

+/- 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

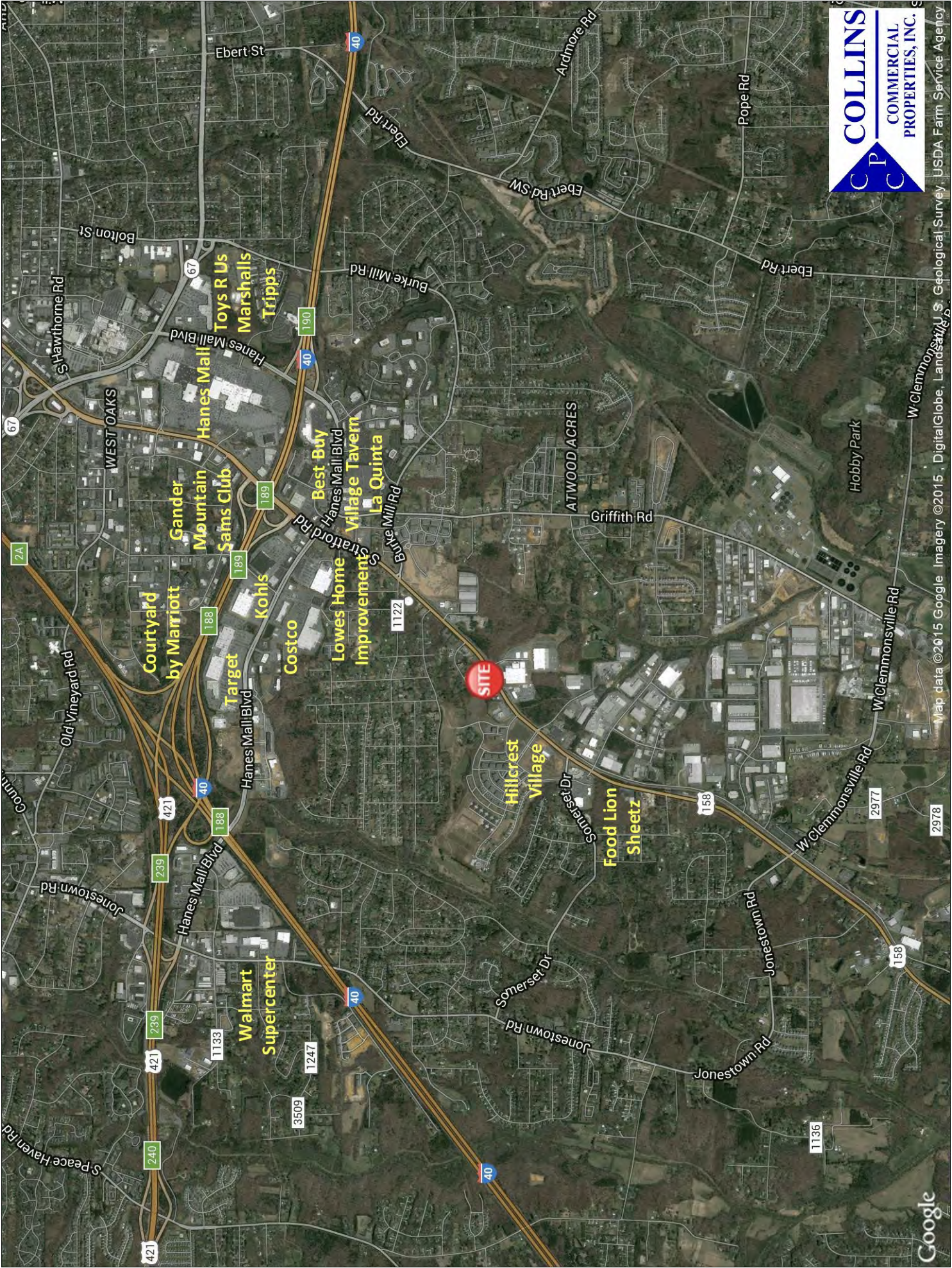
Demographic Profile: (SUSA 2023)		<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
	Population:	6,596	51,366	138,615
	Average Household Income:	\$81,003	\$82,810	\$104,424
	Labor Force:	5,323	41,512	111,472

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

Ground Lease: \$80,000 Net Per Annum

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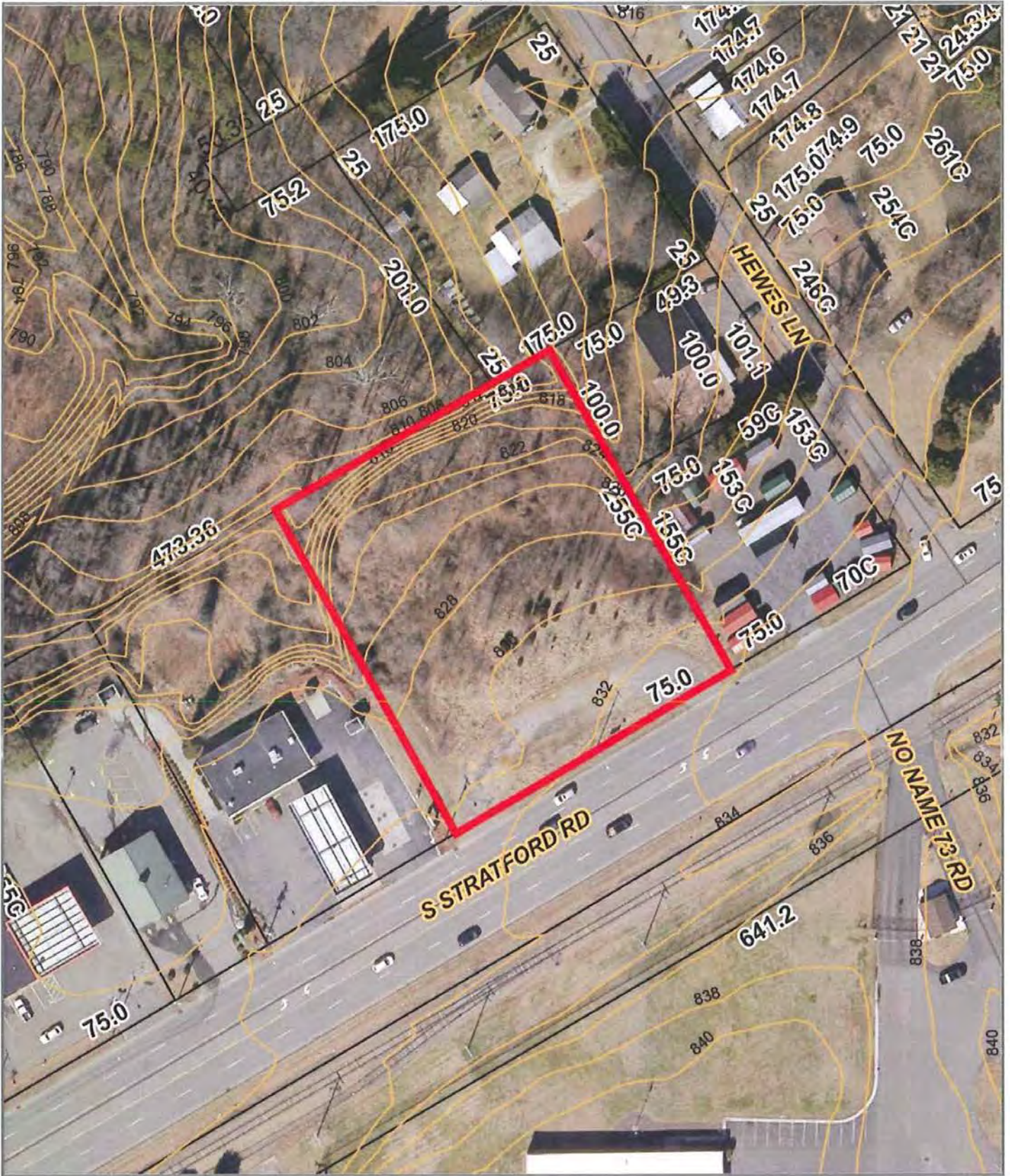
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Google

2414 S. Stratford Road, Winston Salem, NC 27103



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