

REYNOLDA MANOR

RETAIL PROPERTY **FOR LEASE**

PROPERTY HIGHLIGHTS

- Reynolda Manor Shopping Center provides established mix of national and local tenants and ample parking.
- Variety of availability from small office/retail footprint of 960SF to anchor space at approximately 42,000SF.
- Fully outfitted 4,680SF turnkey restaurant.
- Opportunity to combine contiguous vacancies.
- New electric signage and freshly painted exterior.
- Highly trafficked retail corridor with VPD of nearly 30,000.
- Daytime population over 200,000 in a 5-mile radius, including Wake Forest University's 9,000 students and 6,500 faculty and staff within just 1 mile.

OFFERING SUMMARY

Lease Rate:	Negotiable
Lease Type	NNN, Approx. \$2.60/SF
Available SF:	960 - 41,888 SF

Cali Rich

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Aubrey Linville

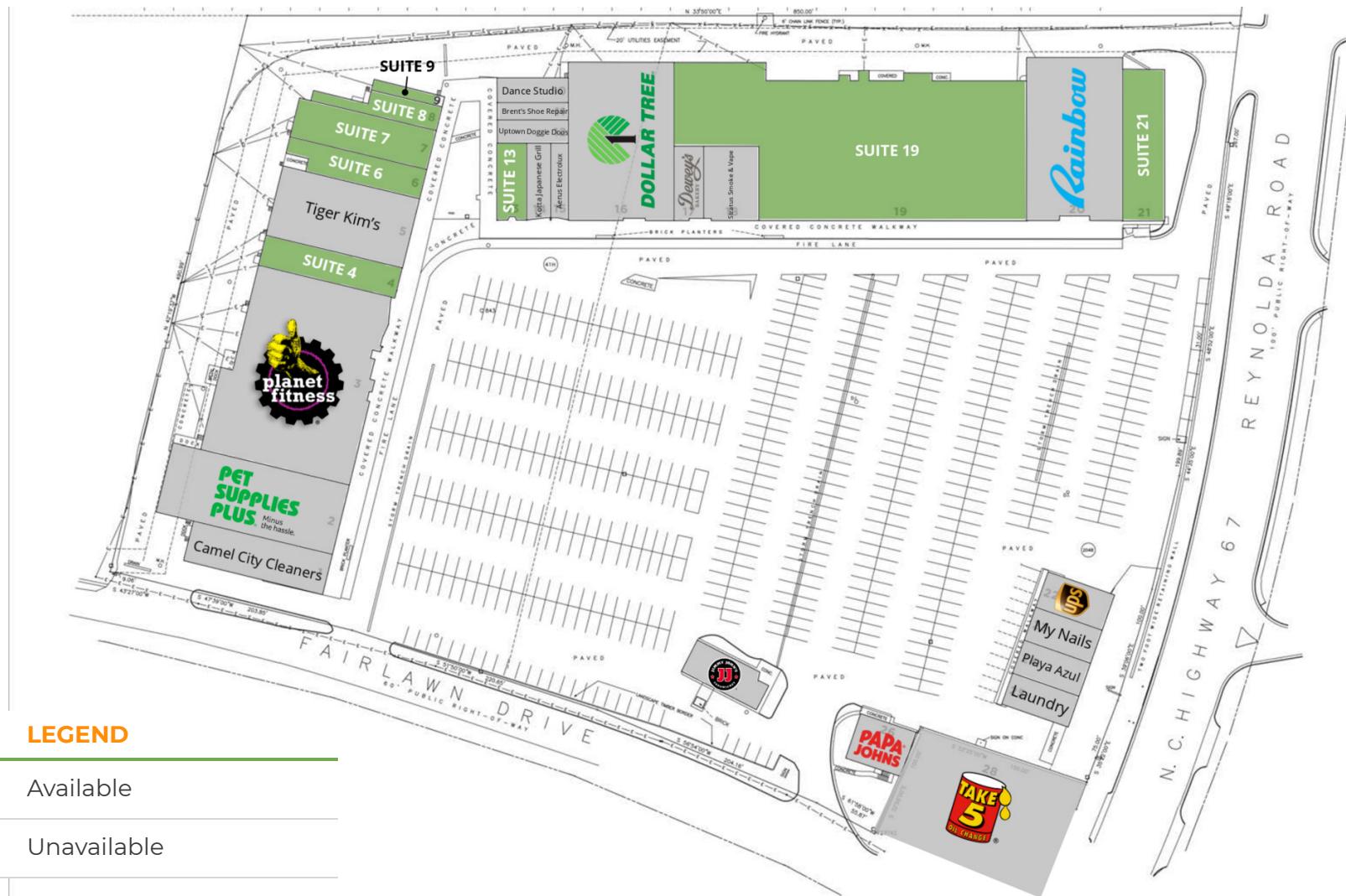
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AVAILABLE SPACES

SUITE	TENANT	SIZE
■ SUITE 4	Available	2,400 SF
■ SUITE 6	Available	2,046 - 9,098 SF
■ SUITE 7	Available	4,252 - 9,098 SF
■ SUITE 8	Available	1,840 - 9,098 SF
■ SUITE 9	Available	960 - 9,098 SF
■ SUITE 13	Available	1,670 SF
■ SUITE 19	Available	41,888 SF
■ SUITE 21	Available	4,680 SF

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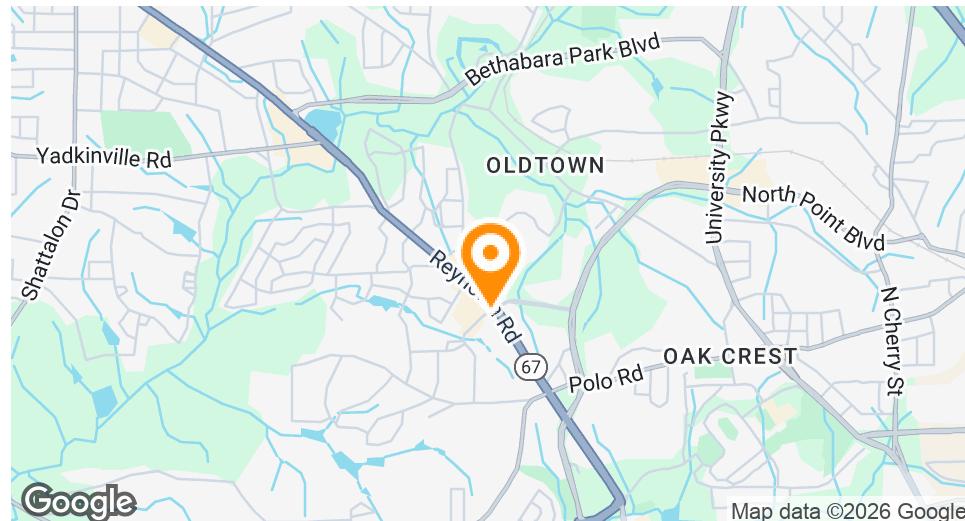
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Located in the heart of Reynolda Road's heavily-trafficked retail corridor, Reynolda Manor Shopping Center provides excellent visibility and ample parking. Additionally, its placement at a signalized intersection and multiple points of ingress/egress 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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