

# REYNOLDA MANOR

2808 REYNOLDA ROAD, WINSTON-SALEM, NC 27106

Linville | Team Partners

COMMERCIAL REAL ESTATE



## PROPERTY HIGHLIGHTS

**PROPERTY TYPE** Retail, Shopping Center

**AVAILABLE SF ±** 960 - 4,252

**LEASE RATE** \$12.00 - \$18.00 psf, NNN

## DESCRIPTION

Located in the heart of Reynolda Road's heavily-trafficked retail corridor, Reynolda Manor Shopping Center provides excellent visibility and ample parking. Additionally, its placement at a signalized intersection and multiple points of ingress/egress make Reynolda Manor an easily accessible shopping destination. Not only is the center a well-established retail hub, but it is also the closest shopping center to Wake Forest University's campus, supporting nearly 9,000 students and over 6,500 faculty and staff. Adjacent vacancies offer unique restaurant development opportunity.



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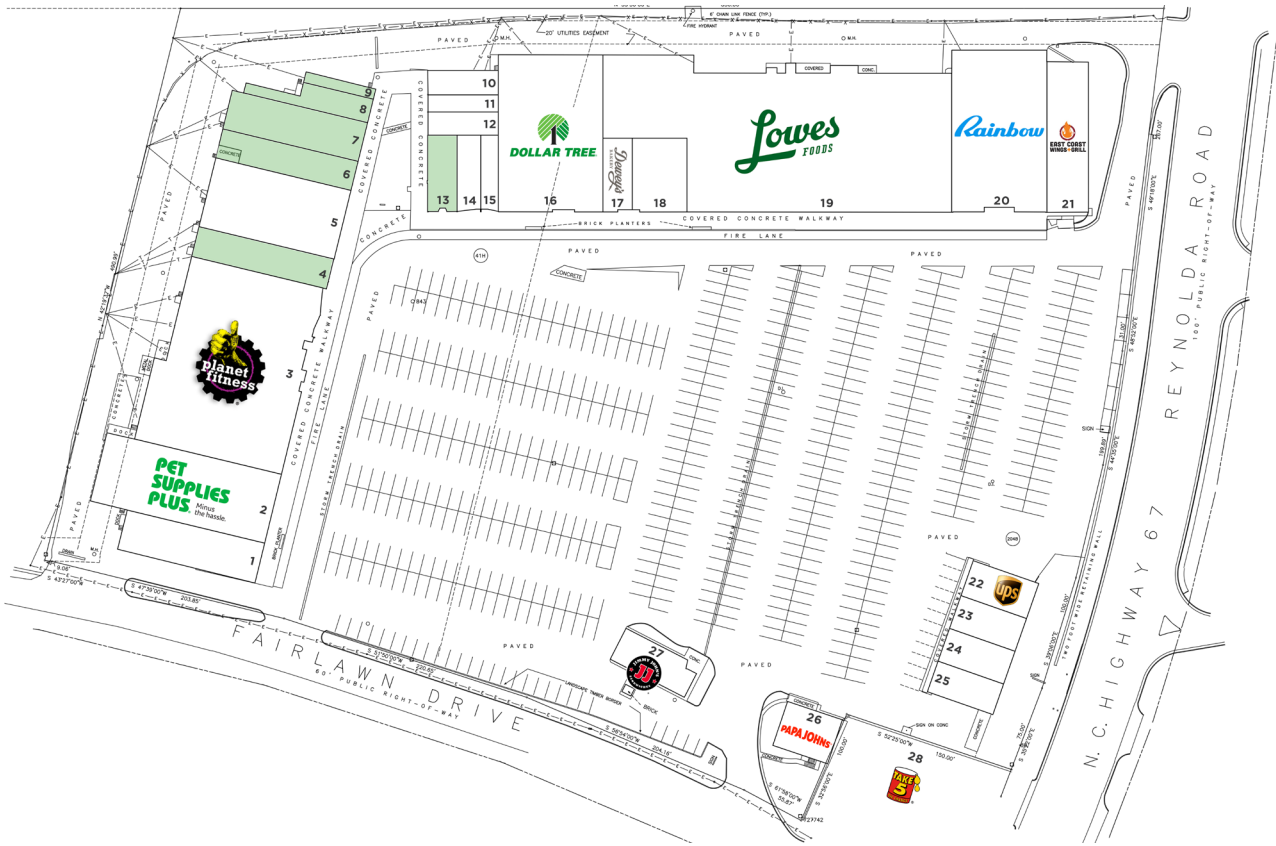
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## SITE PLAN

TENANT	SPACE OCCUPIED	TENANT	SPACE OCCUPIED
<b>SUITE 1</b>	Camel City Cleaners ±4,331 SF	<b>SUITE 16</b>	Dollar Tree ±12,195 SF
<b>SUITE 2</b>	Pet Supplies Plus ±10,220 SF	<b>SUITE 17</b>	Dewey's ±1,553 SF
<b>SUITE 3</b>	Planet Fitness ±20,508 SF	<b>SUITE 18</b>	Stratus Smoke & Vape ±2,443 SF
<b>SUITE 4</b>	Available ±2,400 SF	<b>SUITE 19</b>	Lowes Foods ±41,889 SF
<b>SUITE 5</b>	Tiger Kim's ±7,200 SF	<b>SUITE 20</b>	Rainbow Apparel ±11,410 SF
<b>SUITE 6</b>	Available ±2,046 SF	<b>SUITE 21</b>	East Coast Wings ±4,680 SF
<b>SUITE 7</b>	Available ±4,252 SF	<b>SUITE 22</b>	The UPS Store ±1,886 SF
<b>SUITE 8</b>	Available ±1,840 SF	<b>SUITE 23</b>	My Nails ±1,714 SF
<b>SUITE 9</b>	Available ±960 SF	<b>SUITE 24</b>	Playa Azul ±1,800 SF
<b>SUITE 10</b>	Dance Studio ±1,292 SF	<b>SUITE 25</b>	Laundry ±1,800 SF
<b>SUITE 11</b>	Brent's Shoe Repair ±923 SF	<b>SUITE 26</b>	Papa Johns ±2,000 SF
<b>SUITE 12</b>	Uptown Doggie Doos ±1,261 SF	<b>SUITE 27</b>	Jimmy John's ±2,160 SF
<b>SUITE 13</b>	Available ±1,670 SF	<b>SUITE 28</b>	Take5 ±0.39 Acres
<b>SUITE 14</b>	Kotta Japanese Grill ±1,343 SF	<b>SUITE 29</b>	Tarheel Railroad Offices
<b>SUITE 15</b>	Aerus Electrolux ±1,015 SF	<b>SUITE 30</b>	Triad Cleaning Crew ±550 SF

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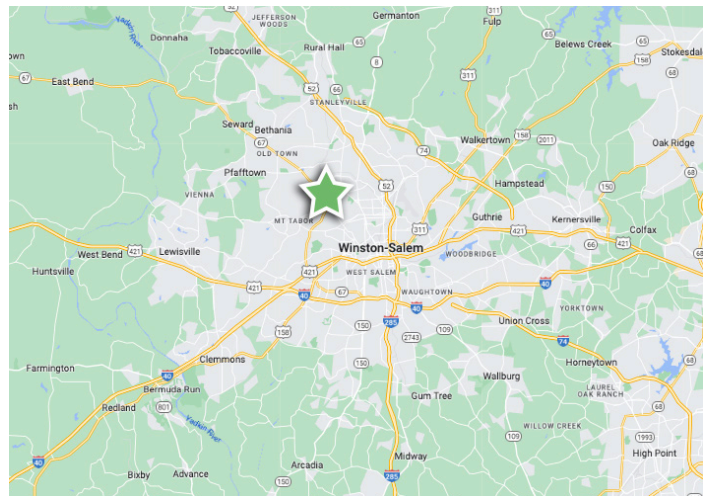
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## KEY FEATURES

- ±960 - 4,252 SF available
- Potential to connect adjacent vacancies
- Dock door access
- Multiple entrances/exits
- 28,000 VPD
- On grade parking
- Built-out commercial kitchen



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## PROPERTY INFORMATION

PROPERTY TYPE	Retail	PROPERTY SUBTYPE	Shopping Center
AVAILABLE SF ±	960 - 4,252	PARKING	Surface
BUILDING SF ±	153,343	ZONING	HB - Highway Business

## PRICING & TERMS

LEASE RATE	\$12.00 - \$18.00 psf	LEASE TYPE	NNN
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