

Burke Mill Village

2101 S. Stratford Rd. Winston-Salem, NC 27103



Now Leasing



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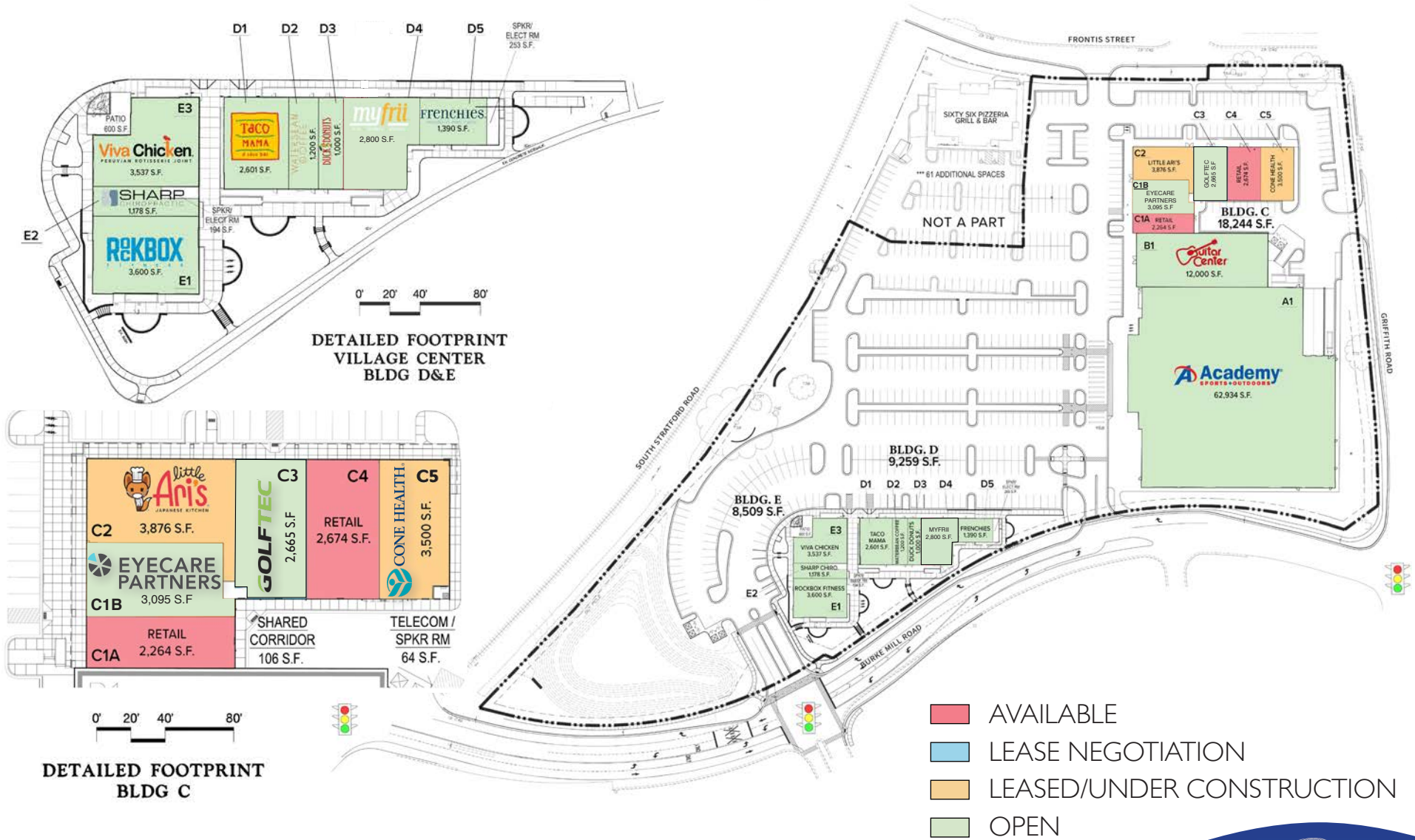
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Site Plan



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Aerial



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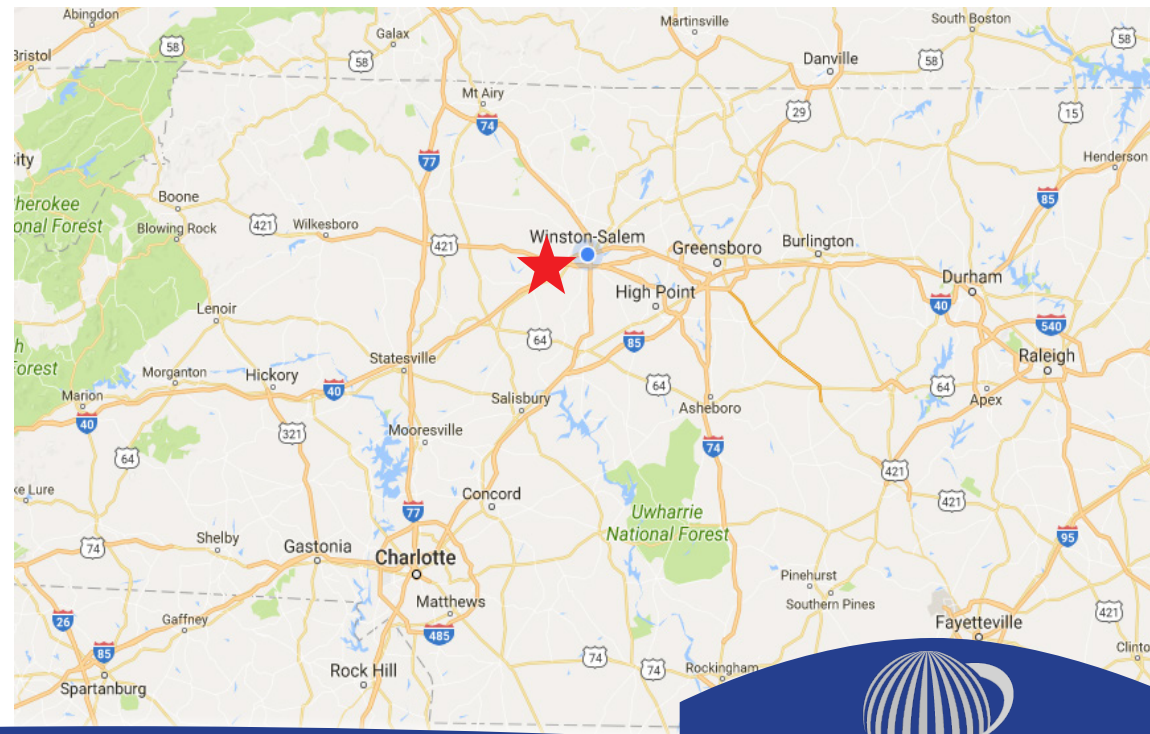
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Overview

Burke Mill Village is a planned 110,000± SF lifestyle retail center development in Winston-Salem, North Carolina. Winston-Salem is part of the robust Piedmont Triad region (Winston-Salem, Greensboro, High Point), which collectively consists of 6,000± square miles and nearly 2m people, making it one of the largest metropolitan areas in the United States. In addition to a vibrant manufacturing sector, Winston-Salem's economy is being driven by STEM-based (science, technology, engineering and mathematics) industries, as well as healthcare. STEM and healthcare jobs account for nearly 12% of the area's employment, up from 9% from 2005. Wake Forest's Innovation Quarter in downtown Winston-Salem, a 242,000 SF center, is leading the charge in advancing the development of the city's biotech industry. Further, Winston-Salem is home to some of the most notable corporations across several industries, including BB&T (finance), Reynolds American (tobacco), HanesBrands (apparel), Krispy Kreme (food and beverage) and Novant Health (healthcare).

Burke Mill Village is located in Winston-Salem's primary retail corridor, right off Stratford Rd and Burke Mill and just a mile away from Hanes Mall, the city's critical retail node. The development is also right off of the main freeway, I-40, which has 71,000± cars per day and connects the Triad to the Research Triangle area (Raleigh, Durham and Chapel Hill). Further, Stratford Rd has 27,000± cars per day and Hanes Mall Blvd 29,000±. The property represents one of the few, if not only, greenfield development opportunities in the area. The project is anchored by Academy Sports and junior anchored by Guitar Center.

	<u>3mi.</u>	<u>5mi.</u>	<u>10mi.</u>
 Population	53,256	134,350	325,987
 Average Hhhold Income	\$64,356	\$74,577	\$69,212
 Employees	64,062	117,689	184,088



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