

1,200-4,200 SF for Lease - Outparcels Available
Join Lidl Grocery, Sheetz, NTB, GoHealth Urgent Care
Silas Creek Pwy @ Fairlawn Drive, Winston Salem NC



Trade Area: High Income; Infill development in the heart of Winston Salem, convenient to Wake Forest University, Reynolda Rd., and Silas Creek Parkway.

Co-Tenancy: Lidl Grocery (36,000 SF); Sheetz;
Inline Retail Space: Join GoHealth, and others; 1,200-4,200 SF available.
Outparcels: 0.70 Ac to 3.0+ Acres available

Site Attributes: High Visibility; Signalized intersection; Three (3) monument signs; Multiple access points; Exceptionally strong demographics. Close proximity to many of Winston Salem's most desirable neighborhoods, office complexes, and Wake Forest University.

Demographic Profile: (SUSA 2019)	<u>2 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	31,376	56,864	141,578
Avg HH Income:	\$72,716	\$89,960	\$81,868
Employment:	26,583	46,549	114,381
Daytime Pop:	26,555	50,726	158,683

Traffic Counts:	Silas Creek Pwy/North Point Blvd:	40,000 VPD (2017 NCDOT)
	Fairlawn Drive:	10,000 VPD (2017 NCDOT)
	Reynolda Road:	20,000 VPD (2017 NCDOT)

Lease Rate/Pricing: Priced on a Case-by-Case Basis

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

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

Office

**Burlington Coat Factory,
Office Depot, Food Lion,
McDonald's, Truliant
Federal Credit Union**

University Parkway



Apartments

Office

**Silas Creek Parkway
40,000 ADT**

Apartments

**Wells Fargo
Bank of America
BB&T
Suntrust**

Fairlawn Drive

Site

Site

Reynolda Road

**Harris Teeter,
Verizon**

**McDonald's,
KFC,
Burger King**

**Lowes' Foods,
Starbuck's,
Planet Fitness,
East Coast Wings
Dollar Tree**

19,000 ADT





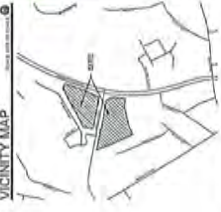
SUNNYNOLL DEVELOPMENT - TRACT 4 & TRACT 8

CLIENT: COLLINS COMMERCIAL, INC.
1600 HWY 221 N
WINSTON-SALEM, NC 27104
(703) 546-7133

DATE: 04-18-15
DRAWN: MS, LDB, BSL
REVISIONS:
DESIGNED BY:
CHECKED BY:
SCALE: 1" = 80'
SHEET NO.: 14-230

REZONING PLAN

RZ-1

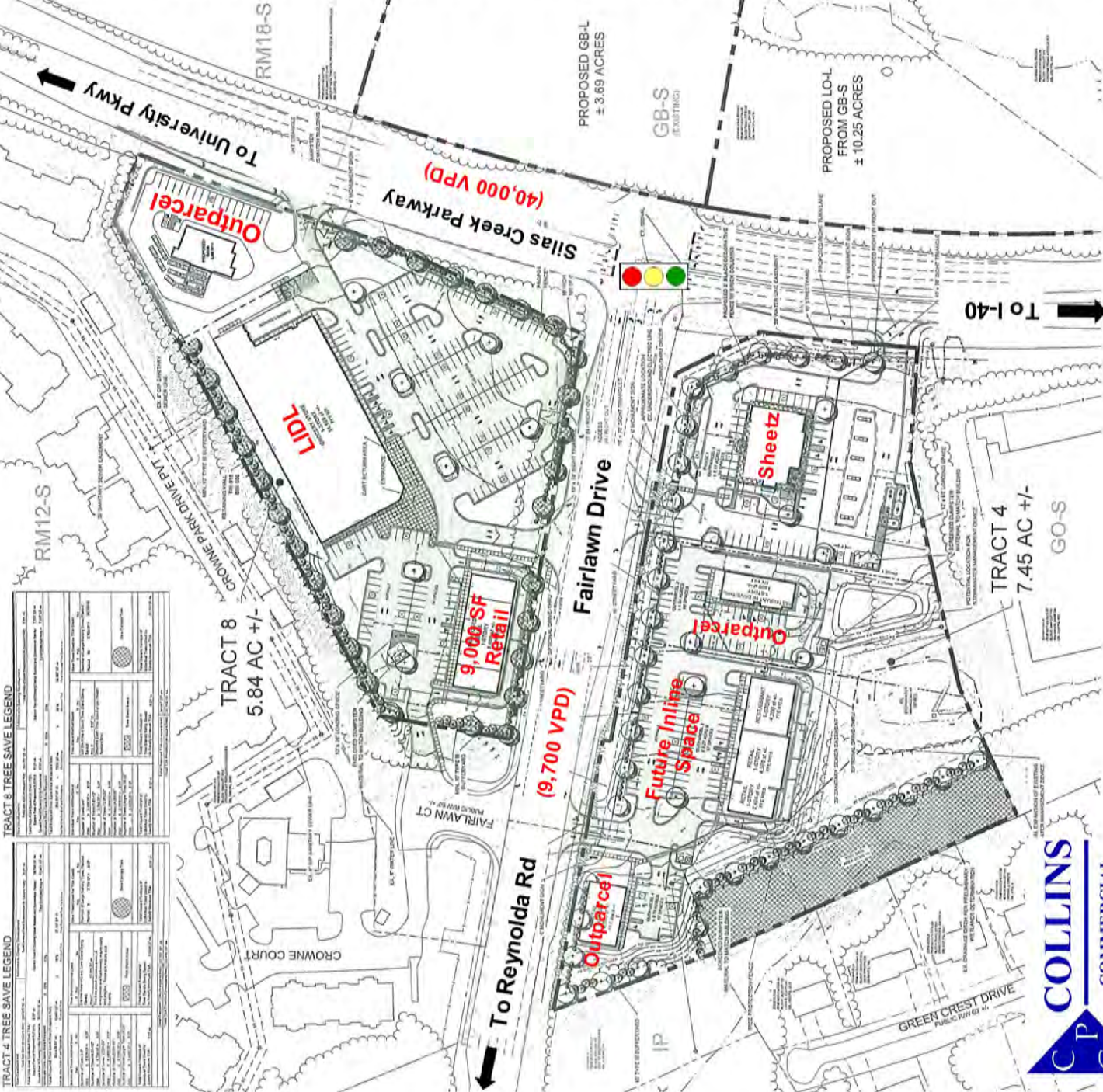


TRACT 8 SITE DATA

TRACT 8 SITE DATA
Site Area: 5.84 AC +/-
Proposed Building: 9,000 SF Retail
Proposed Parking: 100 Spaces
Proposed VPD: (9,700 VPD)
Site Covenants: None
Adjacent Properties: LIDL, Sheetz, Outparcel

TRACT 4 SITE DATA

TRACT 4 SITE DATA
Site Area: 7.45 AC +/-
Proposed Building: Future In-line Space
Proposed Parking: 100 Spaces
Proposed VPD: (9,700 VPD)
Site Covenants: None
Adjacent Properties: LIDL, Sheetz, Outparcel



Symbol	Description
(Circle with 'X')	Remove
(Circle with 'P')	Protect
(Circle with 'S')	Save

Symbol	Description
(Circle with 'X')	Remove
(Circle with 'P')	Protect
(Circle with 'S')	Save

PROPOSED USES TRACTS 4 & 8

TRACT 4
Future In-line Space
TRACT 8
9,000 SF Retail

NOTES

1. Survey data is shown for information only and is not to be used for construction purposes.
2. All dimensions are to the centerline of the road unless otherwise noted.
3. The proposed building and parking lot are shown for information only and are not to be used for construction purposes.
4. The proposed VPD is shown for information only and is not to be used for construction purposes.

