

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:

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

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.

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

Traffic Counts:

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

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

<p>RAYMOND D. COLLINS, JR., CCIM OFC: (336) 768-0555 MOBILE: (336) 978-6444 EM: ray@collinscommprop.com WEBSITE: www.collinscommprop.com</p>		<p>COLLINS COMMERCIAL PROPERTIES, INC. 2990 Bethesda Place, Suite 601C Winston-Salem, NC 27103</p>
---	--	---

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.

Silas Creek Parkway Ext. @ Fairlawn Drive - Winston Salem NC



Office

FOOD LION
McDonald's
Durrington
Office DEPOT
TRULIANT



Apartments

Office

BankAmerica
BR&T
SunTrust
COOK & OUT

Apartments



Mi Pueblo,
Panera Bread



19,000 ADT

University Parkway

40,000 ADT

Fairlawn Drive

Reynolda Road

TRACT 4 TREE SAVE LEGEND

Tree Species	Tree Size	Tree Status	Tree Action
...

TRACT 8 TREE SAVE LEGEND

Tree Species	Tree Size	Tree Status	Tree Action
...



TRACT 4 SITE DATA

PROPOSED USES TRACTS 4 & 8

TRACT 4: 7.45 AC +/-
 TRACT 8: 5.84 AC +/-

PROPOSED GB-L ± 3.69 ACRES

PROPOSED LO-L FROM GB-S ± 10.25 ACRES

TRACT 8 SITE DATA

TRACT 4 SITE DATA

Site Area: 7.45 AC +/-
 Zoning: GB-L
 Proposed Use: Office/Professional

TRACT 8 SITE DATA

TRACT 8 SITE DATA

Site Area: 5.84 AC +/-
 Zoning: GB-L
 Proposed Use: Office/Professional

PROPOSED USES TRACTS 4 & 8

TRACT 4: 7.45 AC +/-
 TRACT 8: 5.84 AC +/-

PROPOSED GB-L ± 3.69 ACRES

PROPOSED LO-L FROM GB-S ± 10.25 ACRES

TRACT 4 SITE DATA

Site Area: 7.45 AC +/-
 Zoning: GB-L
 Proposed Use: Office/Professional

TRACT 8 SITE DATA

Site Area: 5.84 AC +/-
 Zoning: GB-L
 Proposed Use: Office/Professional

TRACT 8 SITE DATA

Site Area: 5.84 AC +/-
 Zoning: GB-L
 Proposed Use: Office/Professional

TRACT 4 SITE DATA

Site Area: 7.45 AC +/-
 Zoning: GB-L
 Proposed Use: Office/Professional

TRACT 8 SITE DATA

Site Area: 5.84 AC +/-
 Zoning: GB-L
 Proposed Use: Office/Professional



SUNNYNOLL DEVELOPMENT - TRACT 4 & TRACT 8
 WINSTON-SALEM, NC

CLIENT: KPCG GROUP, LLC
 1000 HWY. 221 N.
 JEFFERSON, NC 28646
 (703) 946-1133

DATE: 04-14-15
REVISIONS:

REZONING PLAN
 SCALE: 1" = 87'

REZONING PLAN
 SHEET NO. RZ-1

PREPARED BY:
 stimmel ARCHITECTURE CIVIL ENGINEERING LAND PLANNING
 1000 W. MARKET STREET, SUITE 200
 WILKES-BARRA, NC 27157
 P: 703.221.0077 F: 703.221.0659
 WWW.STIMMELGROUP.COM

