

Inline Retail Space and Outparcels Available
Join Lidl Grocery and Sheetz
Silas Creek Pwy @ Fairlawn Drive, Winston Salem NC



Triad Area: High Income; Infill development opportunity in the heart of Winston Salem, convenient to Wake Forest University, Reynolda Rd., and University Pwy corridors.

Availability: **Northwest Corner:** Anchored by Lidl Grocery Co-Tenancy (36,000 SF) opened November 2017; 0.80 Ac outparcel fronting Silas Creek Pkwy; 9,000 SF street front inline retail space - end cap with drive-thru; **Southwest Corner:** Anchored by Sheetz gas/restaurant; outparcels available of 1.31 Ac., 0.70 Ac, and 3.2 Ac for future inline development.

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 2015)		<u>2 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
	Population:	31,515	56,881	140,049
	Avg HH Income:	\$64,690	\$81,809	\$75,653
	Employment:	26,606	46,464	112,797
	Daytime Pop:	24,779	48,159	148,549

Traffic Counts:	Silas Creek Pwy/North Point Blvd:	40,000 VPD (2013 NCDOT)
	Fairlawn Drive:	9,700 VPD (2013 NCDOT)
	Reynolda Road:	19,000 VPD (2015 NCDOT)

Pricing: Inline Space & Outparcels Priced on a Case-by-Case Basis

<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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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

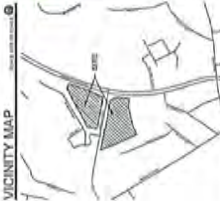
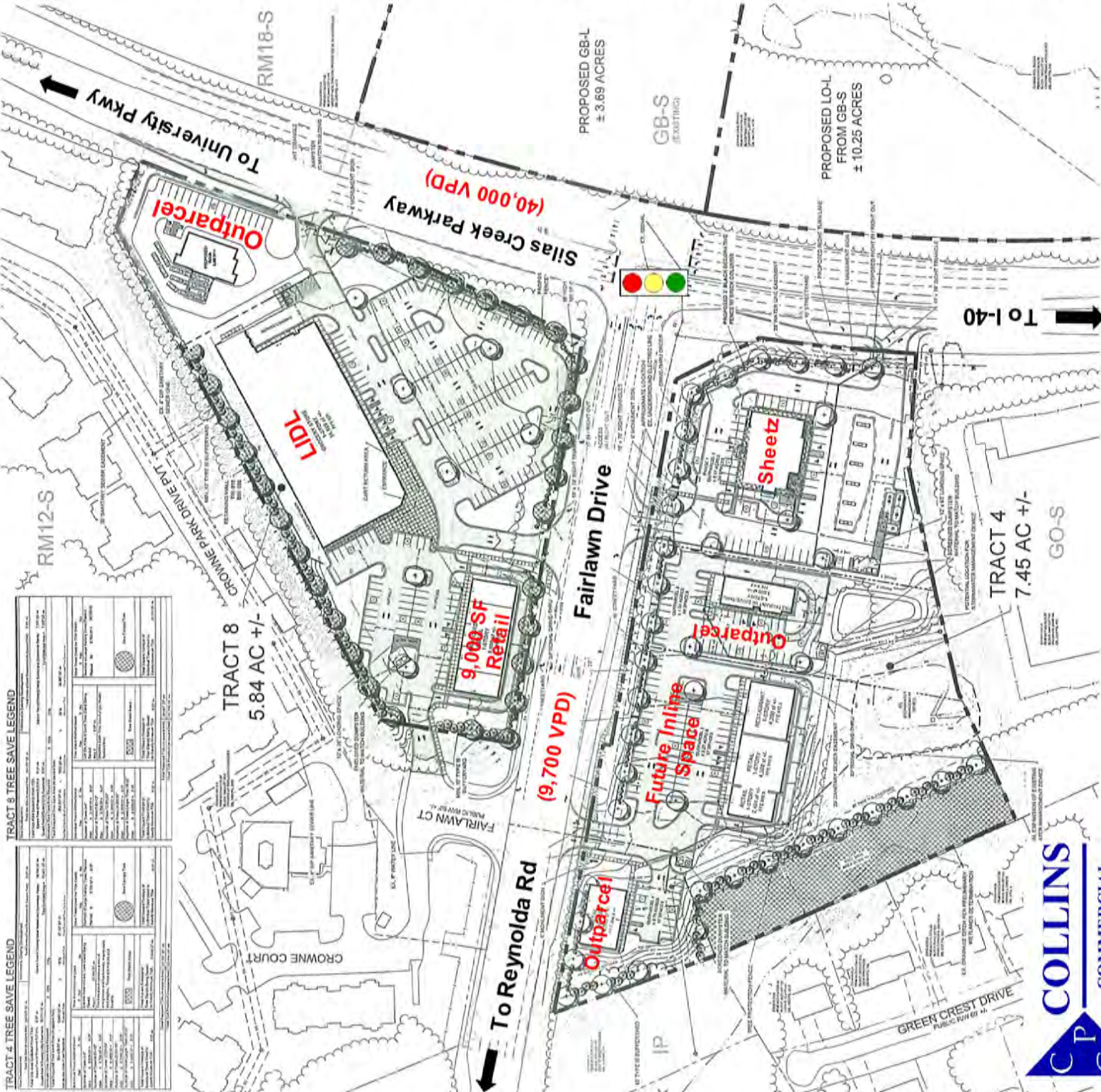


TRACT 4 TREE SAVE LEGEND

Symbol	Description
(Symbol)	Tree to be saved
(Symbol)	Tree to be removed
(Symbol)	Tree to be planted
(Symbol)	Tree to be preserved
(Symbol)	Tree to be relocated
(Symbol)	Tree to be protected
(Symbol)	Tree to be monitored
(Symbol)	Tree to be surveyed
(Symbol)	Tree to be mapped
(Symbol)	Tree to be inventoried
(Symbol)	Tree to be documented
(Symbol)	Tree to be recorded
(Symbol)	Tree to be archived
(Symbol)	Tree to be preserved
(Symbol)	Tree to be protected
(Symbol)	Tree to be monitored
(Symbol)	Tree to be surveyed
(Symbol)	Tree to be mapped
(Symbol)	Tree to be inventoried
(Symbol)	Tree to be documented
(Symbol)	Tree to be recorded
(Symbol)	Tree to be archived

TRACT 8 TREE SAVE LEGEND

Symbol	Description
(Symbol)	Tree to be saved
(Symbol)	Tree to be removed
(Symbol)	Tree to be planted
(Symbol)	Tree to be preserved
(Symbol)	Tree to be relocated
(Symbol)	Tree to be protected
(Symbol)	Tree to be monitored
(Symbol)	Tree to be surveyed
(Symbol)	Tree to be mapped
(Symbol)	Tree to be inventoried
(Symbol)	Tree to be documented
(Symbol)	Tree to be recorded
(Symbol)	Tree to be archived



TRACT 4 SITE DATA

Address: ...
 Project: ...
 Zoning: ...
 ...

TRACT 8 SITE DATA

Address: ...
 Project: ...
 Zoning: ...
 ...

Site Calculations:
 ...
 ...

Site Calculations:
 ...
 ...

Proposed Uses Tracts 4 & 8:
 ...
 ...

Proposed Uses Tracts 4 & 8:
 ...
 ...

Notes:
 ...
 ...

Notes:
 ...
 ...

Geographic & Boundary Information:
 ...
 ...

Geographic & Boundary Information:
 ...
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PROPOSED USES TRACTS 4 & 8:
 ...
 ...

PROPOSED USES TRACTS 4 & 8:
 ...
 ...

TRACT 4 & TRACT 8:
 ...
 ...

TRACT 4 & TRACT 8:
 ...
 ...

SUNNYNOLL DEVELOPMENT - TRACT 4 & TRACT 8

WINSTON-SALEM, NC

CLIENT: COLLINS COMMERCIAL PROPERTIES, INC.
 1600 HWY 221 N
 AFFERSON, NC 28645
 (704) 846-7133

DATE: 04-18-15
 DRAWN BY: ...
 CHECKED BY: ...

REVISIONS:
 NO. DATE BY

REZONING PLAN
 RZ-1
 SCALE: 1" = 80'