

1,200-4,200 SF for Lease - Outparcels Available
Join Sheetz, Lidl Grocery, NTB & 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 Urgent Care - 2,640 SF; 1,200-4,200 SF available
Outparcels: 0.70 Ac to 3.0+ Acres available; Will Subdivide

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 2020)		<u>2 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
	Population:	31,532	57,686	143,056
	Avg HH Income:	\$65,208	\$85,553	\$80,323
	Employment:	26,712	47,272	115,854
	Daytime Pop:	28,011	52,739	157,060

Traffic Counts:	Silas Creek Pwy/North Point Blvd:	47,000 VPD (2018 NCDOT)
	Fairlawn Drive:	10,000 VPD (2018 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

Mi Pueblo,
Panera Bread
(Coming 2020)

Harris Teeter,
Verizon

Wells Fargo
Bank of America
BB&T
Suntrust

Office

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

McDonald's,
KFC,
Burger King

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

Apartments

Apartments

Office



19,000 ADT

40,000 ADT

Silas Creek Parkway

University Parkway

Fairlawn Drive

Reynolda Road



SUNNYNOLL DEVELOPMENT
 - TRACT 4 & TRACT 8

WINSTON-SALEM, NC

CLIENT: COLLINS COMMERCIAL PROPERTIES, LLC
 1600 HWY 221 N.
 AFFERSON, NC 28645
 (703) 846-7133

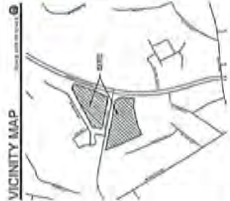
DRAWN	MS, LJS, BSL
DATE	04.18.15
DESIGNED	MS, LJS, BSL
CHECKED	MS, LJS, BSL
PROJECT NO.	14-270
SHEET NO.	14-270

REZONING PLAN

SCALE: 1" = 60'

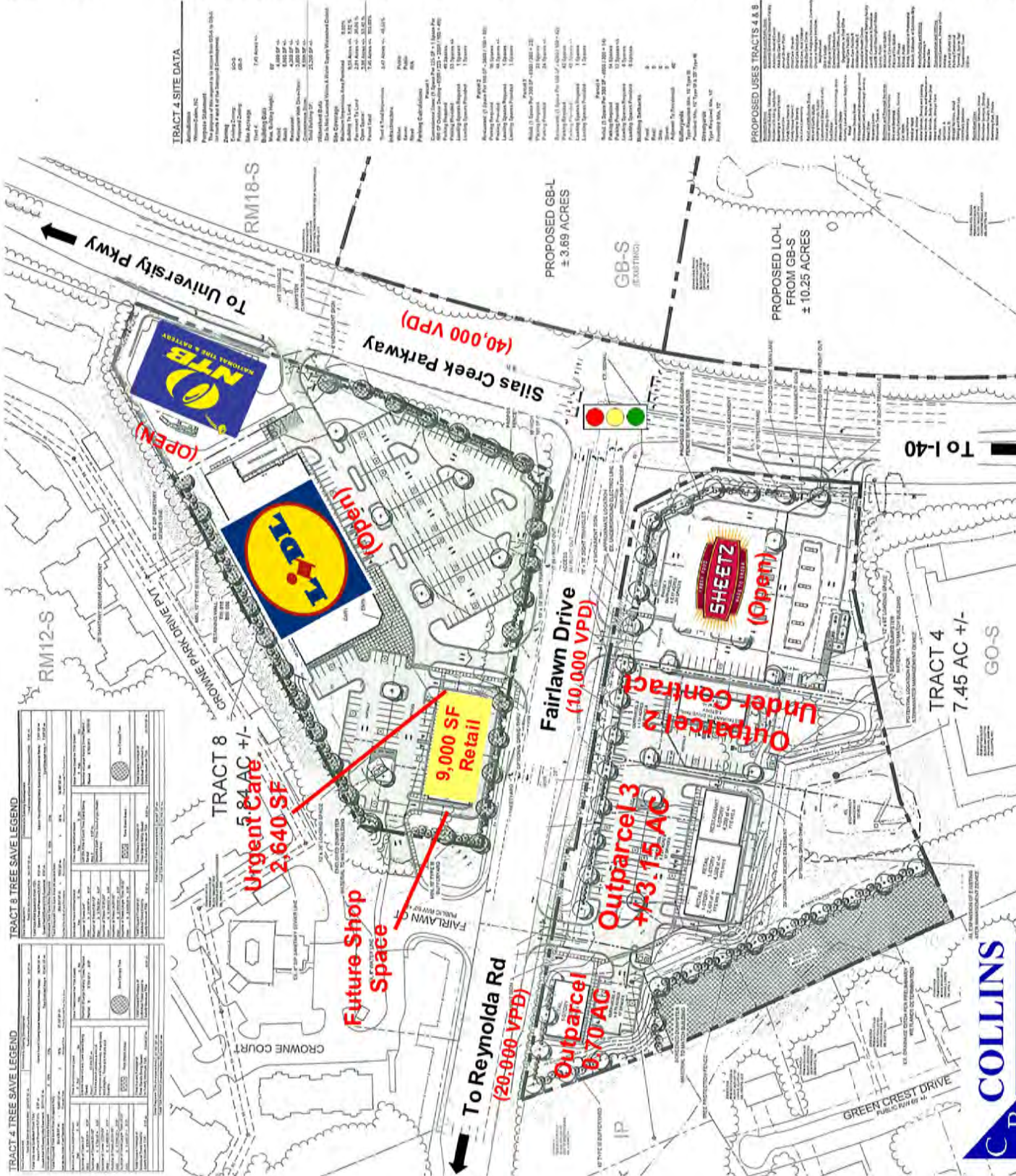
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TRACT 4 SITE DATA	TRACT 8 SITE DATA
Location: Winston-Salem, NC Project: Sunnyvoll Development Site: 1600 HWY 221 N., AFFERSON, NC 28645	Location: Winston-Salem, NC Project: Sunnyvoll Development Site: 1600 HWY 221 N., AFFERSON, NC 28645
Zoning: RM18-S Proposed Zoning: GB-S	Zoning: RM12-S Proposed Zoning: GB-S
Area: 10.25 AC +/- Lot Area: 443,500 SF +/-	Area: 5.84 AC +/- Lot Area: 253,500 SF +/-
Height: 40' +/- Setbacks: 10' Front, 5' Side, 5' Rear	Height: 40' +/- Setbacks: 10' Front, 5' Side, 5' Rear
Site Conditions: 100% Paved, 0% Wetlands, 0% Floodplain	Site Conditions: 100% Paved, 0% Wetlands, 0% Floodplain
Utilities: Water, Sewer, Gas, Electric, Cable, Telephone	Utilities: Water, Sewer, Gas, Electric, Cable, Telephone
Other Notes: See site plan for details.	Other Notes: See site plan for details.

NOTES
 1. THIS REZONING PLAN IS PREPARED BY STIMMEL ASSOCIATES, P.A. FOR THE CLIENT.
 2. THE CLIENT HAS REPRESENTED THAT ALL INFORMATION PROVIDED IS TRUE AND CORRECT.
 3. THIS REZONING PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT.
 4. STIMMEL ASSOCIATES, P.A. DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED.
 5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
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TRACT 4 TREE SAVE LEGEND

Symbol	Description
(Symbol)	Tree to be removed
(Symbol)	Tree to be preserved
(Symbol)	Tree to be protected

TRACT 8 TREE SAVE LEGEND

Symbol	Description
(Symbol)	Tree to be removed
(Symbol)	Tree to be preserved
(Symbol)	Tree to be protected