

+/- 0.73 Pad Ready Outparcel For Sale

**NC 109 (Thomasville Rd) at Gumtree Rd, Wallburg, North Carolina
Between McDonalds and Food Lion & CVS Center**



Trade Area:	Wallburg is a suburban bedroom community, located on NC 109/Thomasville Rd South, serving South Winston Salem and North High Point. Forsyth County address, alcohol sales allowed for sit down restaurant use.			
Site Conditions:	Fully Improved Site: Zoned for up to 4,800 SF Buildable area. Graded Pad, parking in place, offsite storm water pond in place.			
Co-Tenants:	McDonalds, Gas/Convenience store, and small strip center.			
Other Area Generators:	Food Lion, CVS, Sheetz, McDonald's, Wendy's, 1st National Bank, Advance Auto, Dominos, Little Richards BBQ, Timco Manufacturing, others.			
Demographic Profile: (SUSA 2017)		<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
	Population:	2,076	15,618	59,012
	Avg HH Income:	\$78,917	\$65,750	\$58,709
	Employment/Daytime Pop.:	1,178	8,316	27,972
Traffic Counts: (NCDOT 2016)	NC Hwy 109/Thomasville Rd:	15,200 VPD		
	Gumtree Rd:	9,600 VPD		

Ready to Build Pad Site Reduced to \$295,000!

RAYMOND D. COLLINS, JR., CCIM
OFC: (336) 768-0555
FAX: (336) 768-2055
EM: ray@collinscommprop.com
WEBSITE: www.collinscommprop.com



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

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