

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

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 2019)		<u>2 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
	Population:	31,376	56,864	141,578
	Avg HH Income:	\$72,716	\$89,960	\$81,868
	Employment:	26,583	46,549	114,381
	Daytime Pop:	26,555	50,726	158,683

Traffic Counts:	Silas Creek Pwy/North Point Blvd:	40,000 VPD (2017 NCDOT)
	Fairlawn Drive:	10,000 VPD (2017 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

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

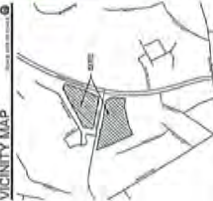
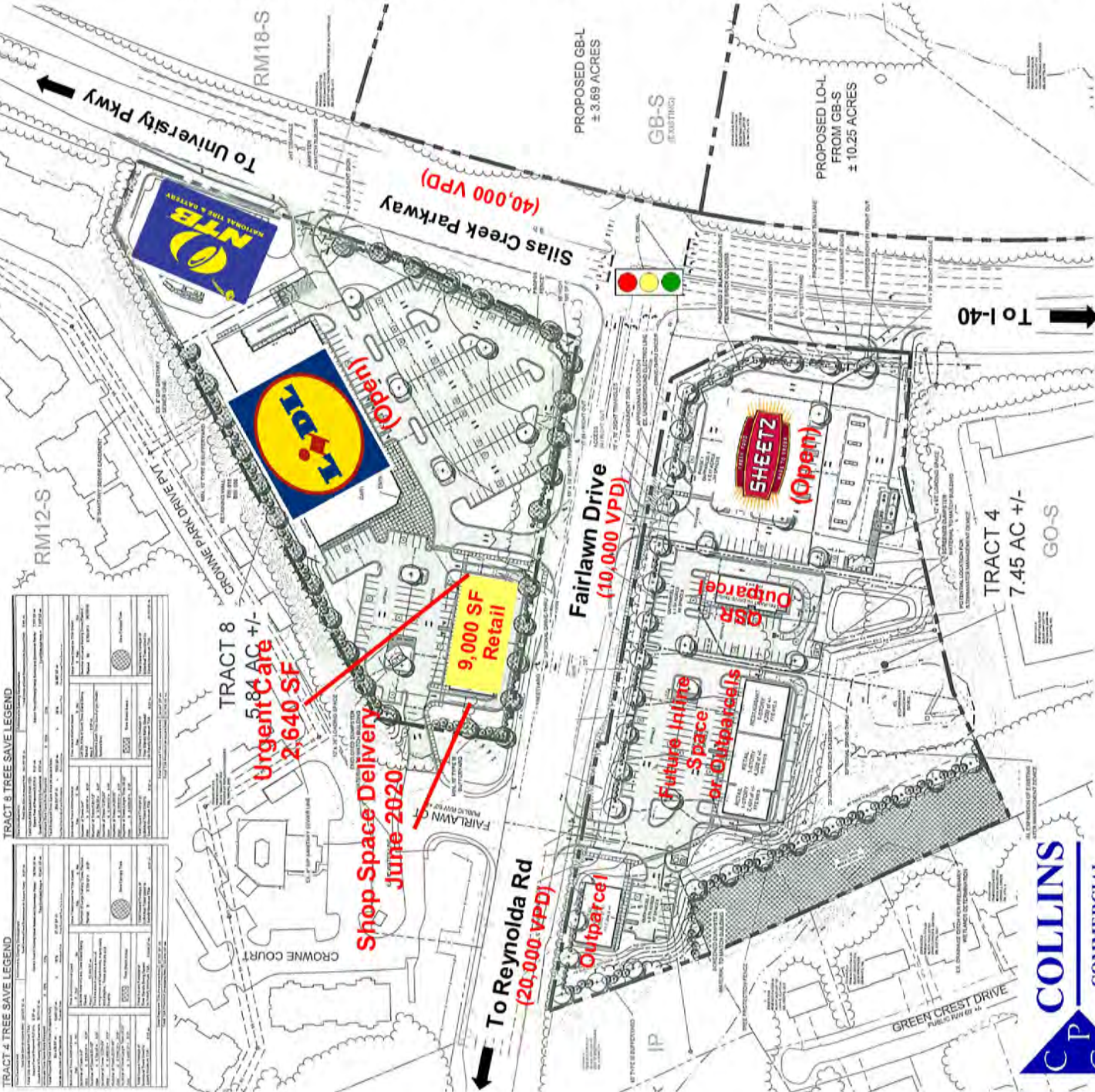


TRACT 4 TREE SAVE LEGEND

Symbol	Description
(Symbol)	Tree to be 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: ...
 Project: ...
 Zoning: ...
 Lot Area: ...
 Building Area: ...
 Parking: ...

TRACT 8 SITE DATA

Address: ...
 Project: ...
 Zoning: ...
 Lot Area: ...
 Building Area: ...
 Parking: ...

PROPOSED USES TRACTS 4 & 8

Use: ...
 Area: ...
 Density: ...
 Parking: ...

PROPOSED GB-L

Area: ± 3.89 ACRES

PROPOSED LO-L FROM GB-S

Area: ± 10.25 ACRES

stimmel
 LAND PLANNING
 1000 W. ...
 WILSON, N.C. 27157
 PHONE: 704.271.1100
 FAX: 704.271.1101
 WWW: www.stimmel.com

SEAL
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF NORTH CAROLINA
 NO. 10000

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

CLIENT: COLLINS COMMERCIAL PROPERTIES, LLC
ADDRESS: 1000 W. ...
WILSON, NC 27157
DATE: 04.18.15
DESIGNER: ...
SCALE: 1" = 80'

REZONING PLAN
RZ-1

STIMMEL LAND PLANNING

NOTES

1. ALL PROPOSED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE ...
 2. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ...
 3. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ...

Sunnynoll Development Tract 4 & Tract 8

PREPARED BY: STIMMEL LAND PLANNING

CP COLLINS COMMERCIAL PROPERTIES, INC.