



# NC HWY 150

Winston-Salem, NC, 27127

MULTIPLE RETAIL PADS FOR SALE, GROUND LEASE, OR BUILD-TO-SUIT



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M E R I D I A N

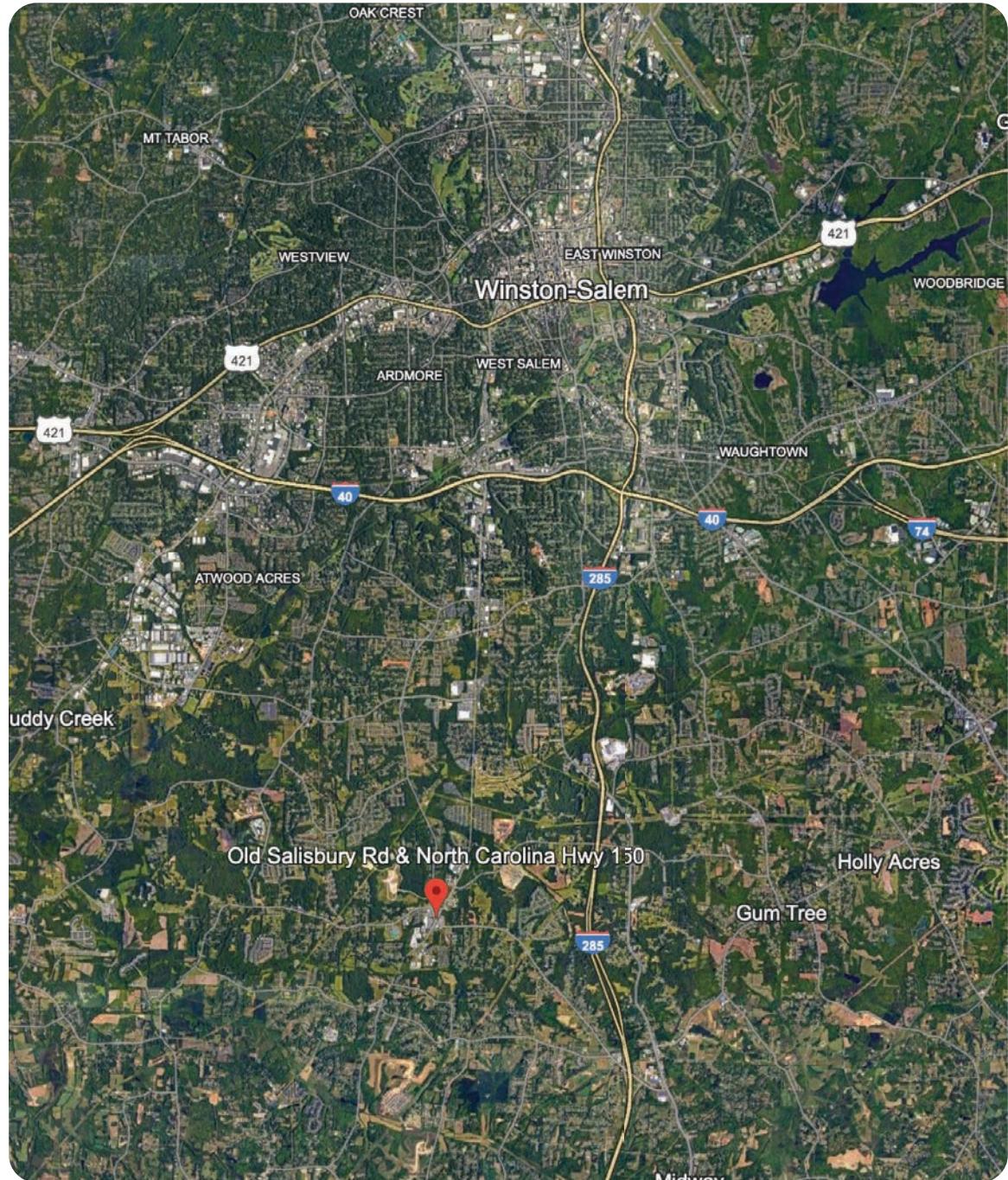
## Property Highlights

- ±4.7 AC
- Highway Commercial Zoning
- 470± feet of frontage on NC Highway 150
- Planned NCDOT road improvements to include a signalized U-turn at the center of the site
- Neighboring retailers / restaurants include Food Lion, Walgreens, Verizon, Sheetz, AutoZone, Dollar General, McDonald's, Taco Bell, Subway, and Biggby Coffee.

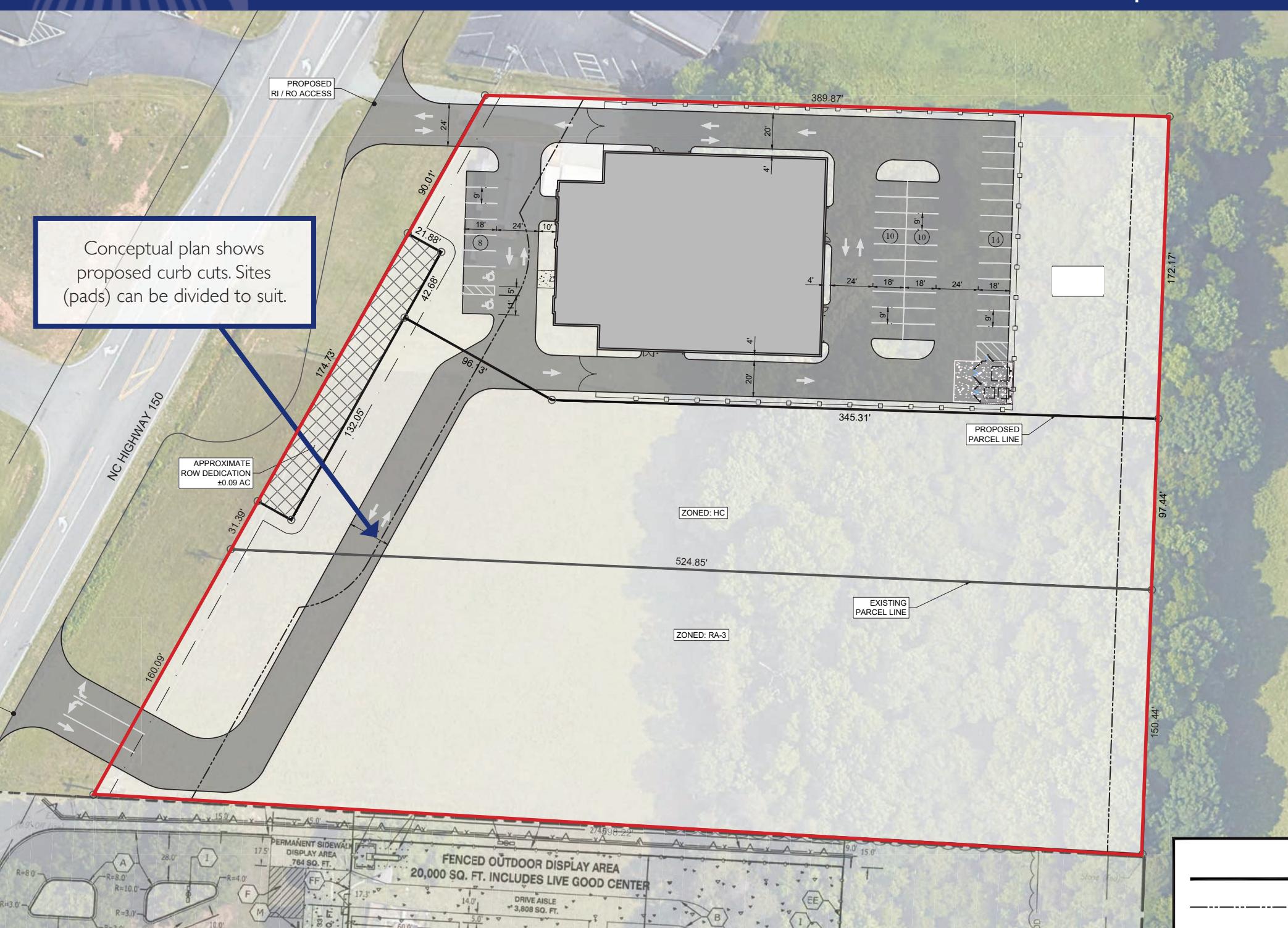
## Demographics

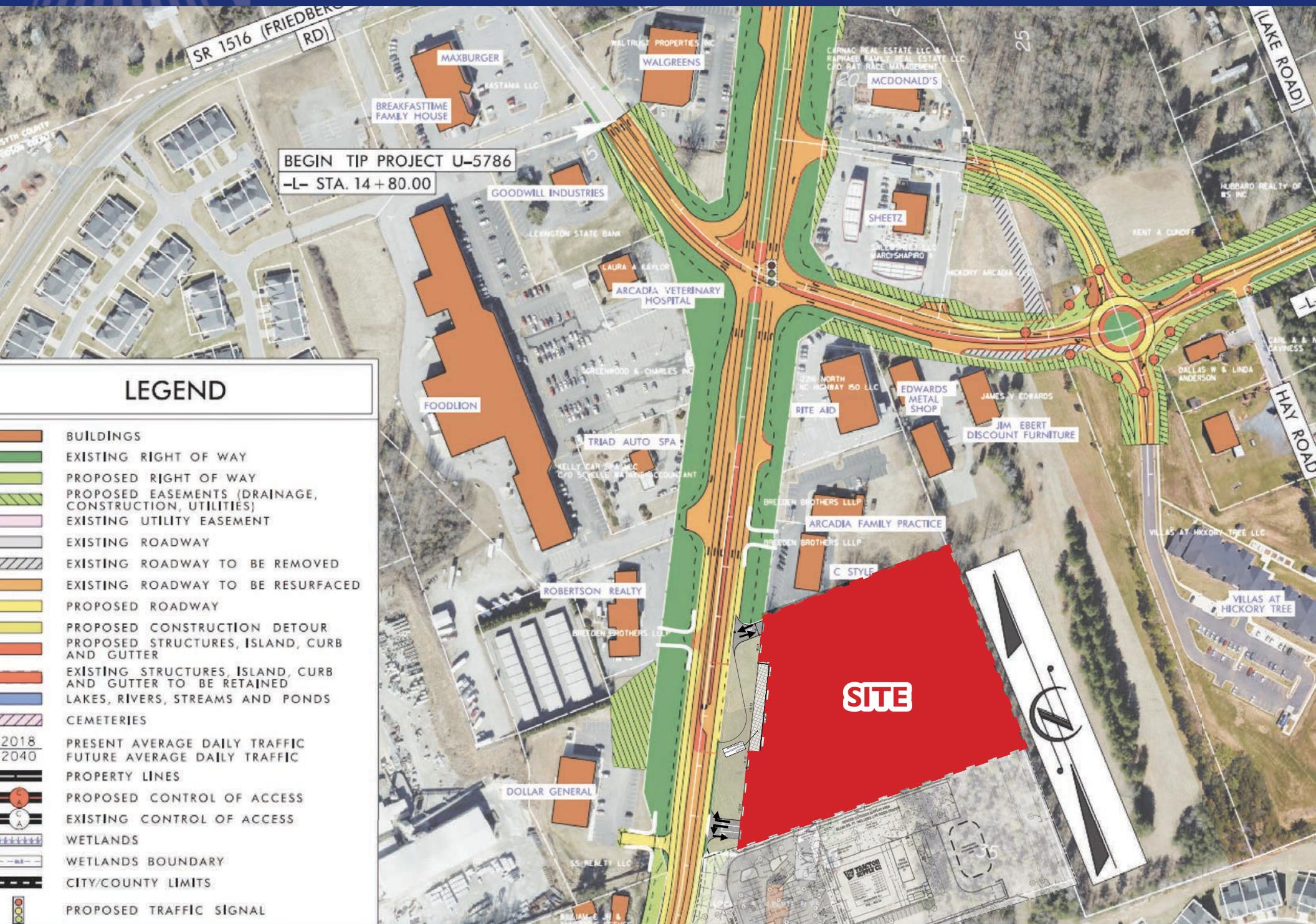
	<u>1 mi.</u>	<u>3 mi.</u>	<u>5 mi.</u>
 Population	4,623	19,777	27,159
 Average Household	2,149	8,708	12,056
 Household Income	\$71,882	\$72,976	\$71,730

Source: Esri



Conceptual plan shows proposed curb cuts. Sites (pads) can be divided to suit.







## Overview

The Piedmont Triad region's infrastructure, access to skilled labor, and proximity to other markets should keep economic growth consistent in the near term. These qualities, along with the state's business-friendly environment, will likely continue attracting a diverse set of employers as well.

## Economy

Winston-Salem is part of the Piedmont Triad, North Carolina's third-largest population center after Charlotte and Raleigh. Located in north-central North Carolina, the Winston-Salem market has a population of over 250,000. The broader Piedmont Triad, which also includes the Greensboro and Burlington markets, has a population of almost 1.7 million.

For much of its existence, Winston-Salem's economy was heavily focused on tobacco, textile, and furniture manufacturing. More recently, the market has expanded its economic base to include major industries such as healthcare, information technology, finance, and trade and transportation.

46%

OF THE POPULATION IN WINSTON-SALEM HAVE AN ASSOCIATES DEGREE OR HIGHER

35

MEDIAN AGE IN WINSTON-SALEM

## Education

Wake Forest University and its medical school are Winston-Salem's largest and most well-known educational institutions, but the city is home to multiple other schools, including Winston-Salem State University and the University of North Carolina School of the Arts. These colleges and universities provide a steady stream of diverse talent for the market's workforce and are an important source for the region's economy.

Their presence has contributed to the success of the Innovation Quarter, an adaptive reuse of Winston-Salem's former tobacco factories and warehouses that has grown into a district focused on research and development. The mixed-use development is home to more than 90 companies employing over 3,600 workers.

## Population

Over the past five years, Winston-Salem's population has increased 4.9%, which is a faster rate than the U.S. growth rate of 3.1%



46%

250,000+

TOTAL POPULATION OF WINSTON-SALEM

35

191,000+

TOTAL LABOR FORCE IN FORSYTH COUNTY



FLAT ROCK  
MIDDLE SCHOOL  
  
KIMMEL FARM  
ELEMENATRY  
SCHOOL



TOOLTIME JEEP  
JOHNSON'S INDUSTRIAL  
ELITE SPECIALTY PRODUCTS  
R&R DISTRIBUTION

INTERSTATE  
285



SITE