

Inline Retail Space and Outparcels Available

Join Lidl Grocery and Sheetz

Silas Creek Pwy @ Fairlawn Drive, Winston Salem NC



Triad Area: Infill development opportunity in the heart of Winston Salem, convenient to Wake Forest University, Reynolda Rd., and University Pwy corridors.

Availability:

- **Outparcels:** +/- 0.70 Ac, 1.30 Ac, 1.50 Ac and 2.3 Ac outparcels available.
- **Inline Space:** +/- 9,000 SF Street Front Retail Space
- **Phase II - 2018:** To 12,000 SF Inline Space

Site Attributes: Signalized intersection; High Visibility; Multiple access points; Exceptionally strong demographics. Close proximity to many of Winston Salem’s most desirable neighborhoods.

Demographic Profile: (SUSA 2015)	<u>2 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	30,958	56,283	139,911
Avg HH Income:	\$61,071	\$76,841	\$70,325
Employment:	15,580	30,231	111,085
Daytime Pop:	27,545	50,591	159,795

Traffic Counts:	Silas Creek Pwy/North Point Blvd:	40,000 VPD (2013 NCDOT)
	Fairlawn Drive:	9,700 VPD (2013 NCDOT)
	Reynolda Road:	19,000 VPD (2015 NCDOT)

Pricing: Inline Space & Outparcels Priced on a Case-by-Case Basis

<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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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.



Silas Creek Parkway Ext. @ Fairlawn Drive - Winston Salem NC

FOOD LION

Harris Teeter
Walmart Supercenter Food & Pharmacy

Lowes Foods

Doublington

40,000 ADT

19,000 ADT

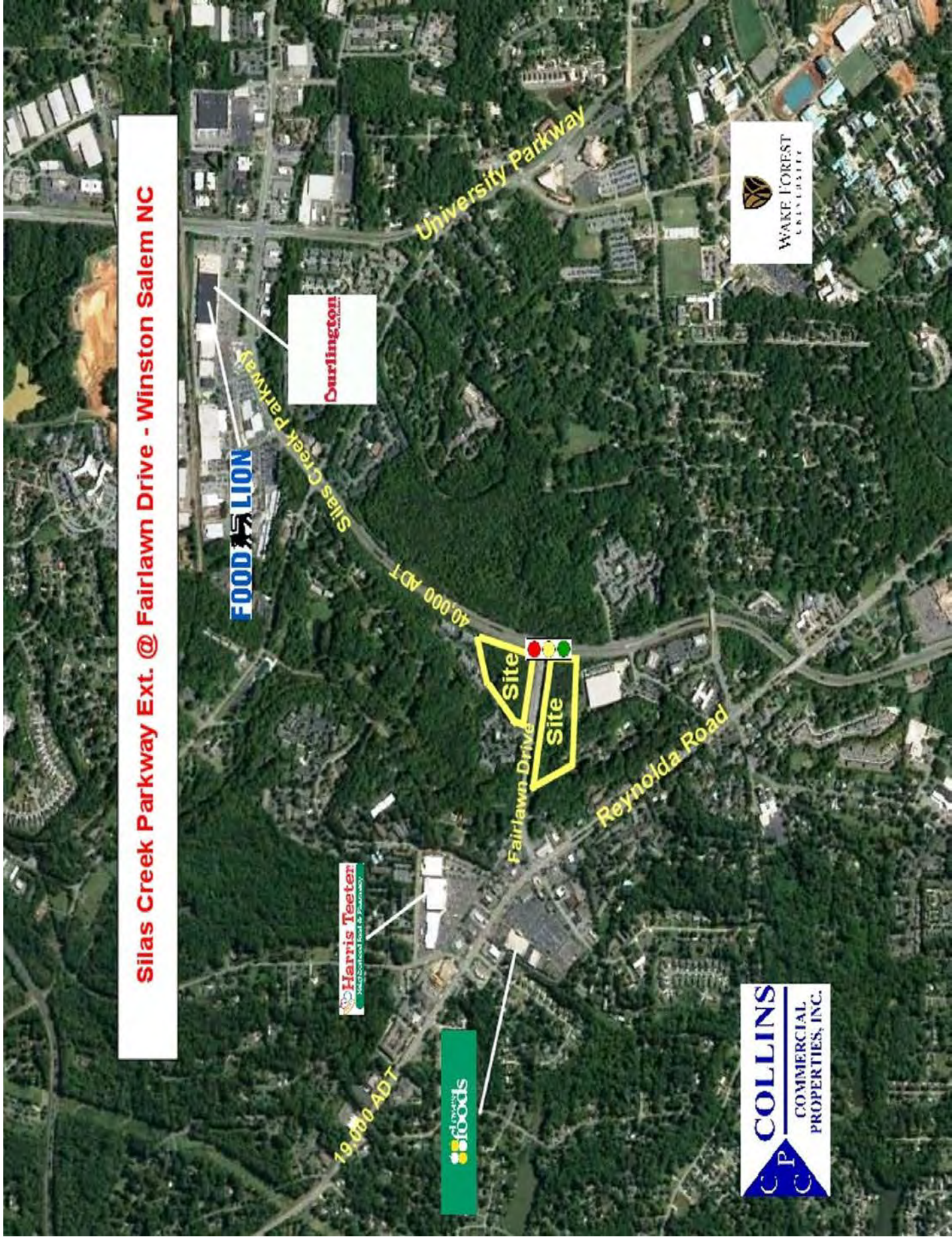
Fairlawn Drive
Site
Site

University Parkway

Reynolda Road

COLLINS
COMMERCIAL
PROPERTIES, INC.

WAKE FOREST
UNIVERSITY

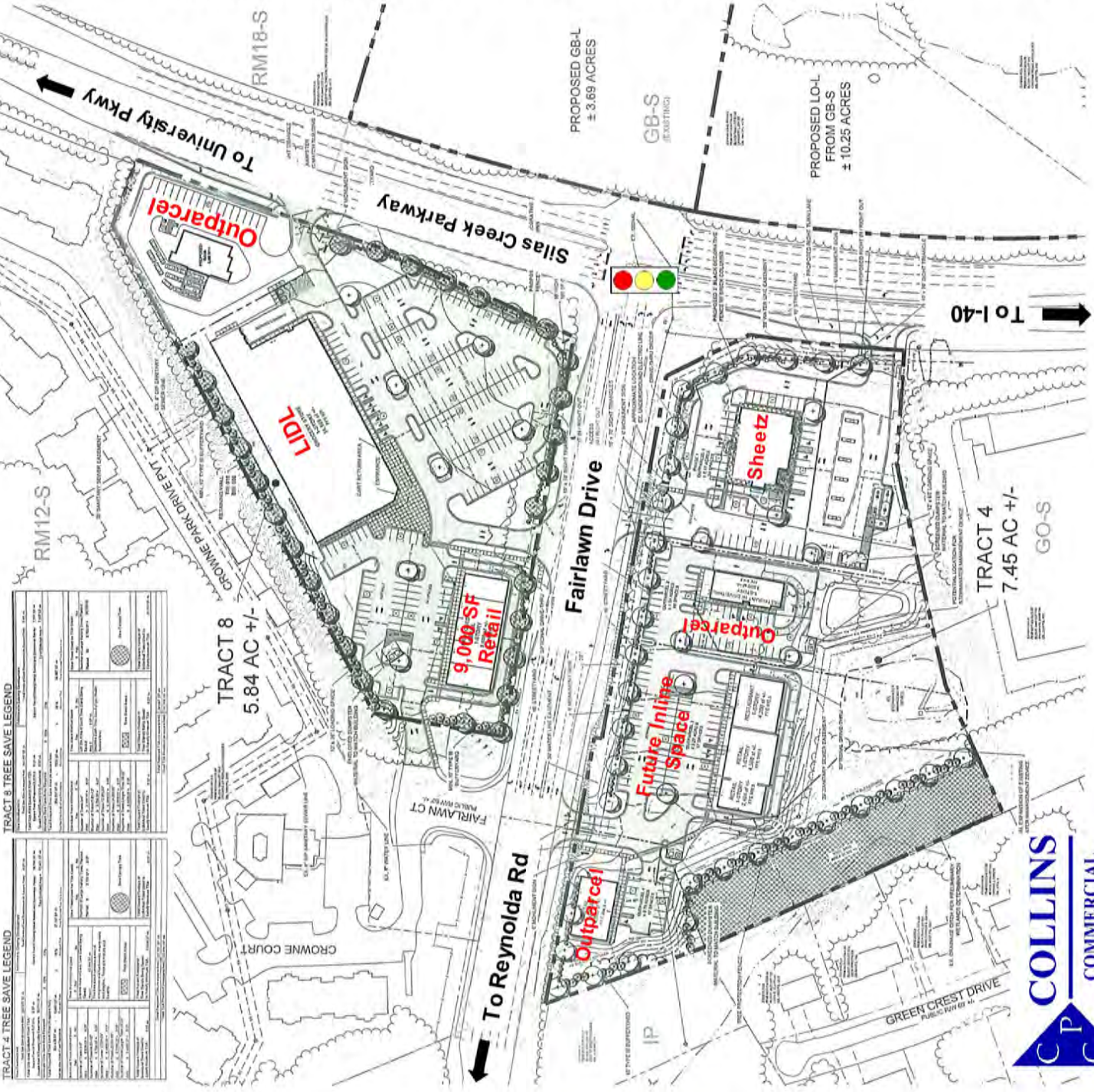


TRACT 4 TREE SAVE LEGEND

Symbol	Tree Description	Notes
(Symbol)
(Symbol)

TRACT 8 TREE SAVE LEGEND

Symbol	Tree Description	Notes
(Symbol)
(Symbol)



TRACT 4 SITE DATA

Location: ...
Project: ...
Site Area: ...
Use: ...
Setbacks: ...
Other Data: ...

TRACT 8 SITE DATA

Location: ...
Project: ...
Site Area: ...
Use: ...
Setbacks: ...
Other Data: ...

PROPOSED USES TRACTS 4 & 8

Use	Area	Notes
...
...



SUNNYNOLL DEVELOPMENT - TRACT 4 & TRACT 8

WINSTON-SALEM, NC

CLIENT: COLLINS COMMERCIAL, LLC
 1608 HWY 221 N
 AFFERSON, NC 28645
 (704) 846-7133

DATE:	04-18-15
DESIGNED BY:	...
DRAWN BY:	...
CHECKED BY:	...
SCALE:	1" = 80'

REZONING PLAN

REZONING PLAN
 SHEET NO. 14-270
RZ-1

