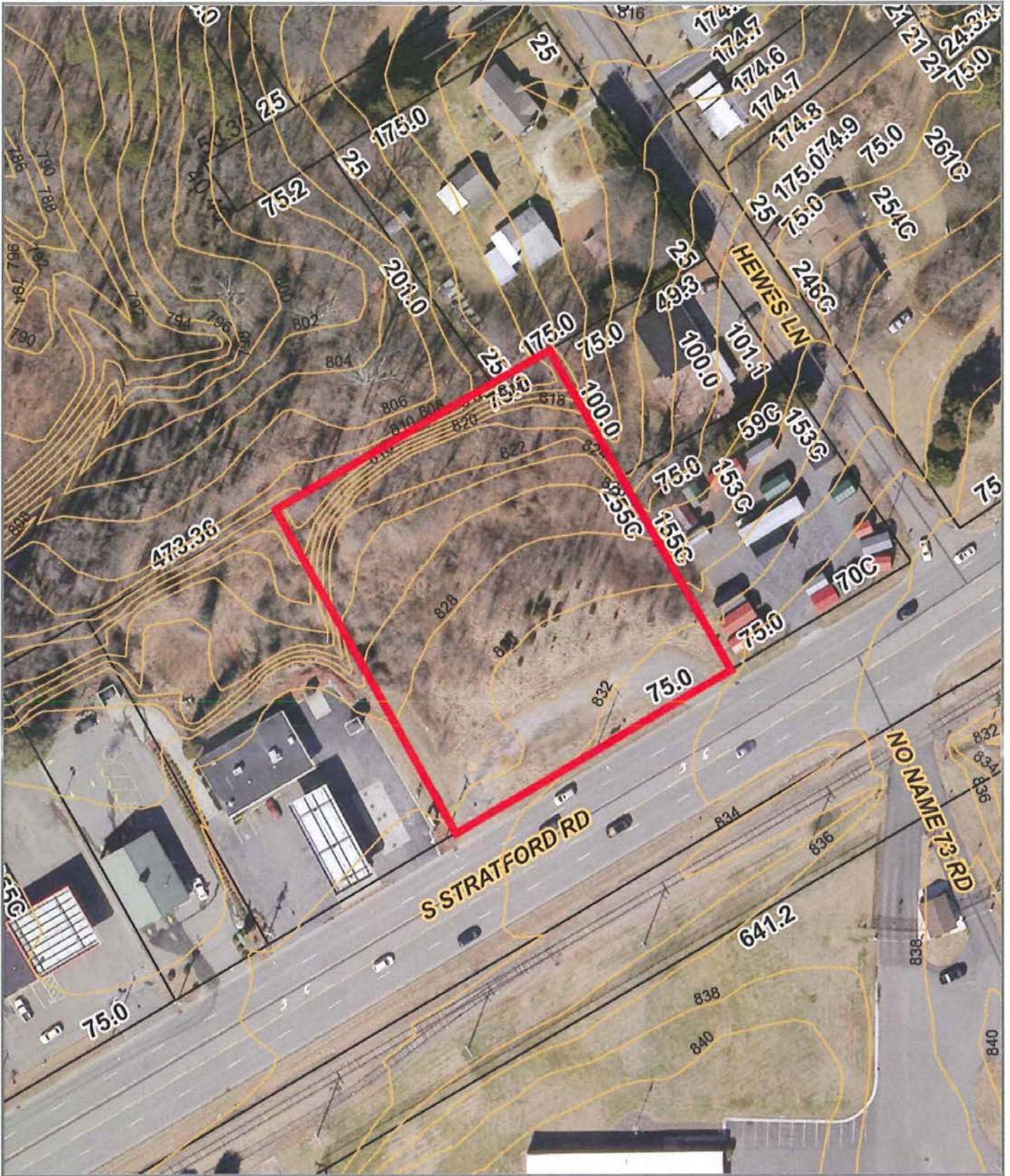




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Google

2414 S. Stratford Road, Winston Salem, NC 27103



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Map Scale
1 inch = 100 feet
12/23/2015