

# Build-to-Suit Opportunity - Target Outparcel

## SWQ of University Parkway and Shattalon Drive

### Primary Retail Corridor - Winston Salem NC



**Opportunity:** Signalized 0.93 Acre Outparcel to Target available for Bld-to-Suit or possible Ground lease. Approved for 4,000 SF restaurant with drive-thru and 64 parks.

**Area Retail:** Target, Walgreens, CVS (at same intersection); Home Depot, Walmart Family Market, The Grand 18 Plex Theater, Lowe's Home Improvement, Sam's Club, Lowe's Foods, Wal-Mart Super Center, Aldi, "Fast Food Row" (McDonald's, Chick-fil-a and others).

<b>Demographic Profile:</b>		<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
	<b>Population:</b>	6,644	46,065	103,653
	<b>Avg HH Income:</b>	\$42,967	\$48,136	\$66,916
	<b>Daytime Population:</b>	8,417	49,811	89,481

<b>Traffic Counts:</b>	<b>University Parkway:</b>	34,000 VPD (2013 NCDOT)
	<b>Shattalon Dr @ Oak Summit:</b>	12,000 VPD (2013 NCDOT)

**Priced on a Case-by-Case Basis**

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Site Plan: Outparcel to Target  
University Pkwy, Winston Salem, NC



University Parkway