

+/- 0.73 Pad Ready Outparcel For Sale

NC 109 (Thomasville Rd) at Gumtree Rd, Wallburg, North Carolina Between McDonalds and Food Lion & CVS Center



Trade Area: Wallburg is a suburban bedroom community, located on NC 109/Thomasville Rd South, serving South Winston Salem and North High Point. Forsyth County address, alcohol sales allowed for sit down restaurant use.

Site Conditions: Fully Improved Site: Zoned for up to 4,800 SF Buildable area. Graded Pad, parking in place, offsite storm water pond in place.

Co-Tenants: McDonalds, Gas/Convenience store, and small strip center.

Other Area Generators: Food Lion, CVS, Sheetz, McDonald's, Wendy's, 1st National Bank, Advance Auto, Dominos, Little Richards BBQ, Timco Manufacturing, others.

Demographic Profile: (SUSA 2017)		<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
	Population:	2,076	15,618	59,012
	Avg HH Income:	\$78,917	\$65,750	\$58,709
	Employment/Daytime Pop.:	1,178	8,316	27,972

Traffic Counts: (NCDOT 2016)	NC Hwy 109/Thomasville Rd:	15,200 VPD
	Gumtree Rd:	9,600 VPD

Ready to Build Pad Site Reduced to \$295,000!

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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Approved for
up to 4,800 Sq.
Ft. Bldg.

SITE
Retail

Multi-Family

McDonalds

Sheetz

Timco
Plant

Advance
Auto
Wendy's

Walburg
Towne Centre

Food Lion
CVS

Mama
Mia's
Pizza

Little Dominos
Richards
BBQ

1st Nat'l
Bank
Car Wash
Funeral
Home

To Winston Salem
NC 109/Thomasville Rd

Guntree Rd - 9,600 VPD

15,200 VPD