

3,107 SF & 8,910 SF Available for Lease; +/-0.57 AC Outparcel
Robinhood Plaza - 3458 Robinhood Road, Winston Salem NC
Join ACE Hardware, Dollar Tree, Truist Bank



Property Highlights

- 3,107 SF & 8,910 SF Available for Lease
- 0.57 AC Outparcel for Re-Development
- Two points of stoplight access

Market Overview:

This center is located in one of the most densely populated and highest income sub-markets in the Triad, with daytime medical employment base.

Co-Tenancy/Area Generators

- NW ACE Hardware
- YMCA
- TJ Maxx
- Harris Teeter
- Lowes Foods
- Dollar Tree
- Truist
- Starbucks
- The Fresh Market
- CVS

Located less than three miles from WF University. Close to Jefferson Middle School and Mt. Tabor High School.

Demographic Profile:
(SUSA 2022)

	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>	<u>10 Mile</u>
Population:	60,092	156,288	242,281	332,553
Avg HH Income:	\$115,088	\$83,794	\$77,049	\$77,826
Employment/Daytime Pop.:	50,764	153,900	207,528	255,117

Traffic Counts:
(NCDOT 2021)

Robinhood Rd:	20,000 VPD
Peace Haven Rd:	16,500 VPD
Polo Rd:	4,200 VPD
Silas Creek Pkwy:	43,000 VPD

Pricing: Call for Lease Rates - Inline & Outparcel

RAYMOND D. COLLINS, JR., CCIM
OFC: (336) 768-0555
FAX: (336) 768-2055
EM: ray@collinscommprop.com
WEBSITE: www.collinscommprop.com



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

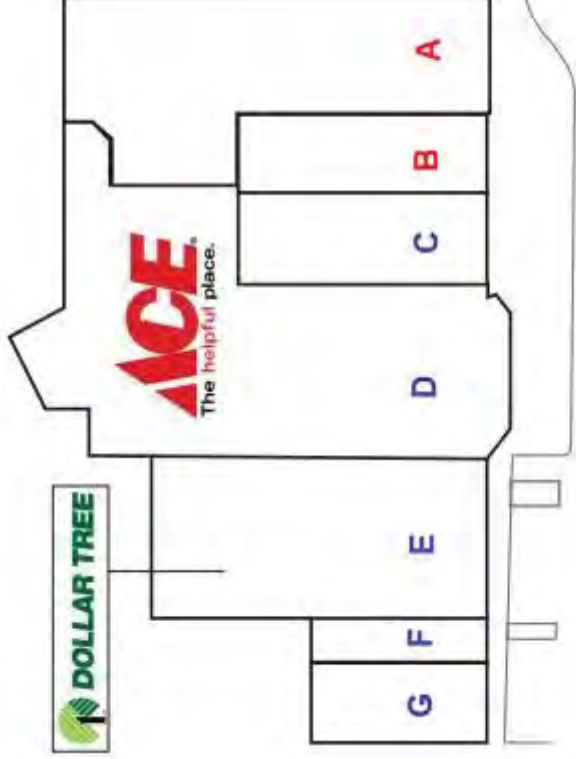
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**Robinhood Plaza, Robinhood Road
Winston Salem NC**



SPACE	TENANT	SIZE
A	Available	8,910 SF
B	Available	3,107 SF
C	Ace Hardware	3,328 SF
D	Ace Hardware	16,916 SF
E	Dollar Tree	8,734 SF
F	Mr. Lu's Chinese	1,273 SF
G	The Beer Growler	2,203 SF



+/-0.57 Acre
Outparcel for
Re-
Development

Robinhood Plaza, Clemmons NC