

FREEMAN | COMMERCIAL REAL ESTATE

NC DMV



Advance
Auto Parts

Hardee's

TSC TRACTOR
SUPPLY CO.

CVS
pharmacy

9
goodwill

O'Reilly
AUTO PARTS
PROFESSIONAL PARTS PEOPLE

S. State Street

16,000 VPD

Allegacy

24
WORKOUT
ANYTIME

14,000 SF
AVAILABLE

DOLLAR TREE

Pizza
Hut

Little
RICHARD'S

421

21,500 VPD

ANCHOR UNIT AVAILABLE, 14,400 +/-SF COLONIAL SHOPPES AT YADKINVILLE

HIGH-VISIBILITY RETAIL OPPORTUNITY, NEIGHBORING TRACTOR SUPPLY
US-421 & S. STATE STREET | YADKINVILLE, NC

CHARLIE FREEMAN
SHAWN O'NEILL
O: 336-768-4410

FOR LEASE

COLONIAL SHOPPES

ADDRESS	948 S. State Street
CITY, STATE, ZIP	Yadkinville, NC 27055
COUNTY	Yadkin County
PIN	580612952644
ZONING	TZ
CENTER LAND AREA	8.43 +/- AC
TOTAL CENTER SIZE	51,299 +/- SF
AVAILABLE UNITS	14,400+/- SF (Anchor Unit)
LEASE RATE	\$12.00/PSF, NNN

HIGHLIGHTS

- + Anchor space with strong position in established shopping center
- + Desirable location drawing traffic from Yadkinville and Greater Yadkin County Trade Area
- + Easy access to Winston-Salem via Hwy 421 and 5-minute travel time to I-77
- + Center National Tenants include Tractor Supply, Dollar Tree and NEW Workout Anytime



DEMOGRAPHICS

	5 mi.	10 mi.	15 mi.
Population	10,709	32,084	90,366
Avg HH Income	\$83,234	\$87,179	\$101,588
Total Households	4,904	8,426	24,699

TRAFFIC COUNTS

S. State St. - 16,000 VPD

Hwy 421 - 21,500 VPD

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SPECS (N)
 DISLOCATION (N)
 UTILITY TRANSFORMER (E)
 LOCATION (E)
 INDOOR LOCATION (N)
 OUTDOOR LOCATION (N)
 OVERHEAD DOOR LOCATION
 LOCATION (N)

Workout
Anytime

14,400 SF
AVAILABLE

HIGHWAY 601

The map displays the town of Yackinville, Georgia, centered around the intersection of US-601 and US-421. A yellow star at the intersection is labeled '14,444 VPD'. The map includes various street names such as W Main St, E Elm St, E Lee Ave, and E Birch St. Commercial logos for McDonald's, Bojangles, Walgreens, Family Dollar, Starbucks, Food Lion, Taco Bell, KFC, Sheetz, and Burger King are overlaid on the map. Two inset photos show a street view and a parking lot.

