

+/- 4.8 Acre Infill Re-Development Site
4650 Kester Mill Road @ Jonestown Rd., Winston Salem, NC
Close Proximity to Hanes Mall Blvd. "Retail Row"



Submarket/Trade Area: The Site is within one block of Hanes Mall Blvd & US 421, and Walmart Super Center; Two miles from Hanes Mall (1,800,000 SF).

Area Generators (Within 2 miles of Site): Walmart Super Center; Carmike Theaters; Mercedes Benz, Flow Lexus, Car Max, AMF Theaters, Lowe's, Target, Wake Forest University Baptist Health, Bed Bath and Beyond, Hobby Lobby, Cookout, Zaxby's, Arby's, Wendy's, Starbucks, others.

| | | | | |
|---|-----------------------|----------------------|----------------------|----------------------|
| Demographic Profile: (2016 Sites USA) | | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
| | Population: | 7,373 | 50,605 | 122,579 |
| | Avg HH Income: | \$51,133 | \$76,313 | \$83,670 |
| | Labor Force: | 5,937 | 40,924 | 98,458 |

| | | |
|------------------------|-------------------------|-------------------------|
| Traffic Counts: | Jonestown Rd. | 16,000 ADT (2013 NCDOT) |
| | Kester Mill Rd. | 7,800 ADT (Estimate) |
| | Hanes Mall Blvd: | 14,000 ADT (2013 NCDOT) |

Pricing: \$3,600,000 - No Subdivision of 4.8 acre Site

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| <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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Conn's

CarMax

Retail

14,000 ADT

Hanes Mall Blvd

Starbucks

Arby's

Mercedes

Wendy's

16,000 ADT

Retail

Kirk Rd

7,800 ADT

Kester Mill Rd

4650 Kester Mill Rd

1122

1133

Will Oliver Rd

Walmart
Supercenter

Carmike Theatre

40

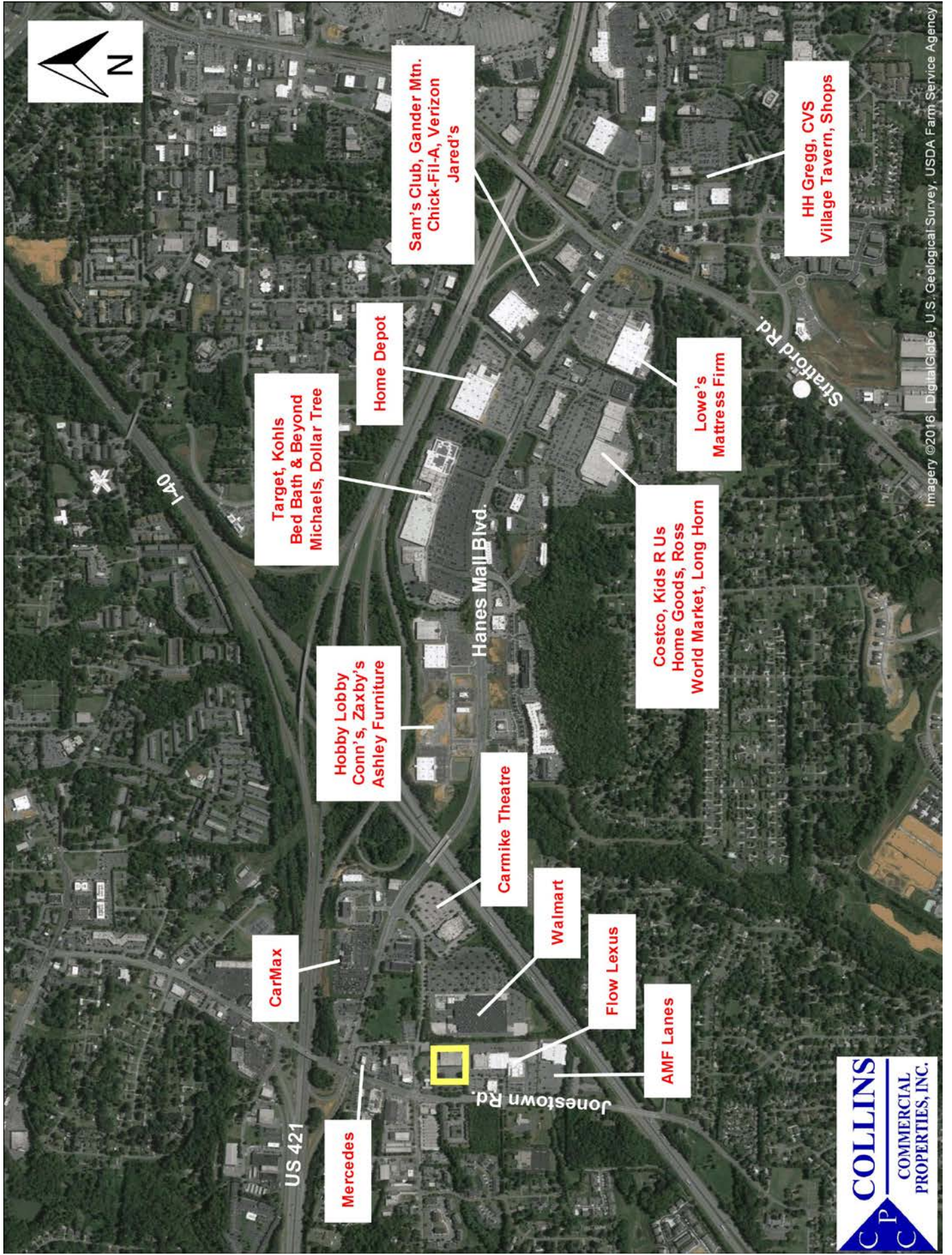
Flow
Lexus

WFU - BH

AMF
Lanes



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CarMax

Mercedes

**Hobby Lobby
Conn's, Zaxby's
Ashley Furniture**

**Target, Kohls
Bed Bath & Beyond
Michaels, Dollar Tree**

Home Depot

**Sam's Club, Gander Mtn.
Chick-Fil-A, Verizon
Jared's**

Hanes Mall Blvd.

Carmike Theatre

Walmart

Flow Lexus

AMF Lanes

**Costco, Kids R Us
Home Goods, Ross
World Market, Long Horn**

**Lowe's
Mattress Firm**

**HH Gregg, CVS
Village Tavern, Shops**

Stratford Rd.

US 421

Jonestown Rd.

