

**1,200-4,200 SF for Lease - Outparcels Available**  
**Join Sheetz, Lidl Grocery, Culver's, 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, Silas Creek Pkwy, Reynolda Rd., and many of Winston Salem's most established neighborhoods.

**Co-Tenancy:** Lidl Grocery (36,000 SF); Sheetz; Culver's; National Tire & Battery (NTB); GoHealth Urgent Care

**Availability:** **Inline Retail Space:** Join GoHealth Urgent Care - 2,520 SF;  
 1,200-4,200 SF available  
**Outparcels:** +/- 0.70 Ac to +/-3.15 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:** Lidl Grocery, Harris Teeter, Lowes Foods, Burlington Coat Factory, others.

<b>Demographic Profile:</b> (SUSA 2020)	<b>2 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Population:</b>	31,800	57,983	143,425
<b>Avg HH Income:</b>	\$67,393	\$88,640	\$83,334
<b>Employment:</b>	26,972	47,588	116,365
<b>Daytime Pop:</b>	28,874	54,218	160,662

<b>Traffic Counts:</b>	<b>Silas Creek Pwy/North Point Blvd:</b>	41,000 VPD (2019 NCDOT)
	<b>Fairlawn Drive:</b>	12,500 VPD (2019 NCDOT)
	<b>Reynolda Road:</b>	21,000 VPD (2019 NCDOT)

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

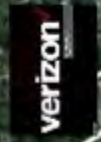
<p><b>RAYMOND D. COLLINS, JR., CCIM</b>  <b>OFC: (336) 768-0555</b>  <b>MOBILE: (336) 978-6444</b>  <b>EM: ray@collinscommprop.com</b>  <b>WEBSITE: www.collinscommprop.com</b></p>		<p><b>COLLINS                  COMMERCIAL                  PROPERTIES, INC.</b>                  2990 Bethesda Place, Suite 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.



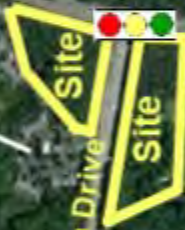
**Silas Creek Parkway Ext. @ Fairlawn Drive - Winston Salem NC**

**Mi Pueblo,  
Panera Bread  
(Coming 2020)**



Bank of America  
SUNTrust  
BB&K  
WELLS FARGO

**Apartments**



**Apartments**

FOOD LION  
Courtyard  
OFFICE  
ON POST  
McDonald's  
TRUIST

**Office**



**Office**

19,000 ADT

40,000 ADT

Silas Creek Parkway

University Parkway

Reynolda Road

Fairlawn Drive

