

4.84 Acres Available For Sale, Ground Lease, or BTS
Will Subdivide - Offered Subject to Rezoning to Commercial Use
7840 & 7860 South Main Street, King NC



Trade Area/Site: King NC is a high income bedroom community to Winston Salem, located 14 miles from the Winston Salem CBD via US Hwy 52. King NC benefits from steady residential growth and infill commercial growth at the S. Main Street interchange with US 52. The subject property is in Forsyth County, rough graded, with signalized access, offered subject to rezoning for Commercial Use. The property can be subdivided. **Additional bulk acreage is available.** One of few remaining available tracks for development in close proximity US Hwy 52.

Area Generators: Walmart Super Center, Lowe's Foods, Food Lion, Walgreen's, CVS, McDonald's, Cook Out, Dollar General, State Employee's Credit Union, Allegacy Federal Credit Union, Taco Bell, Bojangles, Burger King, KFC, Subway, Zaxby's and many others.

Demographics: (SUSA 2020 Est.)	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>	<u>10 Mile</u>
Population:	13,547	26,218	45,608	105,421
Avg HH Income:	\$85,037	\$80,638	\$81,415	\$79,307
Daytime Pop:	8,741	15,144	27,116	69,264
Employment:	11,295	21,727	37,384	85,985

Traffic Counts: (NCDOT 2020)	S. Main @ Newsome Rd:	11,000 VPD (2020 NCDOT)
	S Main north of Hwy 52:	19,000 VPD (2020 NCDOT)
	Hwy 52 North:	31,500 VPD (2020 NCDOT)
	Hwy 52 South:	36,500 VPD (2020 NCDOT)

Please Call for Pricing & Additional Information

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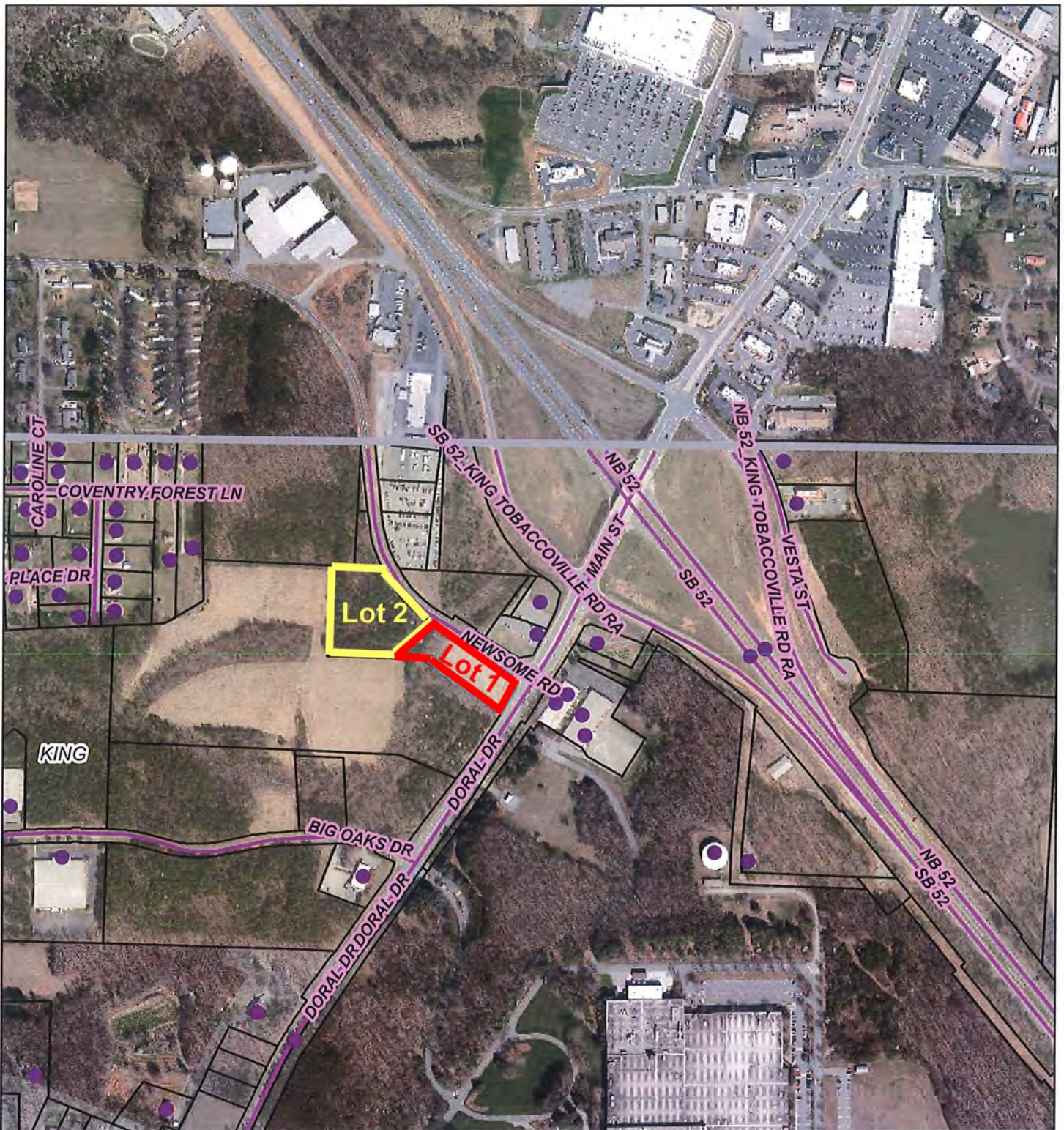
No Warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein or hereafter provided, and same is provided subject to errors, omissions, change of price, rental or other conditions and withdrawal without notice. This information is given with the 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.



4.84 Acres for Commercial Development - S. Main Street, King (Winston-Salem) NC



Tax Parcel Viewer



9/20/2021, 2:11:11 PM

1:9,028

- Address Points
- Forsyth County Boundary
- Streets
- Parcels
- Parcels - Mailing Labels
- Tax Municipal Polygon
 - King
 - Tobaccoville
- Red: Band_1
- Green: Band_2
- Blue: Band_3

