

**To 3,600 SF w/ Drive-Thru 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;  
 To 3,600 SF available - with approved Drive-Thru.  
**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.
- Demographic Profile:** (SUSA 2023)
- |                       | <u>2 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|-----------------------|---------------|---------------|---------------|
| <b>Population:</b>    | 32,172        | 58,817        | 144,280       |
| <b>Avg HH Income:</b> | \$73,879      | \$97,584      | \$97,863      |
| <b>Employment:</b>    | 26,922        | 47,835        | 116,848       |
| <b>Daytime Pop:</b>   | 23,239        | 46,021        | 125,734       |
- Traffic Counts:**
- |  |                         |
|--|-------------------------|
| <b>Silas Creek Pwy/North Point Blvd:</b> | 52,500 VPD (2021 NCDOT) |
| <b>Fairlawn Drive:</b>                   | 11,000 VPD (2021 NCDOT) |
| <b>Reynolda Road:</b>                    | 27,500 VPD (2021 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>  <b>2990 Bethesda Place, Suite 601C</b>  <b>Winston-Salem, NC 27103</b></p>
---	--	---

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

**FOOD LION**  
Dunkin'  
Office DEPOT  
McDonald's  
TRUANT

University Parkway



Apartments

Office

Silas Creek Parkway  
40,000 ADT

Berkshire Hathaway  
BR&I  
WELLS FARGO  
SUNTRUST

Apartments



Fairlawn Drive  
19,000 ADT

Reynolda Road



Mi Pueblo,  
Panera Bread



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

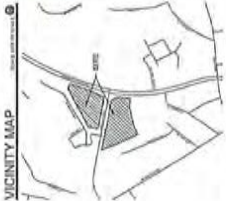
CLIENT: COLLINS COMMERCIAL PROPERTIES, LLC  
1600 HWY 221 N  
AFFERSON, NC 28645  
(704) 846-7333

DATE:	04-14-15
REVISIONS:	
DESCRIPTION:	REVISION
DRAWN:	MS, LLS, BSJ
CHECKED:	
SCALE:	AS SHOWN
SHEET NO.:	14-233

**REZONING PLAN**

SCALE: 1" = 50'

**RZ-1**  
© STIMMEL ASSOCIATES, P.A.



**TRACT 8 SITE DATA**

Address:	1600 HWY 221 N
Map:	14-233
Area:	10.25 Acres ±
Permitted Use:	Commercial
Setbacks:	25' Front, 25' Side, 50' Rear
Height:	35' Max
Other Notes:	See site plan for details.

**TRACT 4 SITE DATA**

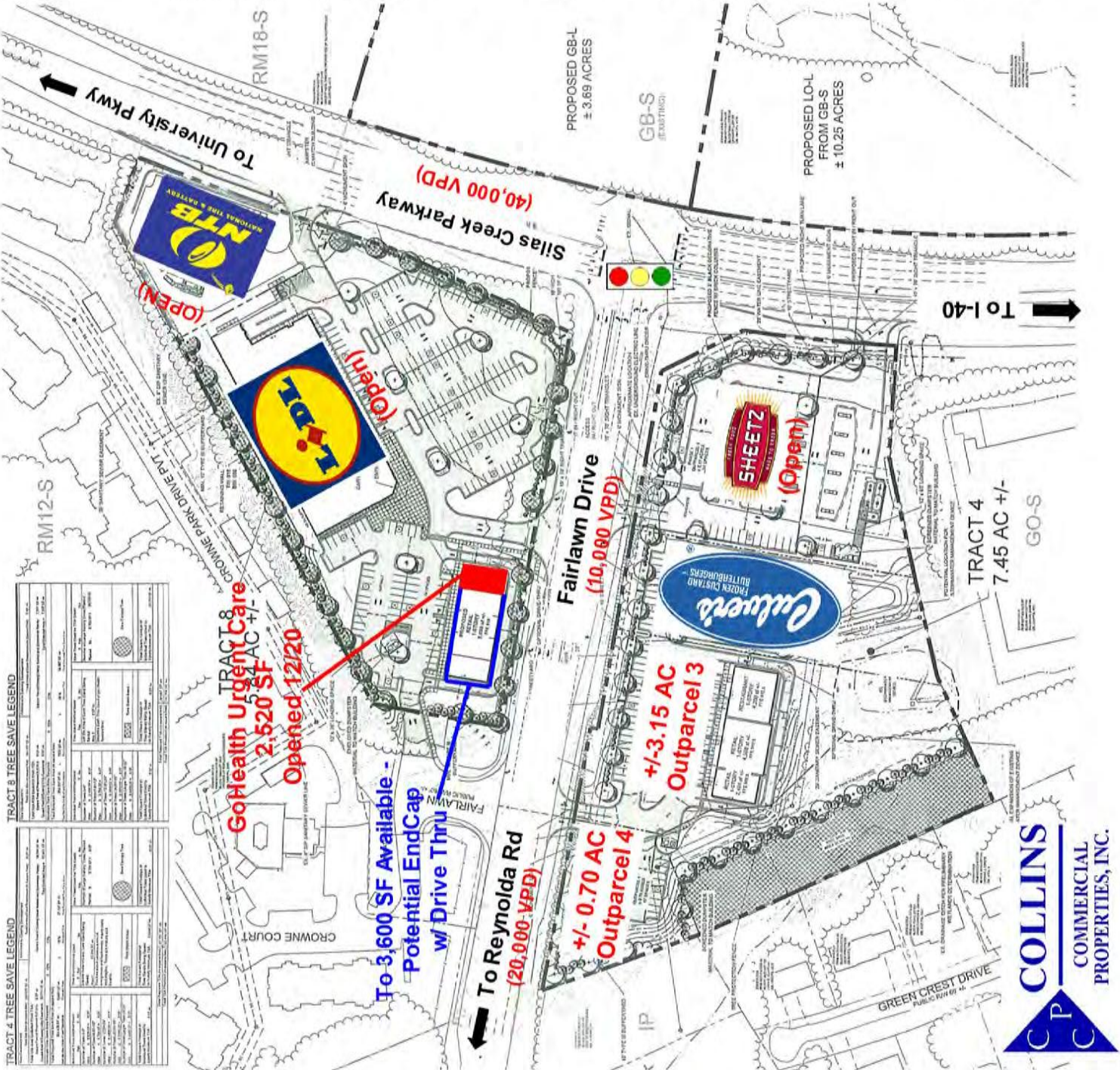
Address:	1600 HWY 221 N
Map:	14-233
Area:	3.89 Acres ±
Permitted Use:	Commercial
Setbacks:	25' Front, 25' Side, 50' Rear
Height:	35' Max
Other Notes:	See site plan for details.

**NOTES**

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND HAS NOTED ANY DISCREPANCIES. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE UTILITIES SHOWN.

2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL ZONING BOARD AND THE LOCAL GOVERNMENT.

3. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS NOTED ANY DISCREPANCIES. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE UTILITIES SHOWN.



TRACT 4 TREE SAVE LEGEND	
[Symbol]	Tree to be removed
[Symbol]	Tree to be preserved
[Symbol]	Tree to be planted
[Symbol]	Tree to be protected

TRACT 8 TREE SAVE LEGEND	
[Symbol]	Tree to be removed
[Symbol]	Tree to be preserved
[Symbol]	Tree to be planted
[Symbol]	Tree to be protected