

# Wallburg Towne Centre

10477 NC Highway 109  
Winston-Salem, NC 27107

36.02602, -80.16135

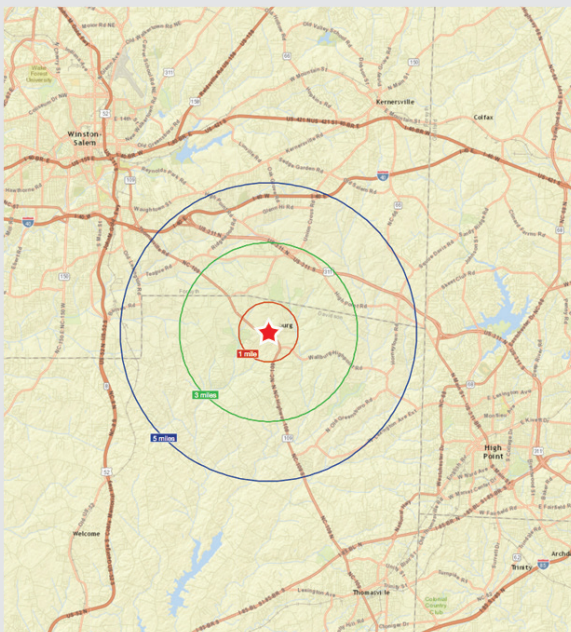


SIZE : 56,359 SF

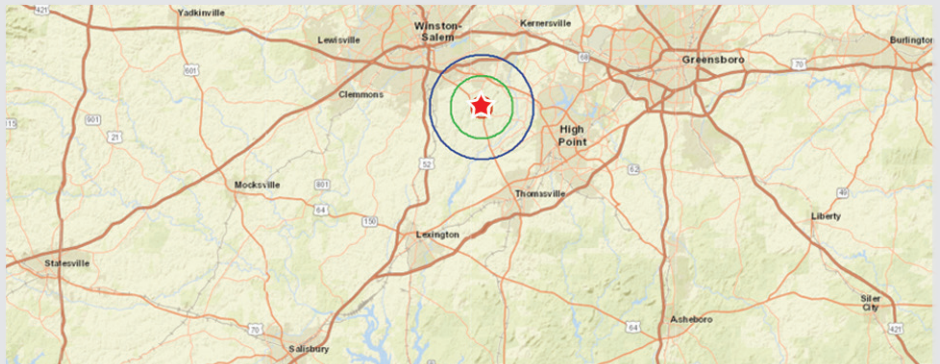
## PROPERTY FEATURES

- Anchored by strong performing Food Lion and CVS
- 1.22 acre outparcel available for ground lease/build to suit
- "Main and Main" location at signalized intersection in rapidly growing Wallburg
- Traffic Counts:  
NC Highway 109/Gumtree Road: 9,000 VPD

## CO-TENANTS



DEMOGRAPHICS – 2016	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	1,577	15,666	59,321
AVG. HOUSEHOLD INCOME	\$72,008	\$60,614	\$57,676
HOUSEHOLDS	635	5,770	21,445



Martin Cook  
Cell 336.880.7458  
martin@newlinkmg.com  
www.newlinkmg.com

**NewLink**  
MANAGEMENT GROUP  
Innovative Retail Property Solutions



# Wallburg Towne Centre

10477 NC Highway 109

Winston-Salem, NC 27107

36.02602, -80.16135

UNIT	TENANT	SF
1	Towne Centre Diner	3,300
2	Subway	1500
3	Novant Health	3,400
4	Dad & Doc Dental	3,508
5	AVAILABLE	2,400
6	Friendly Nails	1,200
7	CVS	8,450
8	Food Lion	29,000
9	Hair Attractions	1,590
10	Smokehouse	810
11	China One	1,200



**Martin Cook**  
 Cell 336.880.7458  
 martin@newlinkmg.com  
 www.newlinkmg.com

**NewLink**  
 MANAGEMENT GROUP  
 Innovative Retail Property Solutions