

+/- 4.67 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)

Price Reduced: \$2,950,000 - No Subdivision of +/-4.67 Acre Site

<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.



Conn's

CarMax

14,000 ADT

Retail

Carnegie Theatre

40

7,800 ADT

1133

Will Oliver Rd

Walmart Supercenter

Hanes Mall Blvd

Starbucks

Arby's

16,000 ADT

Mercedes

Kester Mill Rd



4650 Kester Mill Rd

1122

Jonestown Rd

WFU - BH

Flow Lexus

AMF Lanes

Wendy's

Retail

Kirk Rd

COLLINS
COMMERCIAL
PROPERTIES, INC.



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Hanes Mall
1,800,000 SF

Sam's Club,
Chick-Fil-A, Verizon
Jared's

Best Buy

CVS, Village Tavern,
Shops

Target, Kohls
Bed Bath & Beyond
Michaels, Dollar Tree

Home Depot

Lowe's
Mattress Firm

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

Hobby Lobby
Conn's, Zaxby's
Ashley Furniture

Hanes Mall Blvd.

Carmike Theatre

CarMax

Walmart

Flow Lexus

AMF Lanes

Mercedes

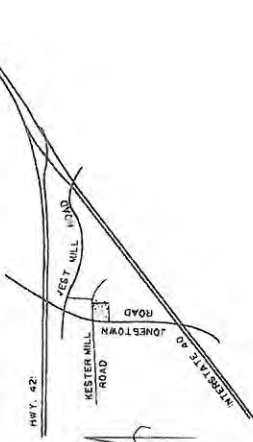
Jonestown Rd.

US 421

Stratford Rd.



LOCATION MAP
1/10 SCALE



WILLIAM T. OLIVER
DEED BOOK 504, PAGE 334
TAX BLOCK 3904, LOT 29-A

J. F. WILLIARD
DEED BOOK 700, PAGE 188
TAX BLOCK 3904, LOT 27-B

T. DAVID NEILL
DEED BOOK 1520, PAGE 1486
TAX BLOCK 3904, LOT 35-A

**Mercedes-Benz
Dealership**

Kester Mill Road

Jones Town Road

NORTH CAROLINA - FORSYTH COUNTY

I, MAX BRADY, JR., CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE BY ME, THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10,000 THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH 6. S. 47-30 AS AMENDED.

WITNESS MY HAND AND SEAL THIS 14th DAY OF AUGUST, 1986.

Max Brady, Jr.

SURVEY CERTIFICATE
Certificate attached in front of survey made by the undersigned dated August 14, 1986, of premises described as follows:

The undersigned hereby CERTIFY that in America an Equal Mortgage Company, The Variable Annuity Life and Accident Insurance Co. and Carolina Life Company, as above date, that the attached plat of survey correctly shows (a) the location of all buildings, structures and other improvements situated on the above premises; and that, except as shown, there are no visible or recorded easements or rights of way across said premises or any other easements or rights of way of which the undersigned has been advised; no party walls, no covenants, liens or other improvements, encumbrances, streets or alleys by way of said buildings, structures or other improvements, and that the same are shown on the plat of survey and are not to be improved, changed, extended, enlarged, altered, added to or otherwise affected by the plat of survey; (b) the location and number of parking spaces on or affecting the said premises; (c) the location and number of parking spaces on or affecting the said premises; (d) the dimensions of all improvements on the said premises at ground surface level and the distance therefrom to the nearest existing exterior property line of the said premises; and (e) the scale, the north direction, the beginning point, the distance in the nearest intersection street and point of reference from which the premises are measured, the width of the street or streets in which the premises are shown, the lot and block number shown on any field map in which reference is made in the legal description of the premises together with the filing date of such map, and an accurate reference to the real estate records of Forsyth County, North Carolina. Identifying all easements of record crossing or affecting the said premises. The undersigned hereby certifies that all streets, alleys, easements, and other improvements shown on the plat of survey have been ascertained and that the plat of survey is a true and correct copy of the plat of survey as filed in the office of the Register of Deeds for Forsyth County, North Carolina, and that the same is subject to "Special Flood Hazard", as defined by the Federal Emergency Management Agency.

WESTCHESTER ASSO.
DEED BOOK 1485, PAGE 915
TAX BLOCK 3904, LOT 9-W

W. Max Brady, Jr.

Flow Lexus



- LEGEND:**
 ○ IRON FOUND
 △ IRON PLACED MONUMENT
 ○ FIRE HYDRANT
 ○ POWER LINE
 □ CATCH BASIN

WESTCHESTER ASSOCIATES

SOUTHFORK TOWNSHIP
FORSYTH COUNTY, N.C.

1" = 50'
JUST 14, 1986

D: SEPT. 5, 1986

BRADY SURVEYING COMPANY
3566 WEST MILL ROAD, SUITE 1
WINSTON-SALEM, NC 27103 (919) 760-2716

Landlord:
Westchester Associates
By: Max Brady, Jr. President

**+/- 1,600 SF
Existing Structure**

**+/- 4.67 Acres
For Sale**

**Seller Retained
Parcel
+/- 1.04 Acres**

**4650 Kester Mill Road
Winston Salem, NC**

NOTE:
234 TOTAL PARKING SPACES
ALL PARKING SPACES ARE UNCOVERED
HANDICAPPED PARKING SPACES - 4