For Sale: 1.31± ACRES on Hanes Mall Blvd. ZONED GB-S





OVERVIEW

O Oxford Station Way, Winston-Salem, NC 27103

1.31±AC development opportunity fronting Hanes Mall Blvd. Located in the heart of Winston-Salem's busiest retail corridor, this site boasts excellent visibility with right in/out access from Hanes Mall Blvd and access via adjacent property. Located next to a future Homewood Suites Hotel, this property is surrounded by national tenants, such as Costco, Sam's Club, Lowes, Home Depot, Target, and others.

PROPERTY HIGHLIGHTS

Great visibility Easy Access

Daily Traffic Counts: 29,000±cpd on Hanes Mall Blvd

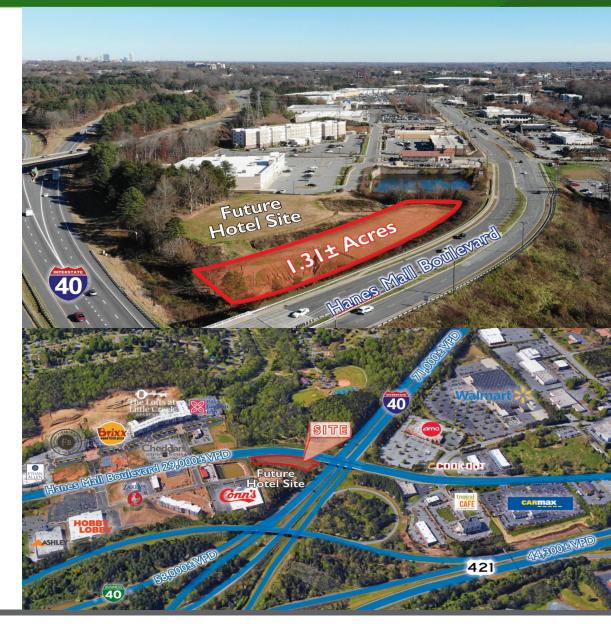
Adjacent to future Homewood Suites Hotel

PROPERTY SUMMARY

Asking Price: \$879,900 Lot Size: 1.31±Acres

LOCATION HIGHLIGHTS

Busiest Retail Corridor in Winston-Salem Strong Traffic Counts High HH Incomes





AERIAL MAP



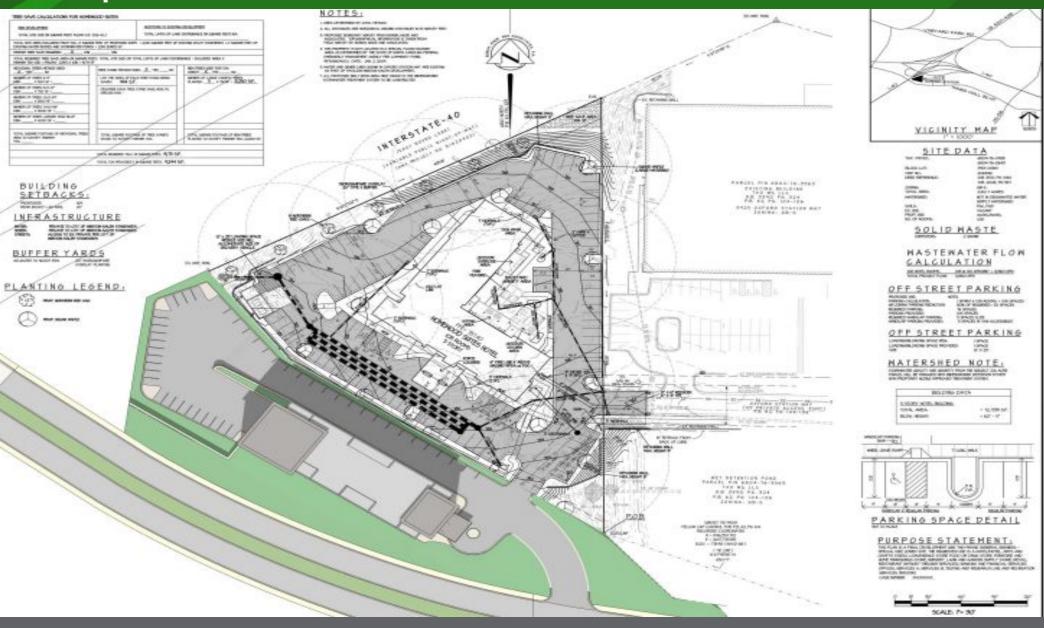


For More Information Contact:

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Site Map





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Demographic Summary

Population			
	1 mile	3 mile	5 mile
2010 Population	7,238	51,032	120,449
2023 Population	8,256	54,235	133,751
2028 Population Projection Income	8,473	55,042	136,683
	1 mile	3 mile	5 mile
Avg Household Income	\$63,824	\$88,947	\$95,447
Median Household Income	\$46,875	\$66,508	\$71,278
Traffic			
Collection Street	Cross Street		Traffic Volume
Hanes Mall Blvd	Fox Trot Ct E		17,140
I- 40	Jonestown Rd SW		59,659
Hanes Mall Blvd	Char-Lou Ln E		15,388



For More Information Contact:

Conceptual Renderings





