

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



Trade Area: High Income area; 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;

Availability: **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, Wake Forest University.

Area Retail: Harris Teeter, Lowes Foods, Burlington Coat Factory, others.

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

<p>RAYMOND D. COLLINS, JR., CCIM OFC: (336) 768-0555 MOBILE: (336) 978-6444 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.



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**

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

19,000 ADT

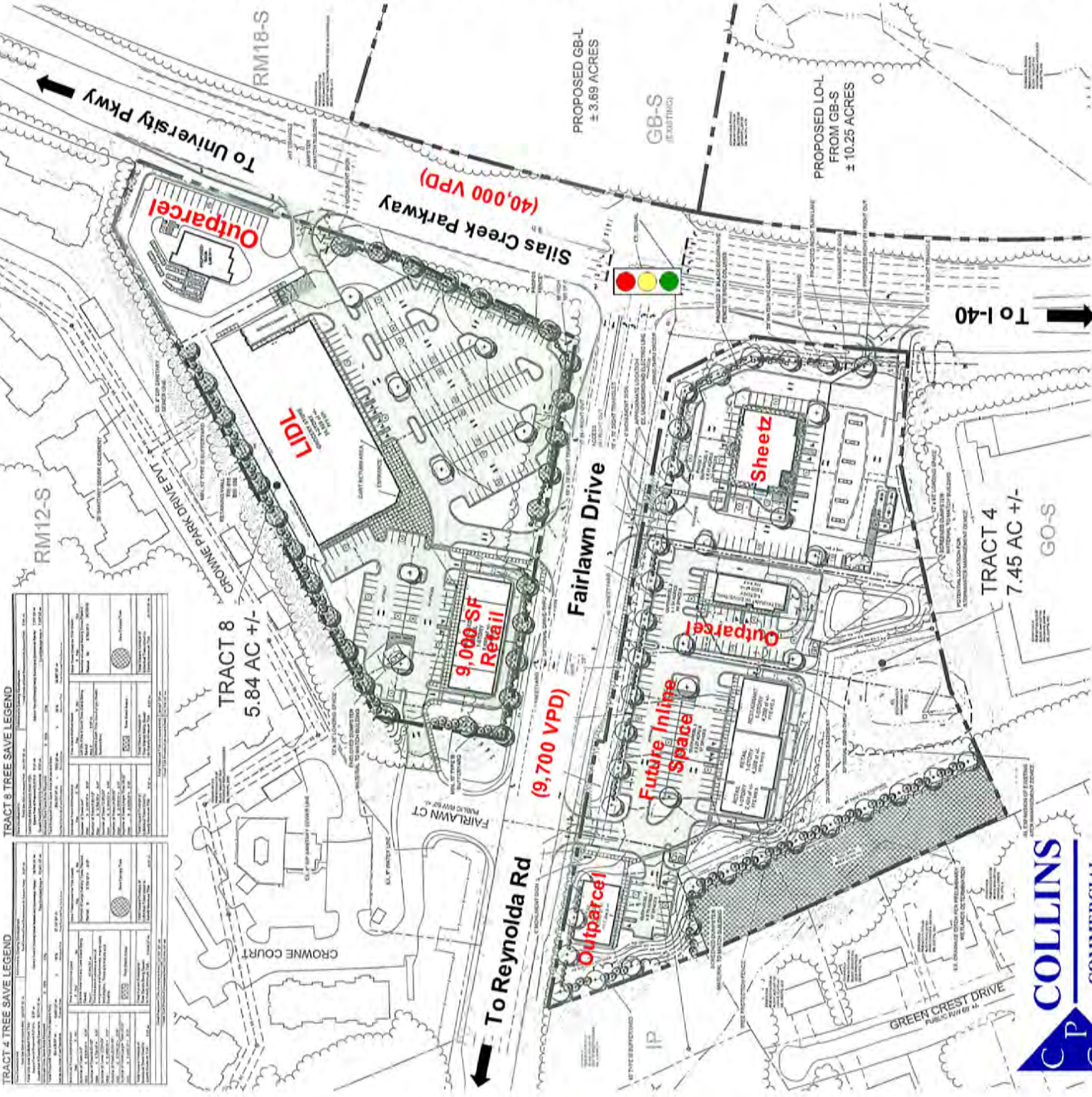


TRACT 4 TREE SAVE LEGEND

Symbol	Description
(Symbol)	Tree to be removed
(Symbol)	Tree to be preserved
(Symbol)	Tree to be planted
(Symbol)	Tree to be relocated

TRACT 8 TREE SAVE LEGEND

Symbol	Description
(Symbol)	Tree to be removed
(Symbol)	Tree to be preserved
(Symbol)	Tree to be planted
(Symbol)	Tree to be relocated



TRACT 4 SITE DATA

Address: 10000 SUNNYNOLL DRIVE, WILSON, NC 27157
 Project: SUNNYNOLL DEVELOPMENT - TRACT 4 & TRACT 8
 Prepared By: [Firm Name]
 Date: 04/18/15

Site Data
 Total Area: 7.45 AC +/-
 Building Area: 10,000 SF
 Parking: 100 Spaces
 Landscaping: 10,000 SF
 Utility: 100 FT

Proposed Uses
 Retail (9,000 SF)
 Future In-line Space
 Outparcel

Proposed Uses Tracts 4 & 8
 Retail (9,000 SF)
 Future In-line Space
 Outparcel

TRACT 8 SITE DATA

Address: 10000 SUNNYNOLL DRIVE, WILSON, NC 27157
 Project: SUNNYNOLL DEVELOPMENT - TRACT 4 & TRACT 8
 Prepared By: [Firm Name]
 Date: 04/18/15

Site Data
 Total Area: 5.84 AC +/-
 Building Area: 9,000 SF
 Parking: 100 Spaces
 Landscaping: 10,000 SF
 Utility: 100 FT

Proposed Uses
 Retail (9,000 SF)
 Future In-line Space
 Outparcel

Proposed Uses Tracts 4 & 8
 Retail (9,000 SF)
 Future In-line Space
 Outparcel

stimmel
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SEAL
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF NORTH CAROLINA
 EXPIRES 12/31/2015

SUNNYNOLL DEVELOPMENT - TRACT 4 & TRACT 8
 WINSTON-SALEM, NC

CLIENT: COLLINS COMMERCIAL PROPERTIES, INC.
 10000 SUNNYNOLL DRIVE
 WILSON, NC 27157
 DATE: 04/18/15
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]
 SHEET NO: 14-230

REZONING PLAN
RZ-1
 SCALE: 1" = 50'
 PREPARED BY: [Firm Name]
 DATE: 04/18/15

CP COLLINS
 COMMERCIAL PROPERTIES, INC.