

**+/- 1.30 Acres—HB Zoning—Ground Lease or Build-to-Suit**  
**South Stratford Road West of Hanes Mall Boulevard**  
**Winston Salem, North Carolina**



**Site Details:** Strategically located between Hanes Mall Boulevard—Forsyth County’s Predominant Retail Corridor—and Hillcrest Village. “Going Home” side of Stratford Road to Clemmons area.

**Zoning:** Liberal Highway Business (HB) Zoning with No Conditions

**Site Size:** 225’ of Frontage on Stratford Road by +/-250’ Deep

**Topography:** Rough Graded Pad, falling gently to back of site.

**Area Retail:** Sheetz, Food Lion, Lowes Home Improvement, Cities Grill, Village Tavern, CVS/pharmacy, La Quinta Hotel, Best Buy, Home Depot, others

<b>Demographic Profile:</b> (SUSA 2023)	<b>Population:</b>	<u>1 Mile</u> 6,596	<u>3 Mile</u> 51,366	<u>5 Mile</u> 138,615
	<b>Average Household Income:</b>	\$81,003	\$82,810	\$104,424
	<b>Labor Force:</b>	5,323	41,512	111,472

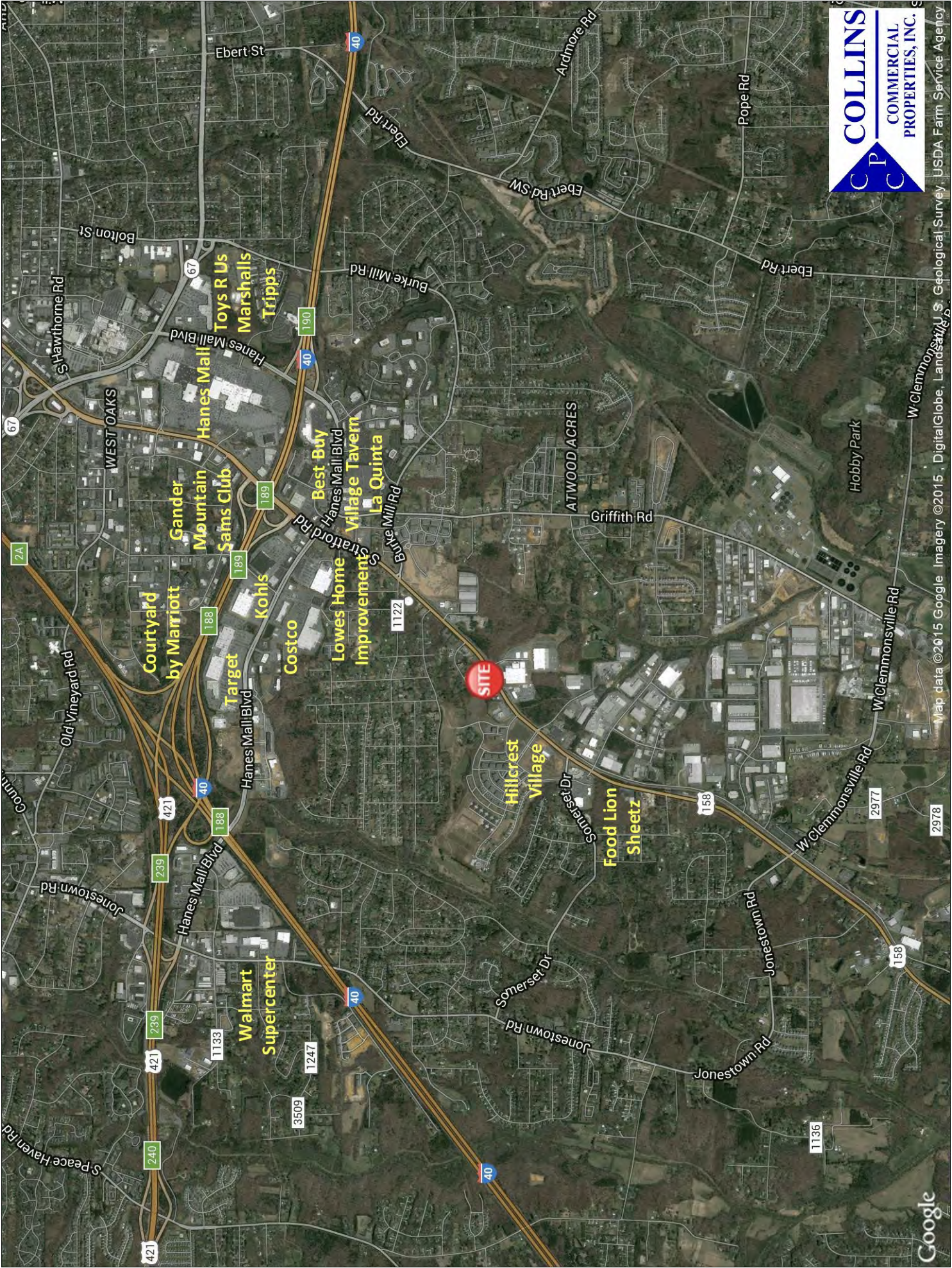
<b>Traffic Counts:</b> (NCDOT 2021)	<b>S. Stratford Road:</b>	27,000 VPD
	<b>Somerset Drive:</b>	15,000 VPD

**Ground Lease: \$80,000 Net Per Annum**

<p><b>RAYMOND D. COLLINS, JR., CCIM</b>  <b>OFC: (336) 768-0555</b>  <b>FAX: (336) 768-2055</b>  <b>EM: ray@collinscommprop.com</b>  <b>WEBSITE: www.collinscommprop.com</b></p>		<p><b>COLLINS COMMERCIAL PROPERTIES, INC.</b>  <b>2990 Bethesda Place, Suite 601C</b>  <b>Winston-Salem, NC 27103</b></p>
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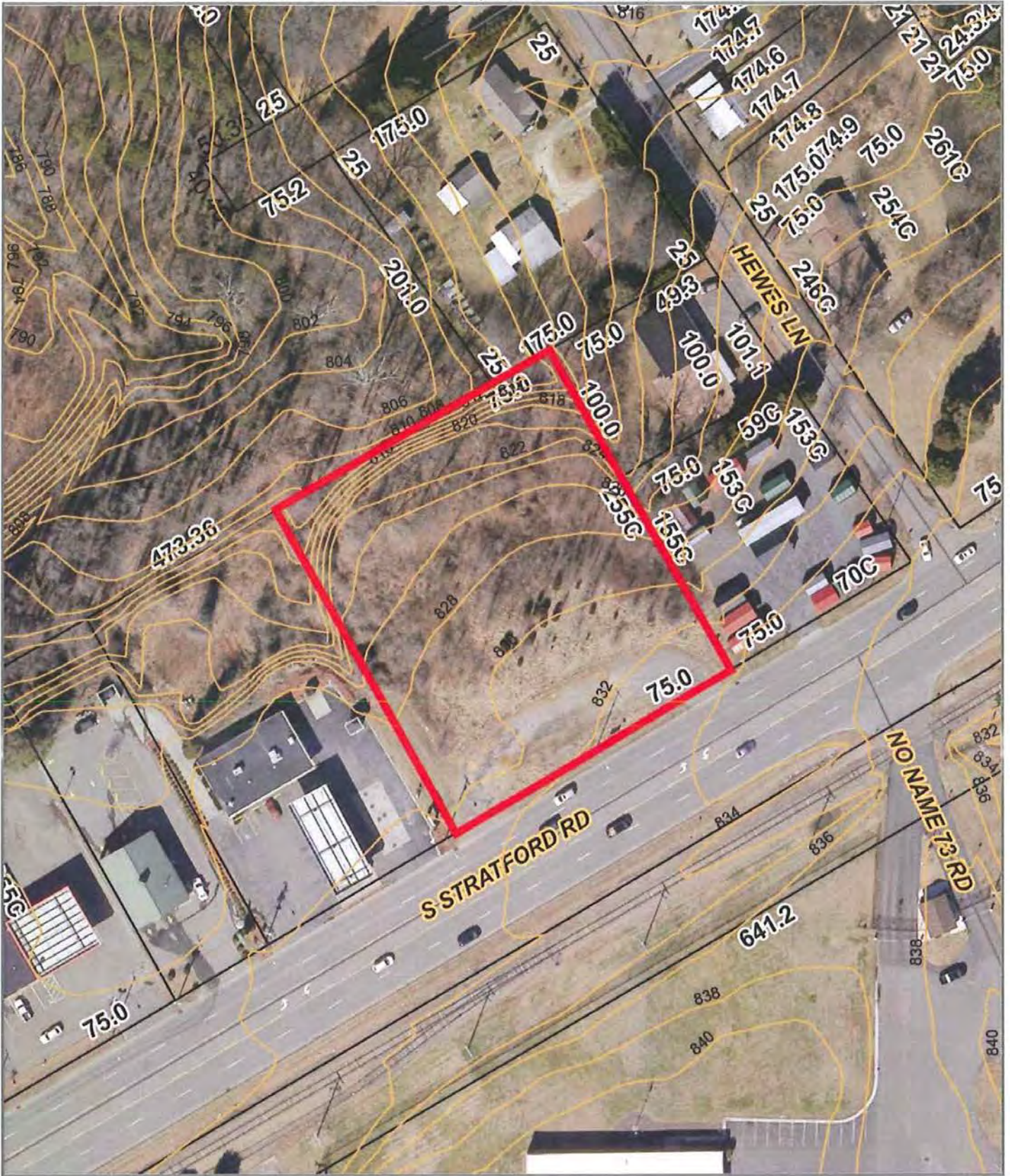




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Google

2414 S. Stratford Road, Winston Salem, NC 27103



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Map Scale  
1 inch = 100 feet  
12/23/2015