

+/- 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!

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Merriweather St
Burwell Rd
Yuma Dr
Yuma Ct
Zachary St
Edgar St
Joe Shawn Rd
Edgar St
Joe Shawn Rd
Luke St
Guntree Rd - 9,600 VPD
109
15,200 VPD
Sheetz
Timco Plant
1st Nat'l Bank
Funeral Home
Car Wash
Advance Auto
Wendy's
Walburg Towne Centre
Food Lion
CVS
Mama Mia's Pizza
Little Dominos
Richards BBQ
McDonald's
Retail
SITE
Wallburg Landing Dr
Overline Dr
Wallburg Landing Dr
Topsail Ln
Rex Ct

To Winston Salem
NC 109/Thomasville Rd

Approved for
up to 4,800 Sq.
Ft. Bldg.

Multi-Family