

**Pad Ready Outparcels: +/-0.70 Ac, 0.97 AC, and +/-1.80 AC Usable**  
**Join Sheetz, Lidl Grocery, Culver's, NTB & GoHealth Urgent Care**  
**Silas Creek Pwy @ Fairlawn Drive, Winston Salem NC**



**Trade Area:** High Income area; Infill development in the heart of Winston Salem, convenient to Wake Forest University, Silas Creek Pkwy, Reynolda Rd., and many of Winston Salem's most established neighborhoods.

**Co-Tenancy:** Lidl Grocery (36,000 SF); Sheetz; Culver's; National Tire & Battery (NTB); GoHealth Urgent Care

**Availability:**

<b>OP 3: +/-3.26 Gross Acres; +/-1.80 Usable Acres</b>	<b>\$600,000</b>
<b>OP 4: +/-0.70</b>	<b>\$975,000</b>
<b>OP 5: 0.97 Acres (Next to GoHealth and Lidl)</b>	<b>\$650,000</b>

**Site Attributes:** High Visibility, Signalized intersection; Three (3) monument signs; Multiple access points; Exceptionally strong demographics. Close proximity to many of Winston Salem's most desirable neighborhoods, office complexes, Wake Forest University.

**Area Retail:** Lidl Grocery, Harris Teeter, Lowes Foods, Burlington Coat Factory, others.

<b>Demographic Profile:</b> (SUSA 2023)		<u><b>2 Mile</b></u>	<u><b>3 Mile</b></u>	<u><b>5 Mile</b></u>
<b>Population:</b>		32,172	58,817	144,280
<b>Avg HH Income:</b>		\$73,879	\$97,584	\$97,863
<b>Employment:</b>		26,922	47,835	116,848
<b>Daytime Pop:</b>		23,239	46,021	125,734

**Traffic Counts:**

<b>Silas Creek Pwy/North Point Blvd:</b>	52,500 VPD (2021 NCDOT)
<b>Fairlawn Drive:</b>	11,000 VPD (2021 NCDOT)
<b>Reynolda Road:</b>	27,500 VPD (2021 NCDOT)

**Lot Pricing: OP3 \$975,000; OP4 \$600,000; OP5 \$650,000**

<p><b>RAYMOND D. COLLINS, JR., CCIM</b>  <b>OFC: (336) 768-0555</b>  <b>MOBILE: (336) 978-6444</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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**Silas Creek Parkway Ext. @ Fairlawn Drive - Winston Salem NC**



Office

FOOD LION  
McDonald's  
Durrington  
TRULIANT  
Office DEPOT



Apartments

Office

BR&T  
Cook Out  
BankAmerica  
SunTrust

Apartments



Mi Pueblo,  
Panera Bread



19,000 ADT

40,000 ADT

Fairlawn Drive

Reynolda Road

University Parkway

Silas Creek Parkway



