

**Last Pad Ready Outparcel: +/-0.70 Ac For Sale**  
**Join Sheetz, Lidl Grocery, Culver's, NTB, Zaxby's, & Others**  
**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, Zaxby's, Caliber Collision.

**Availability:** **OP 4: +/-0.70 Acres - Last Parcel - Price Reduced to \$500,000**  
**OP 3: +/-3.26 Gross Acres; +/-1.80 Usable Acres - Caliber Collision**  
**OP 5: 0.97 Acres (Next to GoHealth and Lidl) - Zaxby's Coming Soon!**

**Site Attributes:** High Visibility, Signalized intersection; 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, Sheetz, Burlington Coat Factory, others.

<b>Demographic Profile:</b> (SUSA 2023)		<u><b>2 Mile</b></u>	<u><b>3 Mile</b></u>	<u><b>5 Mile</b></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

<b>Traffic Counts:</b>	<b>Silas Creek Pwy/North Point Blvd:</b>	60,000 VPD (2023 NCDOT)
	<b>Fairlawn Drive:</b>	14,000 VPD (2023 NCDOT)
	<b>Reynolda Road:</b>	31,000 VPD (2023 NCDOT)

**OP 4 Pricing: Reduced to \$550,000 for Quick Sale**

<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>
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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**

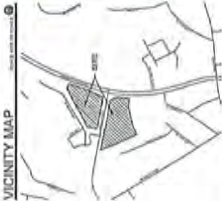


**TRACT 4 TREE SAVE LEGEND**

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

**TRACT 8 TREE SAVE LEGEND**

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



**TRACT 4 SITE DATA**

Address	10000 UNIVERSITY PKWY, W-100
Project Name	SUNNYNOLL DEVELOPMENT
Site Area	7.45 AC +/-
Lot Area	325,000 SF +/-
Lot Dimensions	1,000' x 325'
Setbacks	10' Front, 10' Side, 10' Rear
Height	35' Max
Use	Commercial

**TRACT 8 SITE DATA**

Address	10000 UNIVERSITY PKWY, W-100
Project Name	SUNNYNOLL DEVELOPMENT
Site Area	5.84 AC +/-
Lot Area	252,000 SF +/-
Lot Dimensions	1,000' x 252'
Setbacks	10' Front, 10' Side, 10' Rear
Height	35' Max
Use	Commercial

**PROPOSED USES TRACTS 4 & 8**

Commercial Development, Office, Retail, etc.

**PROPOSED GB-L**  
± 3.89 ACRES

**PROPOSED LO-L FROM GB-S**  
± 10.25 ACRES

**stimmel**  
LAND PLANNING  
ARCHITECTURE  
CONSULTING

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**SEAL**  
REGISTERED PROFESSIONAL ENGINEER

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

**REZONING PLAN**  
RZ-1

DATE: 04-18-15  
DRAWN: MS, LLS, BSL  
SCALE: 1" = 80'

**COLLINS COMMERCIAL PROPERTIES, INC.**