

Rare, Infill Development Site: Winston Salem, NC
+/- 0.88 Acre Office/Medical Site Available
1070 Whitaker Rd—Peace Haven Rd North of Robinhood Rd



Site Amenities:

- Infill Site in High Income, Robinhood Road Trade Area
- Zoned LO-S: Limited Office with Conditions
- Rough Graded Site, Utilities Available
- Frontage on Old Whitaker Road with proposed Signage at Peace Haven Road intersection
- Peripheral to Robinhood Road/Peace Haven Road Submarket

Targeted Uses:

- Medical, General Office
- Insurance, Financial

Area Generators:

Harris Teeter, Lowes Foods, Fresh Market, Walgreens, CVS/pharmacy, TJ Maxx, Piedmont Federal Savings Bank (“PFSB”), Allegacy Federal Credit Union (“AFCU”), Mount Tabor High School, Novant & WFU/Baptist Medical Offices

Demographic Profile:
(SUSA 2018)

Population:
Avg HH Income:
Employment:

| <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|---------------|---------------|---------------|
| 6,466 | 59,031 | 153,012 |
| \$129,593 | \$113,752 | \$84,794 |
| 5,423 | 49,417 | 123,910 |

Traffic Counts:

Peace Haven Road: 15,000 VPD (NCDOT 2017)
Robinhood Road: 20,000 VPD (NCDOT 2017)

Pricing: \$395,000 or +/- \$10.31 Per Sq. Ft.

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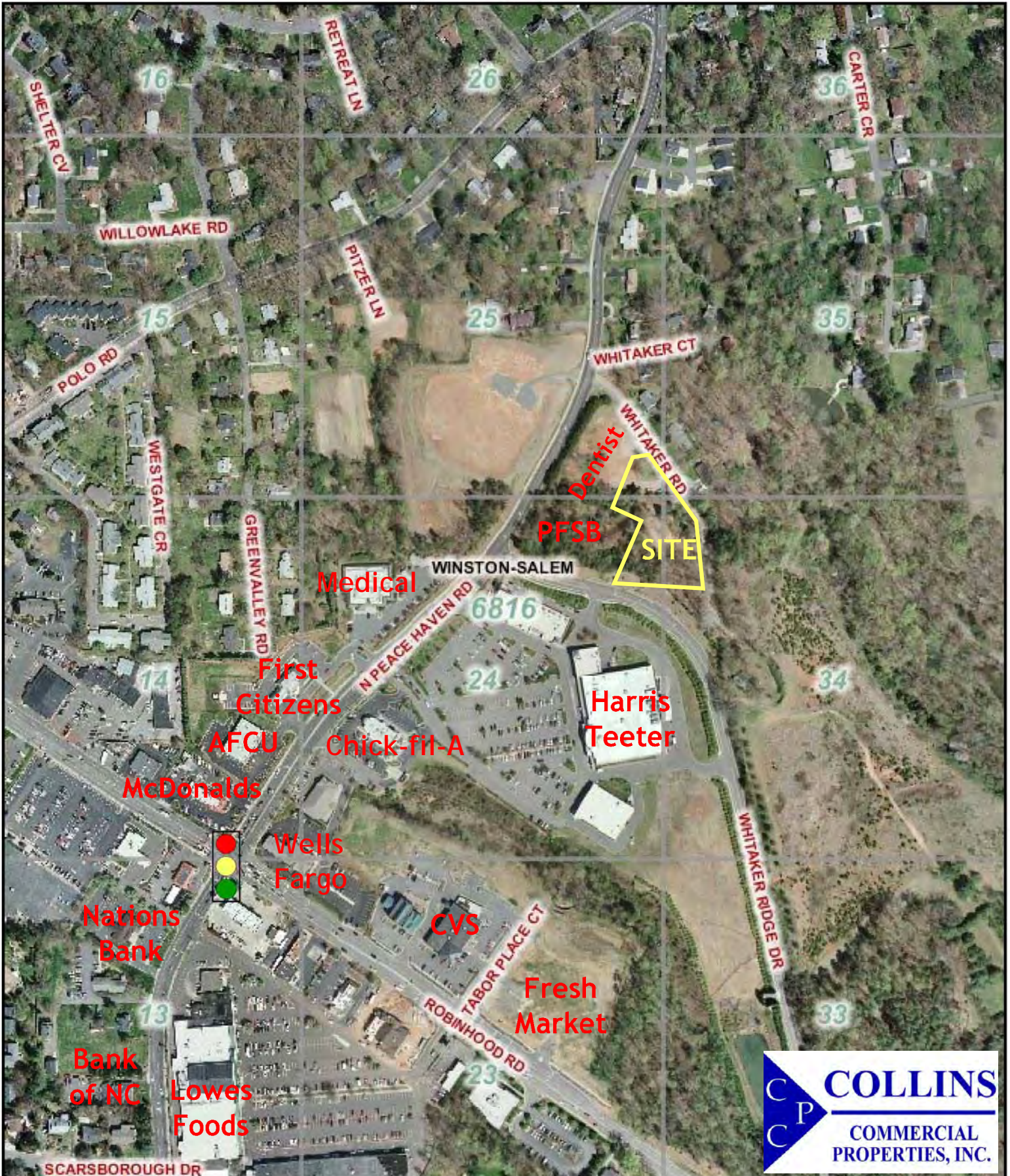


**COLLINS
 COMMERCIAL
 PROPERTIES, INC.**
 2990 Bethesda Place, Suite 601C
 Winston-Salem, NC 27103

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Forsyth County, NC



Disclaimer: Forsyth County cannot guarantee the accuracy of this information, and the County hereby disclaims all warranties, including warranties as to the accuracy of this information.

Map Scale
1 inch = 400 feet

**Potential Offsite
Sign Placement**

**LOT 2A
Dr. Wilkinson, DDS**

**LOT 2B
+/- 0.88 AC
1070 Whitaker Road**

**Piedmont Federal
Savings Bank**

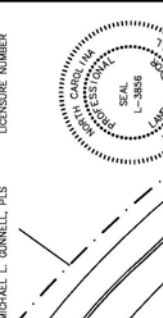
CERTIFICATION FOR SUBDIVISION
I, MICHAEL L. GUNNELL, A PROFESSIONAL LAND SURVEYOR, NUMBER 3856, CERTIFY TO ONE OF THE FOLLOWING:
A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND IN ACCORDANCE WITH THE STATUTES OF THIS STATE AND THE ORDINANCES OF THE MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN AN UNINCORPORATED AREA AND THAT THE PARCELS ARE UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
C. THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL;
D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A CONVEYANCE TO A SUBDIVISION, OR OTHER EXCEPTIONS TO THE COUNTY-ORDEED SURVEYING ACT;
E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION AS TO WHETHER THIS SURVEY MEETS THE REQUIREMENTS AS TO PROFESSIONS CONTAINED IN (A) THROUGH (D) ABOVE.

NOTES:
1. RAW ERROR OF CLOSURE 1:20,000+1, MIS-CLOSURE WAS DISTRIBUTED BY COMPASS RULE.
2. AREA DETERMINED BY COORDINATE COMPUTATIONS.
3. DISTANCES SHOWN ARE HORIZONTAL.
4. DISTANCES SHOWN ARE HORIZONTAL.
5. THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS, CONDITIONS, AND CIRCUMSTANCES OF WHICH I AM UNAWARE, WHICH HAS NOT BEEN FURNISHED TO SURVEYOR, AS OF THIS DATE.
6. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, STREETS AND ASSESSMENTS OF RECORD, AND TO ALL RECORDS ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS, CLERK OF COURT, TOWN OR COUNTY TAX OFFICE OR WHICH ARE NOT VISIBLE AT THE TIME OF MY INSPECTION. THIS SURVEY IS SUBJECT TO ANY AND ALL RECORDS, EASEMENTS, RIGHTS-OF-WAY AND ACCURATE TITLE SEARCH, NOT FURNISHED.
7. UNLESS SIGNED AND SEALED, THIS PLAT IS PRELIMINARY NOT FOR RECORDATION, SALES OR CONVEYANCES.
8. ALL NEW IRON PIPES ARE 3/4" DIA. UNLESS OTHERWISE NOTED.
9. THERE ARE 2 LOTS IN THIS SUBDIVISION OF LOT 2.
10. THIS PLAT IS SUBJECT TO THE RECORDS OF THE REGISTER OF DEEDS, CLERK OF COURT, TOWN OR COUNTY TAX OFFICE OR WHICH ARE NOT VISIBLE AT THE TIME OF MY INSPECTION.
11. LOT NO. 2A AREA = 0.88 ACRES
LOT NO. 2B AREA = 0.88 ACRES
12. THE PROPERTY IS LOCATED IN THE JURISDICTION OF THE CITY OF WINSTON-SALEM.
13. SITE IS SUBJECT TO REZONING Z-2308 DATED DEC. 6, 2004.



FILED FOR REGISTRATION AT _____ O'CLOCK, _____ M
IN PLAT BOOK _____, PAGE _____ AND RECORDED
C. NORMAN HOLLEMAN, REGISTER OF DEEDS
FILING FEE PAID _____
BY _____ DEPUTY-ASSISTANT
FORSYTH COUNTY, NORTH CAROLINA

CERTIFICATION
I, MICHAEL L. GUNNELL, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND SHOWN THEREON. THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AS LISTED, THAT THE RATIO OF PRECISION AS CALCULATED IS WITH C.S. 47-1-30 AS MANDATED. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH MY ORIGINAL LICENSE, LICENSE NUMBER _____ AND SEAL THIS 9TH DAY OF MARCH, A.D., 2012.
MICHAEL L. GUNNELL, PLS
LICENSE NUMBER _____



OWNER
Piedmont Federal Savings Bank
SUBDIVISION PLAT FOR:
PIEDMONT FEDERAL SAVINGS BANK
PROPERTY DATA:
TAX ID: 6816-25-9007.00
DEED BOOK 2331, PAGE 4402
WINSTON TOWNSHIP
FORSYTH COUNTY
ZONED: LOS
DATE: MARCH 08, 2012

SURVEYOR
MGES, PLLC
Civil Engineering & Land Surveying
COLLINS COMMERCIAL PROPERTIES, INC.

