

1,200-4,200 SF for Lease - Outparcels Available
Join Sheetz, Lidl Grocery, NTB & 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; National Tire & Battery (NTB)

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

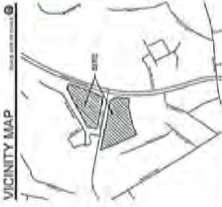


TRACT 4 TREE SAVE LEGEND

<p>1. Tree to be preserved</p> <p>2. Tree to be removed</p> <p>3. Tree to be removed by June 2020</p> <p>4. Tree to be removed by June 2020</p> <p>5. Tree to be removed by June 2020</p> <p>6. Tree to be removed by June 2020</p> <p>7. Tree to be removed by June 2020</p> <p>8. Tree to be removed by June 2020</p> <p>9. Tree to be removed by June 2020</p> <p>10. Tree to be removed by June 2020</p>	<p>1. Tree to be preserved</p> <p>2. Tree to be removed</p> <p>3. Tree to be removed by June 2020</p> <p>4. Tree to be removed by June 2020</p> <p>5. Tree to be removed by June 2020</p> <p>6. Tree to be removed by June 2020</p> <p>7. Tree to be removed by June 2020</p> <p>8. Tree to be removed by June 2020</p> <p>9. Tree to be removed by June 2020</p> <p>10. Tree to be removed by June 2020</p>
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TRACT 8 TREE SAVE LEGEND

<p>1. Tree to be preserved</p> <p>2. Tree to be removed</p> <p>3. Tree to be removed by June 2020</p> <p>4. Tree to be removed by June 2020</p> <p>5. Tree to be removed by June 2020</p> <p>6. Tree to be removed by June 2020</p> <p>7. Tree to be removed by June 2020</p> <p>8. Tree to be removed by June 2020</p> <p>9. Tree to be removed by June 2020</p> <p>10. Tree to be removed by June 2020</p>	<p>1. Tree to be preserved</p> <p>2. Tree to be removed</p> <p>3. Tree to be removed by June 2020</p> <p>4. Tree to be removed by June 2020</p> <p>5. Tree to be removed by June 2020</p> <p>6. Tree to be removed by June 2020</p> <p>7. Tree to be removed by June 2020</p> <p>8. Tree to be removed by June 2020</p> <p>9. Tree to be removed by June 2020</p> <p>10. Tree to be removed by June 2020</p>
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TRACT 4 SITE DATA

Address: ...
Project: ...
Site Area: ...
Site Use: ...
Site Description: ...
Site Conditions: ...
Site History: ...
Site Access: ...
Site Easements: ...
Site Utilities: ...
Site Surroundings: ...
Site Notes: ...

TRACT 8 SITE DATA

Address: ...
Project: ...
Site Area: ...
Site Use: ...
Site Description: ...
Site Conditions: ...
Site History: ...
Site Access: ...
Site Easements: ...
Site Utilities: ...
Site Surroundings: ...
Site Notes: ...



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

CLIENT: COLLINS COMMERCIAL REAL ESTATE, LLC
ADDRESS: 1000 WILSON BLVD, SUITE 200
 WILSON, NC 27157
DATE: 04-18-15
PROJECT: SUNNYNOLL DEVELOPMENT - TRACT 4 & TRACT 8
SCALE: 1" = 80'

DATE	04-18-15
REVISIONS	
DESCRIPTION	
BY	
CHECKED BY	
DATE	
DRAWN	MS, LBS, BSC
DATE	04-18-15
PROJECT	SUNNYNOLL DEVELOPMENT - TRACT 4 & TRACT 8
SCALE	1" = 80'
SHEET NO.	14-230
SHEET TOTAL	14-230

REZONING PLAN

REZONING PLAN
RZ-1
SCALE: 1" = 80'
DATE: 04-18-15

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

Sunnyroll Development Tract 4 & Tract 8
PREPARED BY: stimmel
DATE: 04-18-15
SCALE: 1" = 80'
PROJECT: SUNNYNOLL DEVELOPMENT - TRACT 4 & TRACT 8

