

+/- 4.8 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 4.8 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.





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

Walmart

Flow Lexus

AMF Lanes

CarMax

Mercedes



Jonestown Rd.

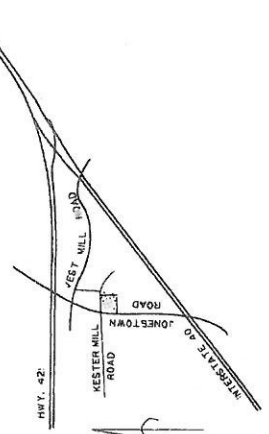
US 421

I-40

Stratford Rd.



LOCATION MAP
1:100 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.

W. Max Brady, Jr.

SURVEY UTILIZATION:
Certificate attached to deed of conveyance made by the undersigned dated August 14, 1986, of premises described as follows:

The undersigned hereby CERTIFIES to All that an General Mortgage Company, The Variable Annuity Life and Accident Insurance Co. and Chicago 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 encroachments on adjoining premises, easements, streets or alleys by way of said buildings, structures or other improvements, and no encroachments on said premises by buildings, structures or other improvements; and that the adjacent premises are shown as to their location and the distance of the exterior property lines of the premises and the location and location of the total separate and area of the said premises and any easements located on or affording the said premises; (b) the dimensions of all improvements on the said premises at ground surface level and the distance therefrom to the nearest existing exterior property lines of the said premises; and (c) 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 to 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 further certifies that all streets shown on this plat are improvements on progress and agrees for the said premises to have been completed, dedicated and opened to the public within a 100 year period, of the date of the plat of the premises which 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

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

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

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

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

Landlord:
Westchester Associates
By: Shalco, Inc.
President: Chris C. Hilton

**+/- 4.80 Acres
For Sale**

**Seller Retained
Parcel
+/- 0.915 Acres**

WESTCHESTER ASSO.
DEED BOOK 1485, PAGE 915
TAX BLOCK 3904, LOT 28 AND A PORTION OF 27-H

**+/- 41,600 SF
Existing Structure**

ONE STORY BUILDING

