

Rare, Infill Development Site: Winston Salem, NC
+/- 0.88 Acre Office/Medical Site Available
1070 Whitaker Rd—Peace Haven Rd North of Robinhood Rd



Site Amenities:

- Infill Site in High Income, Robinhood Road Trade Area
- Zoned LO-S: Limited Office with Conditions
- Rough Graded Site, Utilities Available
- Frontage on Old Whitaker Road with proposed Signage at Peace Haven Road intersection
- Peripheral to Robinhood Road/Peace Haven Road Submarket

Targeted Uses:

- Medical, General Office
- Insurance, Financial

Area Generators:

Harris Teeter, Lowes Foods, Fresh Market, Walgreens, CVS/pharmacy, TJ Maxx, Piedmont Federal Savings Bank (“PFSB”), Allegacy Federal Credit Union (“AFCU”), Mount Tabor High School, Novant & WFU/Baptist Medical Offices

Demographic Profile:
(SUSA 2012)

Population:
Avg HH Income:
Employment:

<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
5,169	56,240	144,827
\$126,639	\$95,377	\$68,144
4,278	46,371	116,029

Traffic Counts:

Peace Haven Road: 16,000 VPD (NCDOT 2011)
Robinhood Road: 22,000 VPD (NCDOT 2011)

Pricing: \$325,000 or +/- \$8.48 PSF

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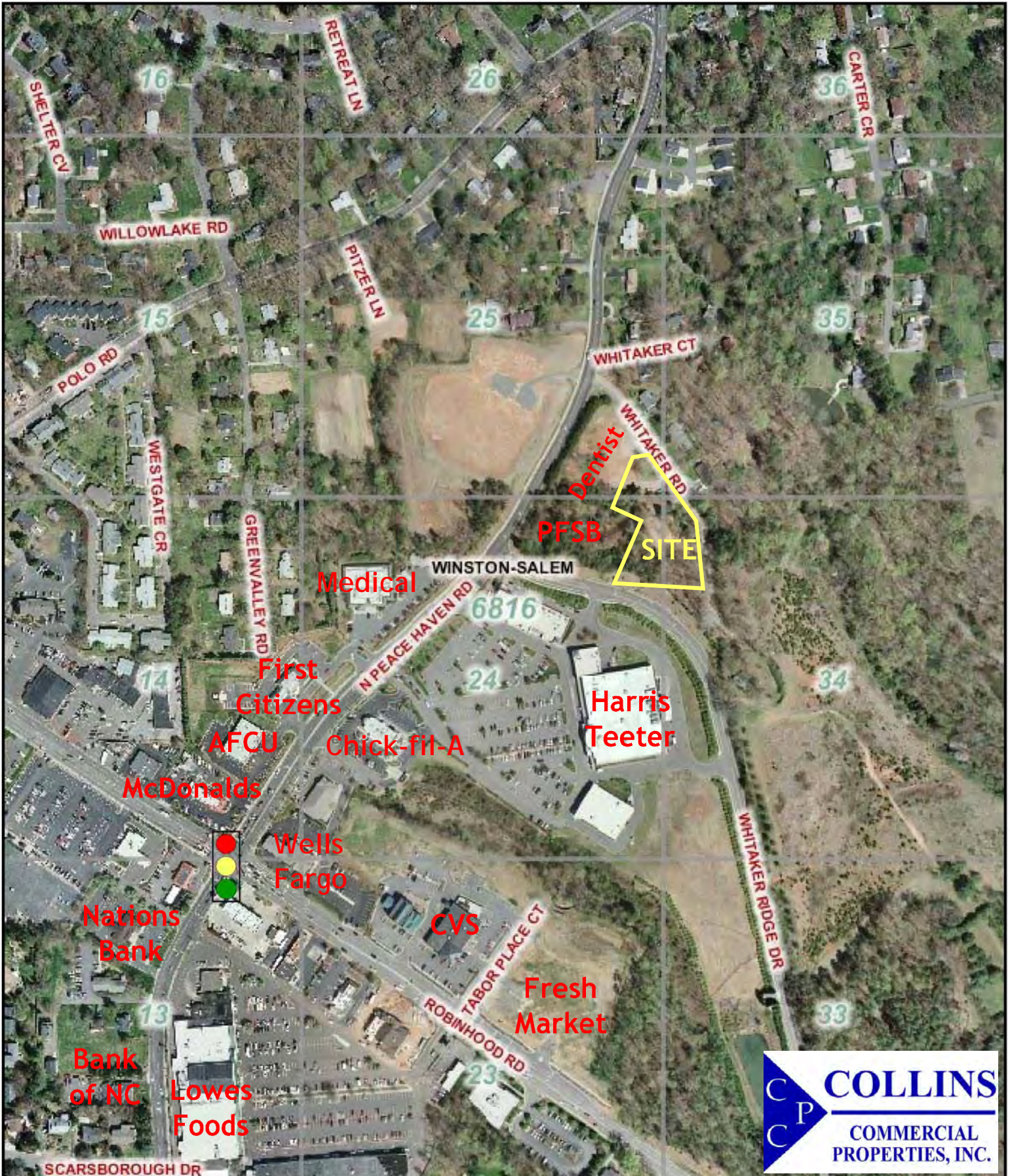


**COLLINS
 COMMERCIAL
 PROPERTIES, INC.**
 2990 Bethesda Place, Suite 601C
 Winston-Salem, NC 27103

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.



Forsyth County, NC



Disclaimer: Forsyth County cannot guarantee the accuracy of this information, and the County hereby disclaims all warranties, including warranties as to the accuracy of this information.

Map Scale
1 inch = 400 feet

**Potential Offsite
Sign Placement**



**VICINITY MAP
(NOT TO SCALE)**

FILED FOR REGISTRATION AT _____ O'CLOCK, _____ M
IN PLAT BOOK _____, PAGE _____ AND RECORDED
BY _____ C. NORMAN HOLLEMAN, REGISTER OF DEEDS
FILING FEE PAID _____

BY _____ DEPUTY-ASSISTANT
FORSYTH COUNTY, NORTH CAROLINA

CERTIFICATION

I, MICHAEL L. GUNNELL, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND SHOWN HEREON. THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AS LISTED. THAT THE RATIO OF PRECISION AS CALCULATED IS WITHIN THE TOLERANCE PERMITTED BY THE ACTS AMENDED WITH C.S. 47-1-30 AS AMENDED. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH MY ORIGINAL LICENSE NUMBER _____ AND SEAL THIS 9TH DAY OF MARCH, A.D., 2012.

MICHAEL L. GUNNELL, PLS
LICENSE NUMBER _____



- NOTES:**
- RAW ERROR OF CLOSURE 1:20,000+; MISCLASURE WAS DISTRIBUTED BY COMPASS RULE.
 - AREA DETERMINED BY COORDINATE COMPUTATIONS.
 - ADJACENT PROPERTY INFORMATION TAKEN FROM DEED OR PLAT.
 - DISTANCES SHOWN ARE HORIZONTAL, GROUND DISTANCES UNLESS NOTED OTHERWISE.
 - THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS, CONDITIONS, EASEMENTS, ENCUMBRANCES, AND RIGHTS WHICH HAVE NOT BEEN DISCLOSED TO SURVEYOR, AS OF THIS DATE.
 - THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, STREETS AND ASSESSMENTS IF ANY, WHICH ARE SHOWN ON THIS PLAT. THE OFFICE OF THE REGISTER OF DEEDS, CLERK OF COURT, TOWN OR COUNTY TAX OFFICE OR WHICH ARE SHOWN ON THIS PLAT. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY USE, AND WERE NOT VISIBLE AT THE TIME OF MY INSPECTION. THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS, CONDITIONS, EASEMENTS, ENCUMBRANCES, AND RIGHTS WHICH HAVE NOT BEEN DISCLOSED TO SURVEYOR, AS OF THIS DATE.
 - UNLESS SIGNED AND SEALED, THIS PLAT IS PRELIMINARY NOT FOR RECORDATION, SALES OR CONVEYANCES.
 - ALL NEW IRON PIPES ARE 3/4" DIA. UNLESS OTHERWISE NOTED.
 - THERE ARE 2 LOTS IN THIS SUBDIVISION OF LOT 2.
 - AS SHOWN ON PG 46, PG 168.
 - THE TOTAL AREA OF THIS PLAT IS 0.88 ACRES.
 - LOT NO.2A AREA = 0.80 ACRES
 - LOT NO.2B AREA = 0.08 ACRES
 - THE PROPERTY IS LOCATED IN THE JURISDICTION OF THE CITY OF WINSTON-SALEM.
 - SITE IS SUBJECT TO REZONING Z-2308 DATED DEC. 6, 2004.

CERTIFICATION FOR SUBDIVISION

I, MICHAEL L. GUNNELL, A PROFESSIONAL LAND SURVEYOR, NUMBER 3856, CERTIFY TO ONE OF THE FOLLOWING:

Ⓐ THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND IN ACCORDANCE WITH THE STATUTES OF THE MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

Ⓑ THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN AN UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;

Ⓒ THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL;

Ⓓ THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COUNTY-ORDERED SUBDIVISION, OR OTHER EXCEPTIONS TO THE COUNTY-ORDERED SUBDIVISION ACT.

Ⓔ THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO WHICH CATEGORY THIS SURVEY IS SUBJECT AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

**WHITAKER ROAD
(40' PUBLIC R/W)**

**LOT 2A
Dr. Wilkinson, DDS**

**LOT 2B
+/- 0.88 AC
1070 Whitaker Road**

**Piedmont Federal
Savings Bank**

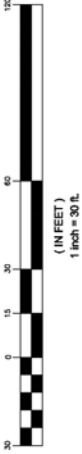
**Piedmont Federal
Savings Bank**

PROPERTY DATA:
DIM-WHITAKER SQUARE
LIMITED PARTNERSHIP
DB 2865 PG 500
ZONED: HB-S
NC PIN: 6816-24-9739.00

REFERENCES

- PLAT BOOK 48, PAGE 169
- PEACE HAVEN ROAD EXTENSION AS-BUILT I-1746
- ALL DEEDS AND MAPS SHOWN HEREON.

GRAPHIC SCALE



DATE: _____
**PLANNING DEPARTMENT/REVIEW OFFICER
FINAL SUBDIVISION PLAT APPROVAL**

THIS IS CERTIFY THAT THIS PLAT MEETS THE RECORDING REQUIREMENTS OF THE UNIFORM DEVELOPMENT ORDINANCE SUBDIVISION REGULATIONS FOR WINSTON-SALEM/FORSYTH COUNTY. CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

APPROVED _____ REVIEW OFFICER OF FORSYTH COUNTY.
DIRECTOR OF PLANNING/REVIEW OFFICER

THIS THE _____ DAY OF _____

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EDGE OF PAVEMENT
- REFERENCE LINE
- CONCRETE
- UNDERGROUND ELECTRIC
- LINE NOT TO SCALE
- IRON PIPE FOUND
- IRON REBAR FOUND
- NO POINT FOUND
- PK NAIL SET
- RIGHT-OF-WAY
- STAKE
- PLAY BOOK
- TEMPORARY EASEMENT
- PERMANENT EASEMENT
- POWER POLE
- LIGHT POLE

**PEACE HAVEN ROAD
(60' PUBLIC R/W)**

